

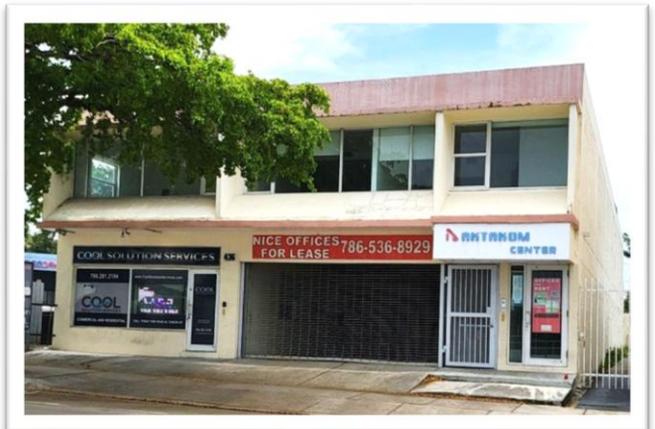
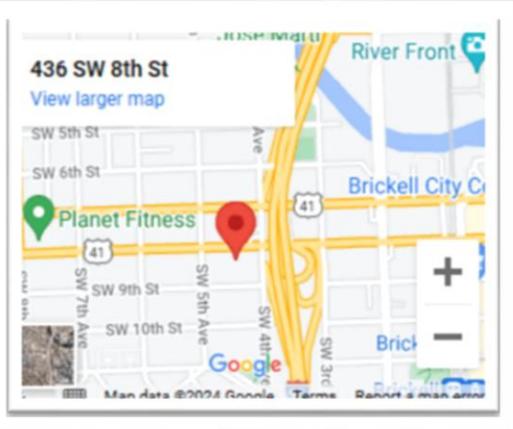
# OFFICES FOR RENT

## 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!***



Welcome to AKTAKOM Center – a high-visibility boutique commercial building just steps from Brickell and Downtown Miami. Our suites range from compact professional offices to full-floor executive spaces. Whether you're a startup, solo professional, or a growing team — we have the right space for you!

### Features:

- ✓ 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%).

**Easy to show during business hours!**

**Just text 786-536-8929.**

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# Unit #200MAX (MAX Suite)

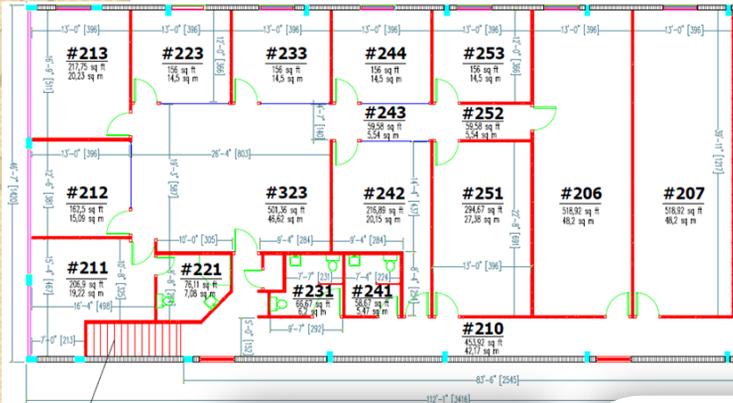
Address: 436 SW 8th St., Miami, Florida, 33130

MLS#: A11816776

Lease: **3,458 sq.ft.**

Price: **\$7,200/perMo** +3%Sales Tax

*It must be seen!*



**5 minutes from Brickell City Centre** office spaces on the second floor of the building (walk up).

Includes: **11 enclosed offices, a large open area, and 2 large units for storages 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 covered parking spots – rare for Brickell!**

Secured building.

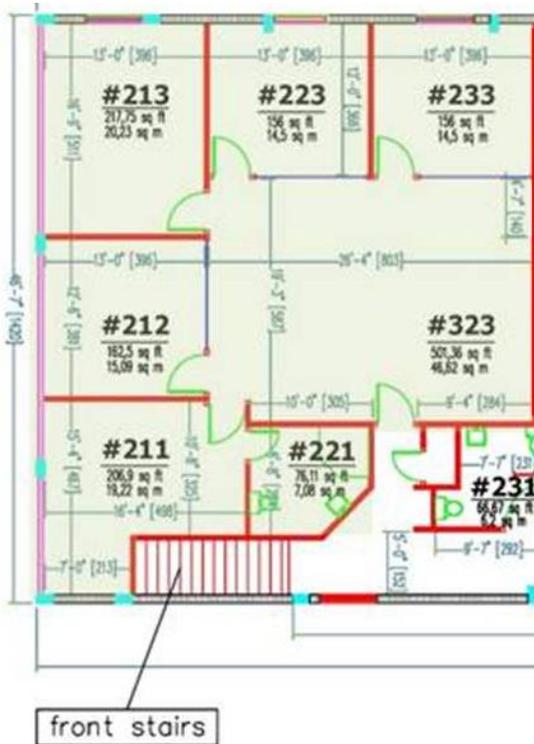
**Perfect for a boutique law office or creative studio.**

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



## Unit #200-OS (Owner Suite)

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



Lease: **1477 sq.ft.**  
Price: **\$3,030 per Mo**  
+3%Sales Tax



### Prime Calle Ocho visibility — ideal for walk-in clients!

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 startups, law, design, online sales.

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

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

Just text 786-536-8929

## Unit #204-JS (Junior Suite)

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

MLS#: A11816781



Lease: **648 sq.ft.**

Price: **\$1,500 per Mo**

+ 3% Sales Tax



### ***Surrounded by dining, banks, and metro stops***

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.

## Unit #208

436 SW 8th St., Miami, Florida, 33130  
A11816011

Lease: **486.14 sq.ft**

Price: **\$1350** per Mo + 3% Sales Tax



### ***Rare private offices steps from Brickell***

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

LED light fixtures. Unfurnished.

**1 secured covered parking space.**

Secured building.

**Ideal for small business.**

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

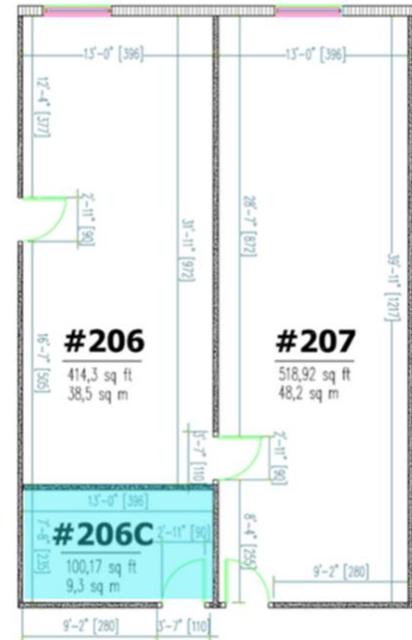
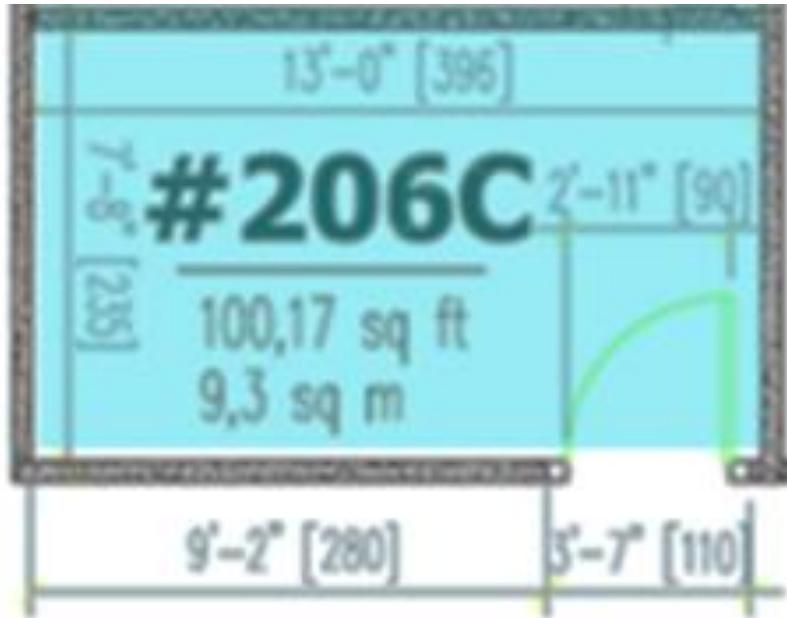
Move-in cost: First Month + 2 Security Deposits.

## 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!

**Ideal for start your business.**

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

LED light fixtures.

Secured building.

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

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

Street parking.

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

## Available Office Suites – At a Glance

Unit	Sq.Ft.	Price/mo	Offices	Parking	Notes
<b>200-MAX</b>	3500	\$7,200	11 + open	6	Private Kitchen and bathroom, storage spaces
<b>200-GS</b> (Grand Suite)	2125	\$4,390	8 + open	4	Private Kitchen and bathroom
<b>200-OS</b> (Owner Suite)	1500	\$3,030	5 + open	3	Corner suite
<b>204-JS</b> (Junior Suite)	650	\$1,500	3 + corridor	2	Vivid and bright
<b>208</b>	490	\$1,350	open	1	mixed use
<b>206C</b>	100	\$350	1	street	starter unit

Ready to tour or have questions?  
We're here to help you find the perfect fit.

786-536-8929    ✉  436amg@gmail.com

This summary is for informational purposes only and subject to availability.  
Pricing and features may change without notice.

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