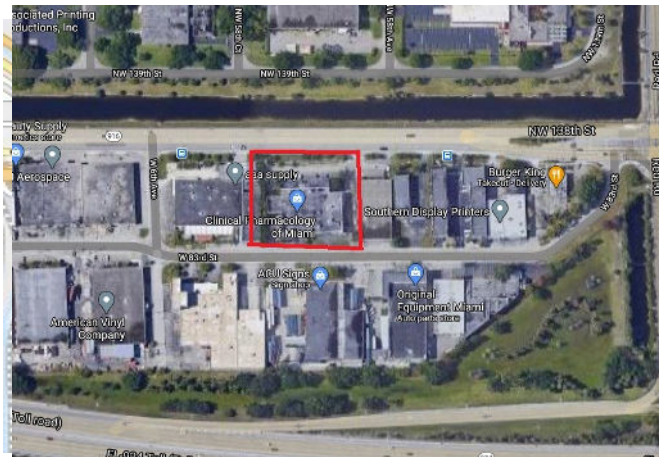
+/- 22,700 SQ. FT.

550 WEST 84 STREET, HIALEAH, FLORIDA

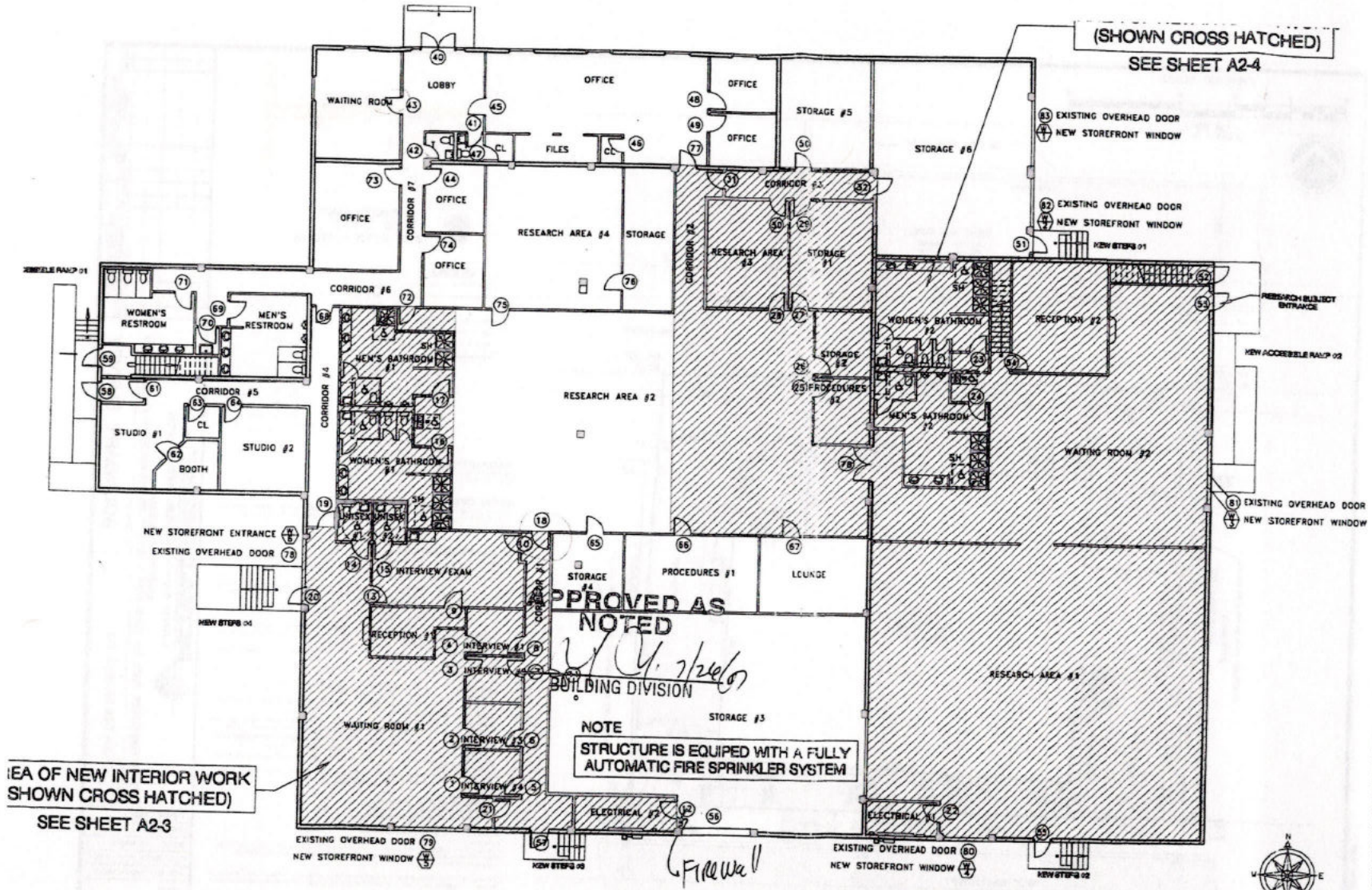
Features: FOR LEASE / SALE

- ± 22,700 Total Sq. Ft. Medical Facility
- Fully Air Conditioned Facility
- 15+ ' Clear Ceiling Height—New Roof 2022
- ± 5,000 sq ft Executive Offices, Sprinklered
- 10 Restrooms /10 showers, Heavy Power
- Street to Street access, ADA Compliant
- Gas Generator for entire building
- Available April 31, 2025

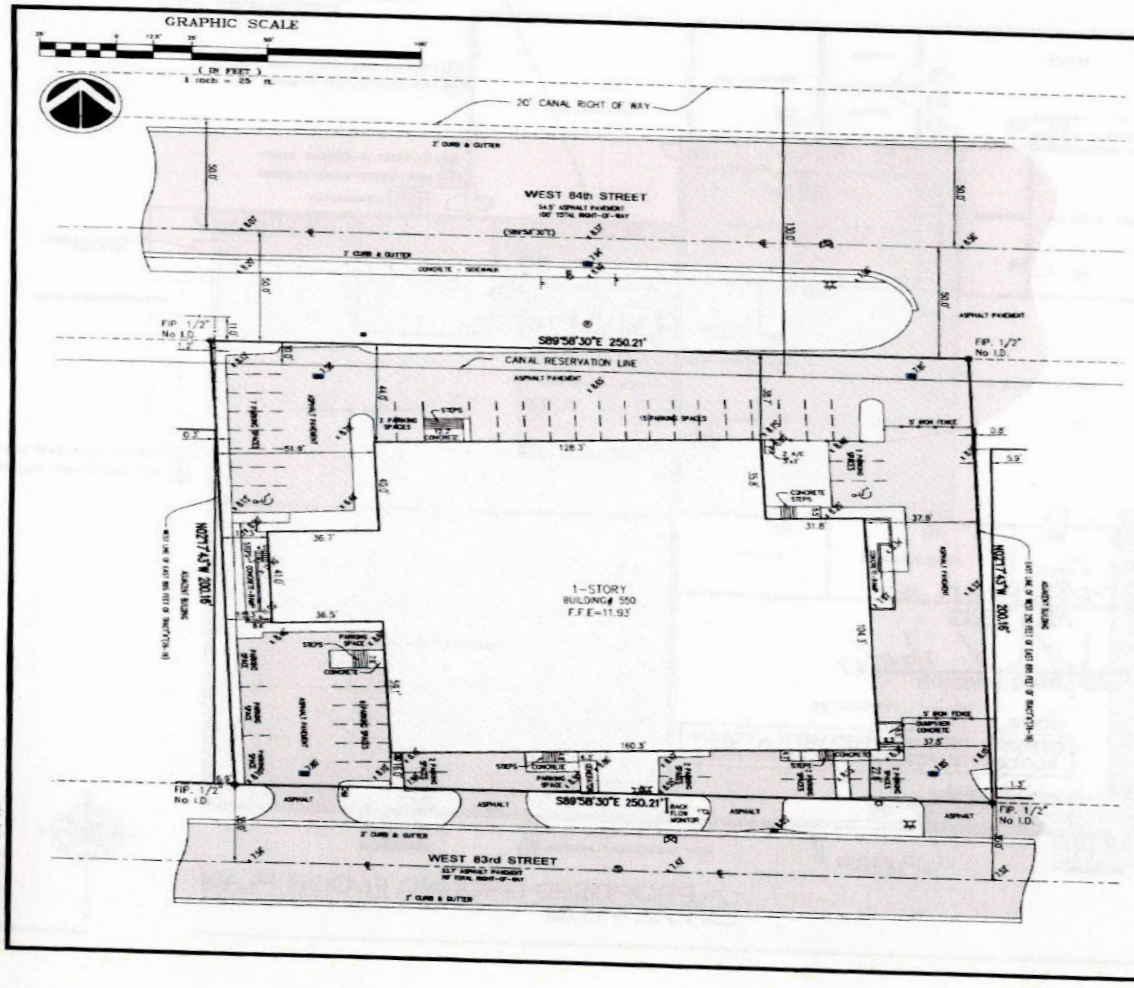


Daniel P. Cook
Licensed Real Estate Broker
(305)362-2299
www.cookcommercialrealty.com
dancook@cookcommercialrealty.com

Information contained herein has been obtained from owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



1 PROPOSED GROUND FLOOR PLAN
F.F.E. = 11.86'
1/16"=1'-0"



VICINITY MAP
NOT TO SCALE
PORTION SECTION 25-52S-40E

LEGEND

PROPERTY ADDRESS:

550 WEST 84th STREET HIALEAH, FL 33014
Folio 04-3024-011-0014

LEGAL DESCRIPTION

[illegible]

SURVEYOR'S NOTES:

1. The Legal Description shown was provided by the Client from public records. County Records available.
   ABSTRACT NOT REVIEWED
2. There is no Certification of Title, Zoning, Easements, or Freedom of Encumbrances.
3. There may be Location of Easements, not shown on this survey that may be found in the Public Records of this County. Information in ABSTRACT OF TITLE which has not been made as determined necessary instruments, if any, affecting this property.
4. No attempt was made by this firm to locate underground utilities, foundations and/or footings or footings, walls or fences, except as shown hereon, if any.
5. Underground utilities are not specified hereon. Contact the appropriate authority prior to any design work or construction on the property near underground utilities. Surveyor shall be notified in to any location from utilities maps provided.
6. Contact the appropriate authority prior to any design work on the hereon. Not intended permit for Building and Zoning information.
7. The surveyor does not determine fence and/or wall ownership.
8. Accuracy:
   The Minimum positional accuracy of non-control monuments on this survey is ±0.07.
   The vertical accuracy of the elevation of non-control monuments on this survey is ±0.07.
9. All measurements shown hereon are made in accordance with the Current Minimum Standards Field Practice.
10. Type of Survey: BOUNDARY SURVEY
11. Bearing angles direction and/or Bearings are based on an assumed meridian with a value of S89°58'30"E along the centerline of WEST 84th STREET as shown on the aforementioned Plat.
12. Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level).
13. Benchmark Used: Miami-Dade County Benchmark #N-608, Elevation = +8.32'.
14. Flood Zone Data: Community Panel # 12086C0317 L Date: 9/11/09 Flood Zone: "X" Base Flood Elevation = N/A.
15. This SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.
    - Longe Title Services, Inc.
    - Commonwealth Land Title Insurance Company
    - 550-555 West 85th Street LLC
    - First National Bank of South Miami, ISAOA/ATIMA

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY:
That this Survey meets the intent of the minimum Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.

For the Firm Royal Point Land Surveyors, Inc. LB # 7282

☐ JACOB COHEN, PROFESSIONAL SURVEYOR AND MAPPER, LB# 6253 - STATE OF FLORIDA
☐ PAUL J. ALONSO, PROFESSIONAL SURVEYOR AND MAPPER, LS# 5580, STATE OF FLORIDA

NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

RECORD OF REVISIONS

RECORD OF REVISIONS

ROYAL POINT
LAND SURVEYORS, INC. LB # 7282
6175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FL 33014 *** TEL: 305-822-9062 *** FAX: 305-822-9069
info@RoyalPointLS.com

TYPE OF SURVEY: BOUNDARY SURVEY

PREPARED FOR: Union Title Services, Inc.

DRAWN: MEB
CHECKED: P.J.A.
SCALE: AS NOTED
FIELD DATE: 10/11/2021
JOB No.: RP21-1563

SHEET: 1 OF 1 SHEET

This Document is not full and complete without all Sheets, Containing a total of (1) Sheets