

# THE COMMONS AT SUNSET PARK

## Medical & Professional Office Space

9350 – 9360 Sunset Dr, Miami, FL 33173



A modernized  
office environment  
in the heart of the  
Sunset / Kendall  
medical corridor.

## DISCOVER SUNSET PARK OFFICES

### A Premier Destination for Modern Business

Sunset Park Offices is a thriving office district in the heart of the Sunset/Kendall corridor, bringing together medical, professional, and creative users in a thoughtfully designed workplace environment. Located along Sunset Dr Street and just one mile from Baptist Hospital, the district benefits from direct access to South Miami, East Kendall, and a highly skilled local workforce.

Sunset Park Offices offers +198,360 RSF across a multi-building campus that includes Sunset Square and The Commons into a connected, contemporary office network designed to support growing practices and established businesses alike.

**1,000 – 13,000 RSF Available | \$38.00 RSF | Modified Gross**



**9350 – 9360 Sunset Dr.**  
Miami, FL 33173

**±95,720 RSF**  
**Two-Story Office Property**

The Commons is a two-story medical and professional office property within Sunset Park Offices, offering flexible suite sizes, generous surface parking, and beautifully landscaped courtyards. The property is ideally suited for healthcare, medical, and professional tenants seeking visibility, convenience, and proximity to Baptist Hospital.

**PROPERTY OVERVIEW**

- Floors:** 2
- Total Rentable Area:** ±95,720 RSF
- Available Suites:** ±1,500 – 12,700 RSF
- Parking:** 294 surface spaces (±3.3 / 1,000 RSF)

**KEY HIGHLIGHTS**

- Modern medical & professional office building
- Flexible floor plans to accommodate a wide range of uses
- Prime Sunset Drive frontage
- Excellent access to Baptist Hospital & surrounding medical offices
- Walkable to nearby dining & national retailers
- Ample on-site parking for tenants and visitors



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## ONGOING RENOVATIONS

### Enhancing the Tenant Experience

Originally built in 1990, The Commons is currently undergoing a comprehensive renovation program, including:

- New modernized restrooms
- Updated elevators
- New impact-resistant windows
- New roof
- Fresh exterior paint
- Enhanced, professionally designed landscaping

These improvements reinforce The Commons as a refreshed, competitive option within the Sunset medical corridor.

## AMENITIES & AREA ADVANTAGES

Tenants enjoy a professional environment designed for comfort, productivity, and convenience:

- Landscaped outdoor courtyards & seating areas
- Walkable dining options: Sushi Sake, Lucia Pizzeria, Cafe Catula, Caffe di Notte
- Nearby national brands: CVS, Walgreens, McDonald's, IHOP, Chase
- Future food truck & courtyard activations
- Baptist Hospital – just 1 mile away



## AVAILABILITY

Rental Rate: \$38.00 / RSF / Year

Service Type: Modified Gross

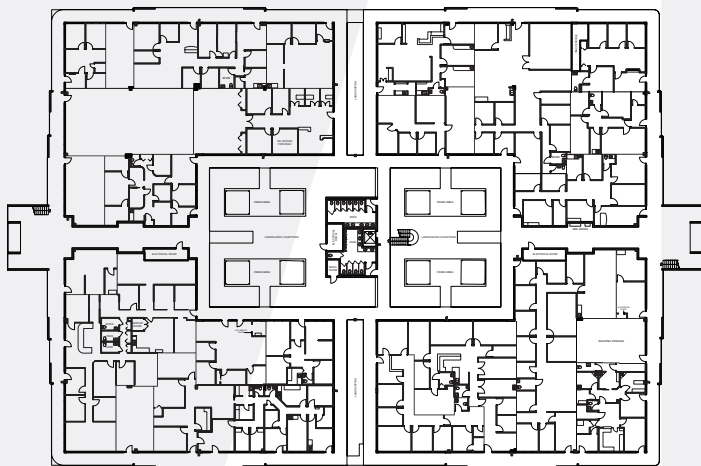
Lease Term: 5 Years

Space Type: Relet

Built Out As: Medical / Professional Services

Availability: Immediate

**Floor plans available upon request.**



Contact information:

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**THE  
COMMONS**  
at Sunset Park Offices