

# HIGH TRAFFIC & VISIBILITY, END CAP

FOR SUBLEASE



**3495 NE 163rd Street, N. Miami Beach, FL**

- **Located east of Biscayne Boulevard on 163rd Street**
- **Within minutes to the Aventura Mall**
- **Close proximity to A1A and the beaches**
- **Anchor tenants include Subway and Dunkin Donuts**

**ROWLEY GROUP, LLC**

**5900 N ANDREWS AVE.  
SUITE 626  
FT. LAUDERDALE  
FLORIDA 33309**

**ROWLEYGROUP.NET**

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**Brett Rowley**  
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# 3495 NE 163rd Street

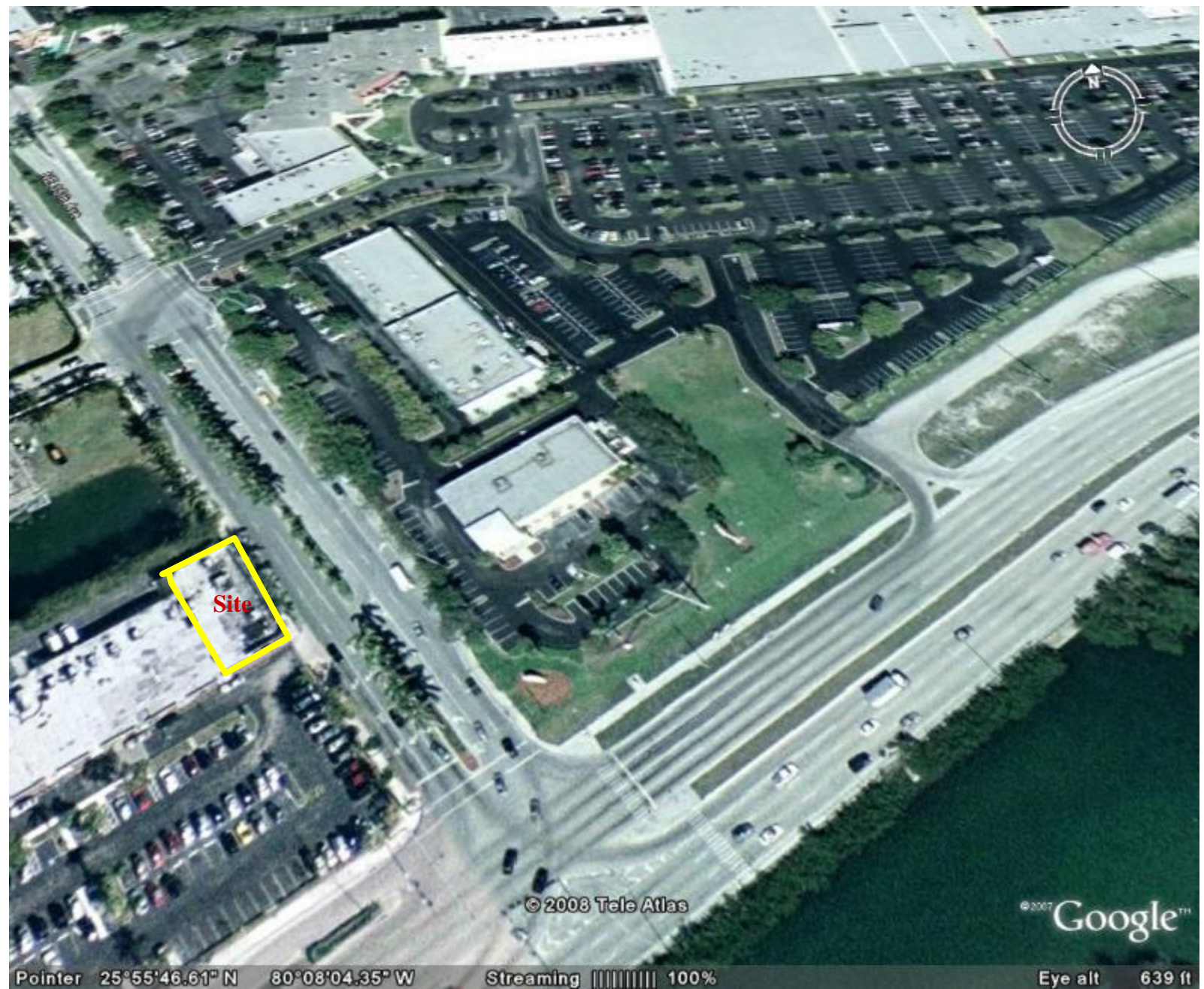
## Fact Sheet

<b>PROPERTY:</b>	3495 NE 163rd Street N. Miami Beach, FL
<b>SIZE:</b>	3,335 sf
<b>RATE:</b>	\$25.00 Gross PSF (net of electric and janitorial)
<b>SUBLEASE Expiration:</b>	4/30/2011
<b>PARKING:</b>	5/1000



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Site

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Pointer 25°55'46.61" N 80°08'04.35" W Streaming ||||| 100% Eye alt 639 ft

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