

OFFICE FOR LEASE

1557 Building
1557 NE 164th Street
North Miami Beach, FL 33162

For more information
please contact:

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**Green Capital Realty
Advisors, LLC**

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Certified Building Contractor

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www.greencapitalrealty.com

Available Spaces

Lease Terms

Features



Suite 201 – 4,500 SF (Includes Large Conference Room; Private Bathrooms)
Suite 202 – 1,240 SF
Suite 204 – 1,100 SF

\$15 PSF – Modified gross

- Completely renovated; walls, roof, floors, plumbing, cabinetry, electric, HVAC and landscaping
- Security-gated covered parking
- Located a block north of extremely busy 163rd Street, a major retail and business hub
- Easy access to I-95, FL Turnpike, Biscayne Blvd., Golden Glades Exchange and A1A
- Aggressive Leasing Rates

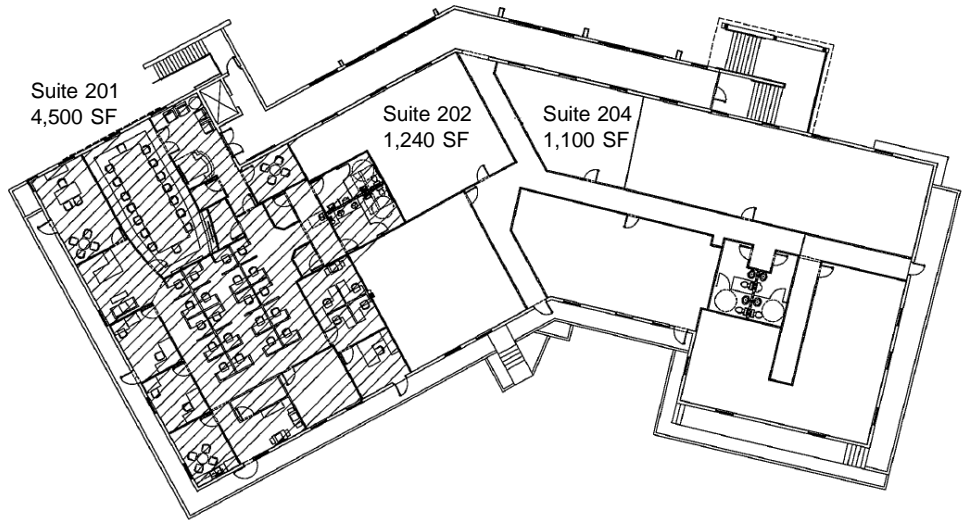
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 Commercial Real Estate
 and Construction Services

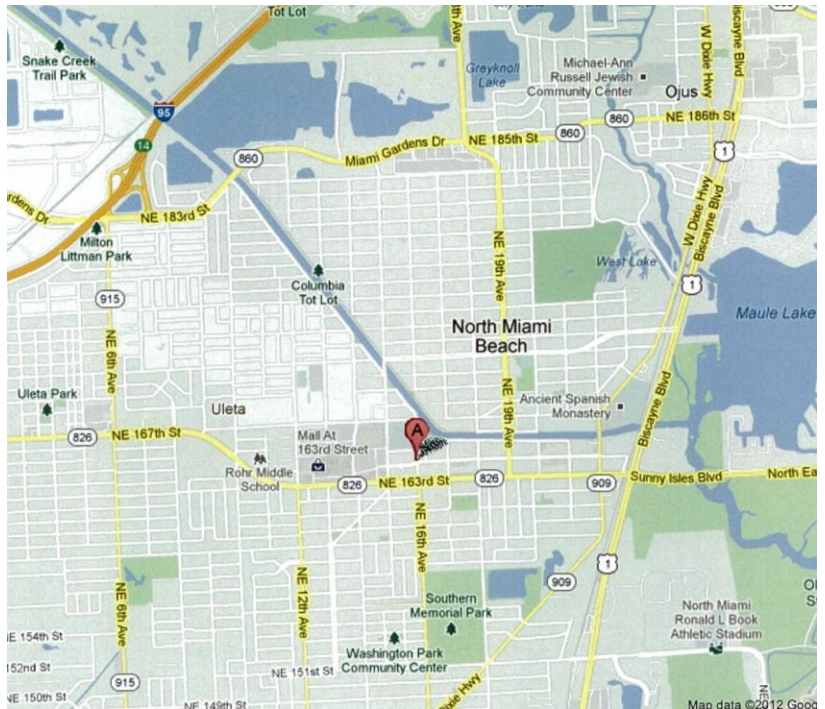
Site Plan



Demographics

2011	1 mile	3 mile	5 mile
Population:	26,400	191,398	427,200
Average Income:	\$32,883	\$48,698	\$57,399
Median Age:	34	38	39

Map



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