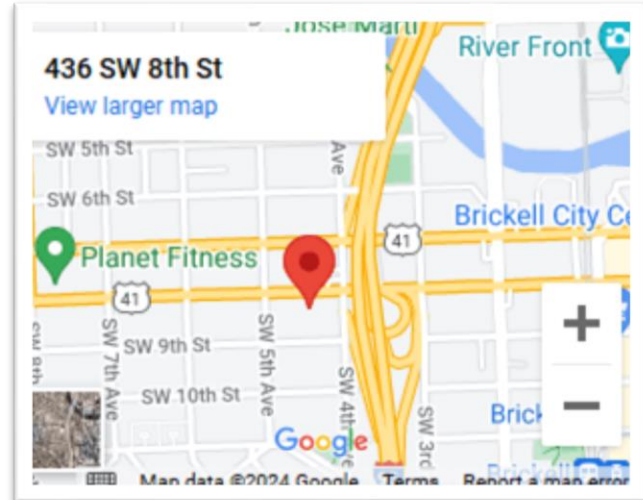


# OFFICES FOR RENT

## AKTAKOM CENTER

Address: 436 SW 8<sup>th</sup> St., Miami, Florida, 33130  
Suites from 100 sq. ft. to 3500 sq. ft.

***LOCATION! LOCATION! LOCATION!***



### Features:

- ✓ Great location
- ✓ Located on historical Calle 8 (SW 8 ST) close to West I-95, Downtown Miami, Brickell City Center and more.
- ✓ Covered parking and designated parking spaces.
- ✓ Additional street parking and nearby garage available.
- ✓ Hurricane impact windows.
- ✓ Security system 24 hours
- ✓ Telecom and FOB entrance, alarm security at night.
- ✓ Renovated building roof.
- ✓ Building was completely renovated and certificated.
- ✓ Low Miami-Dade County Sales tax (3%).
- ✓ Ideal for small business

**Easy to show during business hours!**  
**Just text 786-536-8929.**

Just text 786-536-8929

## Unit #200MAX (MAX Suite)

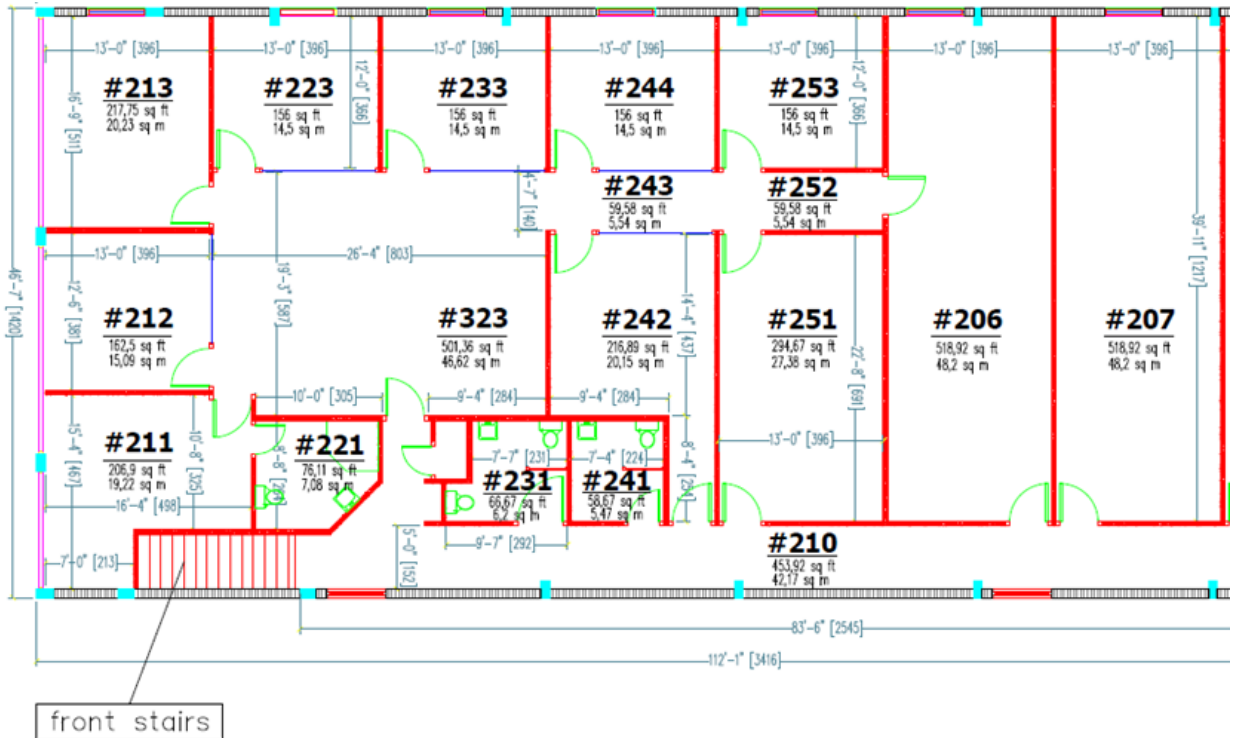
Address: 436 SW 8th St., Miami, Florida, 33130

MLS#: A11611077

Lease: 3,458 sq.ft.

Price: \$10,000/perMo +3%Sales Tax

*It must be seen!*



Spacious bright office space on the second floor of the building (walk up).

Includes: 11 enclosed offices, a large open area, and 2 large units for storage or extra office spaces.

Large windows and glass partitions give this unique office space an airy and open feel with access to natural daylight.

The private zone has a kitchen and bathroom with a shower.

An employee kitchen by request.

LED light fixtures

6 secured covered parking spaces.

Secured building.

**Ideal for small business.** Close to I-95, Downtown, Brickell City Center.

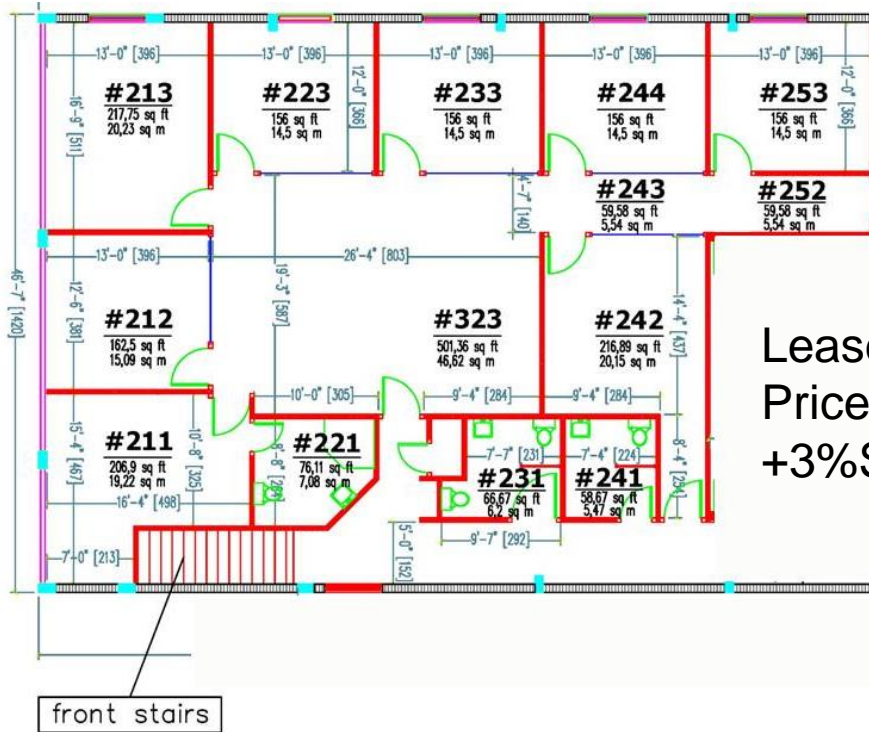
Move-in cost: First Month + 2 Security Deposits. Tenant Pays:

Interior Electric, Inside Insurance, Water/Sewer, Trash Removal.

## Unit #200-GS (Grand Suite)

Address: 436 SW 8th St., Miami, Florida, 33130

MLS#: A11604354



**Lease: 2,125 sq.ft.**  
**Price: \$6,300 per Mo**  
**+3% Sales Tax**

### ***Location! Location! Location!***

Spacious bright office space on the second floor of the building (walk up).

Includes: 8 enclosed offices and a large open area that could be used to add additional working spaces.

Large windows and glass partitions give this unique office space an airy and open feel with access to natural daylight.

The private zone has a kitchen and bathroom with a shower.

LED light fixtures

4 secured covered parking spaces.

Secured building.

### **Ideal for small business.**

Close to I-95, Downtown Miami, Brickell City Center.

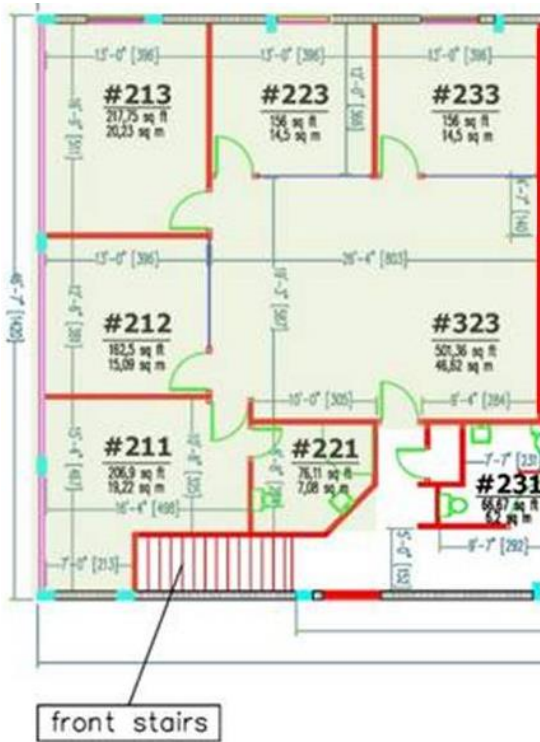
Move-in cost: First Month + 2 Security Deposits.

Tenant Pays:

Interior Electric, Inside Insurance, Water/Sewer, Trash Removal.

## Unit #200-OS (Owner Suite)

Address: 436 SW 8th St., Miami, FL.



Lease: **1477 sq.ft.**  
Price: **\$4,500 per Mo**  
+3% Sales Tax



Location! Location! Location!

Spacious bright office space on the 2nd floor of the building (walk up).

Includes: 5 enclosed offices and a large open area that could be used to add additional working spaces.

Large windows and glass partitions give this unique office space an airy and open feel with access to natural daylight.

The private zone has a kitchen and bathroom with a shower.

LED light fixtures

3 secured covered parking spaces.

Secured building.

Ideal for small business. Close to I-95, Downtown Miami, Brickell City Center.

Move-in cost: First Month + 2 Security Deposits.

Tenant Pays:

Interior Electric, Inside Insurance, Water/Sewer, Trash Removal.



## Unit #204-JS (Junior Suite)

Address: 436 SW 8th St., Miami, Florida, 33130

MLS#: A11609869



Lease: **648 sq.ft.**

Price: **\$2,300 per Mo**  
+ 3% Sales Tax



### ***Location! Location! Location!***

Spacious bright office space on the second floor of the building (walk up).

Includes: 3 enclosed offices and corridor.

The daylight in all rooms makes this suite vivid and comfortable.

LED light fixtures.

2 secured covered parking spaces.

Secured building.

Ideal for small business.

Close to I-95, Downtown Miami, Brickell City Center.

Move-in cost: First Month + 2 Security Deposits.

Tenant Pays:

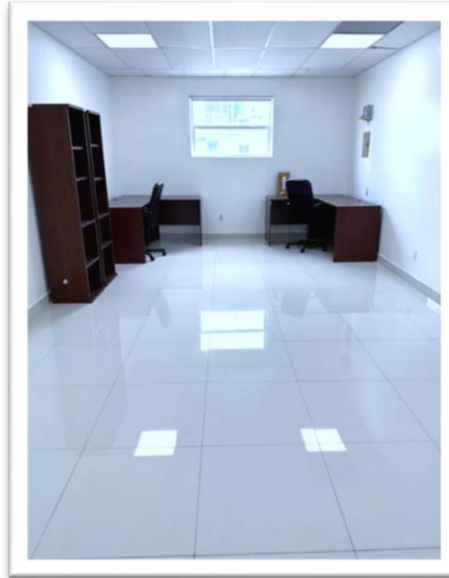
Interior Electric, Inside Insurance, Water/Sewer, Trash Removal.

## Unit #208

436 SW 8th St., Miami, Florida, 33130

Lease: **486.14 sq.ft./45.16 sq.m**

Price: **\$1900 per Mo + 3% Sales Tax**



***Location! Location! Location!***

Bright office space on the second floor of the building (walk up).

LED light fixtures.

1 secured covered parking space.

Secured building.

**Ideal for small business.**

Close to I-95, Downtown Miami, Brickell City Center.

Move-in cost: First Month + 2 Security Deposits.

Tenant Pays:

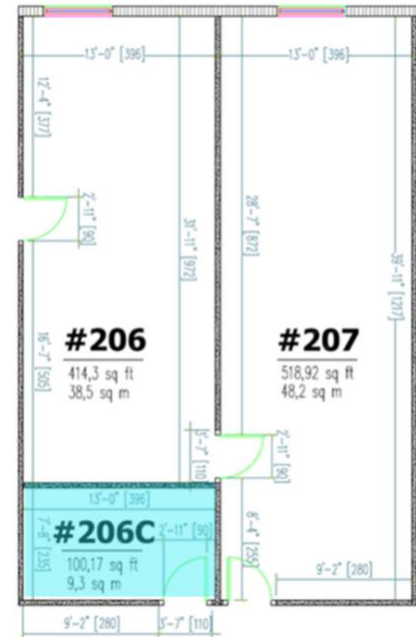
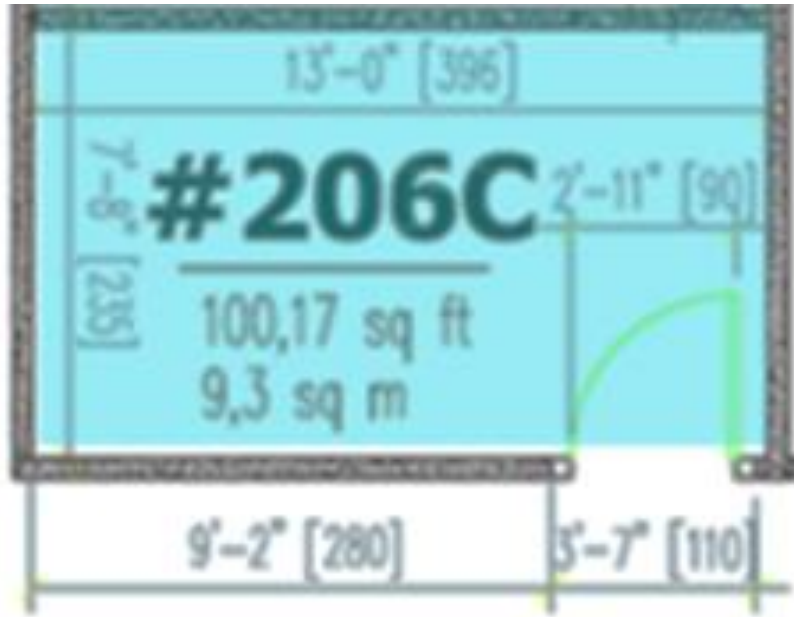
Interior Electric, Inside Insurance, Water/Sewer, Trash Removal.

## Unit #206C

436 SW 8th St., Miami, Florida, 33130

Lease: **100 sq.ft./9.3 sq.m.**

Price: **\$350 per Mo + 3% Sales Tax**



Location! Location! Location!

Small and cozy office space on the 2nd floor of the building (walk up).

LED light fixtures.

Secured building.

Ideal for start your business.

Close to I-95, Downtown Miami, Brickell City Center.

Move-in cost: First Month + 2 Security Deposits.

Tenant Pays:

Interior Electric, Inside Insurance, Water/Sewer, Trash Removal.

## Storage #7

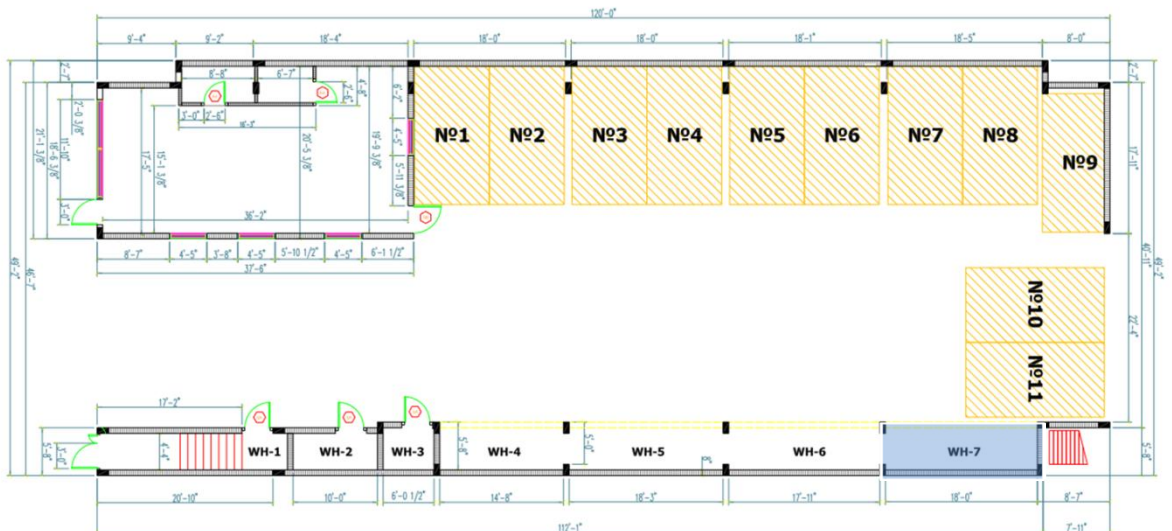
436 SW 8th St., Miami, Florida, 33130

Lease: 104.40 sq.ft./9.7 sq.m.

Price: \$129 per Mo + 3% Sales Tax



### Parking garage plan



LED light fixtures.

Secured building.

Move-in cost: Year rent price.

Add Tenant Pay: Interior Electric.