

1

3425 NE 2nd Ave
Miami, FL 33137
Miami/Dade County

Building Type: **Class C Office/Office with street-level Retail**

Status: **Built 1941**

Building Size: **2,168 SF**

Typical Floor Size: **2,168 SF**

Stories: **2**

Expenses: **2002 Est Tax @ \$1.57/sf**

Parking: **2 free Surface Spaces are available**

For Sale: **For Sale at \$799,000 (\$368.54/SF) - Active**

Space Avail: **2,168 SF**

Max Contig: **2,168 SF**

Smallest Space: **2,168 SF**

Rent/SF/Yr: **For Sale Only**

% Leased: **0%**

Sales Company: Haag Management & Realty: Marc Hatton (561) 241-0285 x206

Landlord Rep: *Company information unavailable at this time*

Freestanding Bldg on 10,000 sf of land.
 Great for loft, restaurant, studio etc.

2

511 NE 15th St
The Sun Land Building
Miami, FL 33132
Miami/Dade County

Building Type: **Class C Office/Office with street-level Retail**

Status: **Built 1941**

Building Size: **4,440 SF**

Typical Floor Size: **4,440 SF**

Stories: **1**

Expenses: **2008 Tax @ \$12.20/sf**

For Sale: **Not For Sale**

Space Avail: **4,440 SF**

Max Contig: **4,440 SF**

Smallest Space: **4,440 SF**

Rent/SF/Yr: **\$38.00**

% Leased: **0%**

Landlord Rep: Sun Electronics / John Kimball 305-536-9917 -- 4,440 SF (4,440 SF)

Building runs 100% on solar power

3

223 NE 27th St
Miami, FL 33137
Miami/Dade County

Building Type: **Class C Office**

Status: **Built 1920**

Building Size: **2,733 SF**

Typical Floor Size: **1,624 SF**

Stories: **2**

Parking: **Free Surface Spaces**

For Sale: **For Sale at \$450,000 (\$164.65/SF) - Active**

Space Avail: **2,732 SF**

Max Contig: **2,732 SF**

Smallest Space: **1,366 SF**

Rent/SF/Yr: **\$13.18**

% Leased: **0.0%**

Sales Company: Global Investments Realty Inc.: Joel Rodriguez (305) 635-3005

Landlord Rep: Global Investments Realty Inc. / Joel Rodriguez 305-635-3005 -- 2,732 SF (1,366 SF)

4



400 NE 36th St
La Casita
Miami, FL 33137
Miami/Dade County

Building Type: **Class C Office/Office Live/Work Unit**

Status: **Built 1920**

Building Size: **913 SF**

Typical Floor Size: **913 SF**

Stories: **1**

Parking: **1 free Surface Spaces are available**

For Sale: **For Sale at \$495,000 (\$542.17/SF) - Active**

Space Avail: **913 SF**

Max Contig: **913 SF**

Smallest Space: **913 SF**

Rent/SF/Yr: **For Sale Only**

% Leased: **0%**

Sales Company: Metro 1 Properties, Inc.: Ruben Matz (305) 571-9991

Landlord Rep: *Company information unavailable at this time*

5



444-454 NE 79th Ave
Miami, FL 33010
Miami/Dade County

Building Type: **Class C Office**

Status: **Existing**

Building Size: **12,734 SF**

Typical Floor Size: **-**

Stories: **-**

For Sale: **For Sale at \$1,895,000 (\$148.81/SF) - Active**

Space Avail: **12,734 SF**

Max Contig: **12,734 SF**

Smallest Space: **12,734 SF**

Rent/SF/Yr: **For Sale Only**

% Leased: **100%**

Sales Company: The Keyes Company: Robert Yeakle (305) 371-3592 x293

Landlord Rep: *Company information unavailable at this time*

Parcel #'s: 0132-07-000-0120 & 0132-07-000-0160

6



749 NE 79th St
Miami, FL 33138
Miami/Dade County

Building Type: **Class C Office**

Status: **Existing**

Building Size: **2,575 SF**

Typical Floor Size: **2,575 SF**

Stories: **1**

Parking: **7 free Surface Spaces are available**

For Sale: **For Sale at \$850,000 (\$330.10/SF) - Active**

Space Avail: **2,575 SF**

Max Contig: **2,575 SF**

Smallest Space: **2,575 SF**

Rent/SF/Yr: **\$21.00**

% Leased: **0%**

Sales Company: Walter Presic: Walter Presic (305) 934-6661

Landlord Rep: Walter Presic / Walter Presic 305-934-6661 -- 2,575 SF (2,575 SF)

7

940 NE 79th St
Miami, FL 33138
Miami/Dade County

Building Type: **Class C Office**
 Status: **Existing**
 Building Size: **2,722 SF**
 Typical Floor Size: **2,722 SF**
 Stories: **1**

Space Avail: **1,120 SF**
 Max Contig: **2,240 SF**
 Smallest Space: **280 SF**
 Rent/SF/Yr: **\$15.00**
 % Leased: **58.9%**

Parking: **6 free Surface Spaces are available**
 For Sale: **For Sale at \$299,000 (\$109.85/SF) - Active**

Sales Company: Fred Moren: Fred Moren (305) 992-0812
 Landlord Rep: Fred Moren / Fred Moren 305-992-0812 -- 1,120 SF (280 SF)

8

1444 Biscayne Blvd
Boulevard Center
Miami, FL 33132
Miami/Dade County

Building Type: **Class C Office**
 Status: **Built 1971**
 Building Size: **131,000 SF**
 Typical Floor Size: **43,666 SF**
 Stories: **3**
 Expenses: **2003 Est Ops @ \$7.00/sf**
 Parking: **Ratio of 3.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **92,289 SF**
 Max Contig: **26,433 SF**
 Smallest Space: **415 SF**
 Rent/SF/Yr: **\$19.00**
 % Leased: **29.6%**

Landlord Rep: Biscayne Management Corporation / Alicia Garcia 305-576-7800x233 / Romina Llanes 305-576-7800 -- 92,289 SF (415-26,433 SF)

- * Retail, restaurants, luxury hotels in close proximity
- * Close to highway 112/I-95
- * Property is landscaped
- * Security guard on site

9

2125 Biscayne Blvd
Miami, FL 33137
Miami/Dade County

Building Type: **Class C Office**
 Status: **Built 1965**
 Building Size: **61,775 SF**
 Typical Floor Size: **15,660 SF**
 Stories: **5**
 Expenses: **2003 Est Ops @ \$3.98/sf**
 Parking: **150 free Surface Spaces are available; Ratio of 2.40/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **28,249 SF**
 Max Contig: **12,900 SF**
 Smallest Space: **225 SF**
 Rent/SF/Yr: **\$19.00-\$25.00**
 % Leased: **54.3%**

Landlord Rep: Biscayne Management Corporation / Alicia Garcia 305-576-7800x233 / Romina Llanes 305-576-7800 -- 28,249 SF (225-12,900 SF)

- * Landscaped property
- * Security guard on site
- * Omni Mall, restaurants, hotels, marina nearby

10



2615-2627 Biscayne Blvd
Miami, FL 33137
Miami/Dade County

Building Type: **Class C Office**
Status: **Built 1941**
Building Size: **4,107 SF**
Typical Floor Size: **4,107 SF**
Stories: **1**

Space Avail: **4,107 SF**
Max Contig: **4,107 SF**
Smallest Space: **4,107 SF**
Rent/SF/Yr: **For Sale Only**
% Leased: **0%**

Parking: **4 Surface Spaces are available; Ratio of 2.72/1,000 SF**
For Sale: **For Sale at \$795,000 (\$193.57/SF) - Escrow**

Sales Company: Metro 1 Properties, Inc.: Kristine Flook (305) 571-9991

Landlord Rep: Metro 1 Properties, Inc. / Janet Crucet 305-571-9991 / Kristine Flook 305-571-9991 -- 4,107 SF (4,107 SF)

11



2650 Biscayne Blvd
Miami, FL 33137
Miami/Dade County

Building Type: **Class C Office**
Status: **Built 1961**
Building Size: **12,167 SF**
Typical Floor Size: **6,083 SF**
Stories: **2**

Space Avail: **900 SF**
Max Contig: **900 SF**
Smallest Space: **450 SF**
Rent/SF/Yr: **\$16.00**
% Leased: **100%**

Expenses: **2008 Tax @ \$3.72/sf**

Parking: **15 free Surface Spaces are available; Ratio of 1.23/1,000 SF**
For Sale: **Not For Sale**

Landlord Rep: Simon, Schindler & Sandberg, L.L.P. / Roger Schindler 305-576-1300

Sublet Contact: Fortune International Realty / Manny Chamizo 305-460-6714 -- 900 SF (450-900 SF)

12



2700 Biscayne Blvd
Miami, FL 33137
Miami/Dade County

Building Type: **Class C Office**
Status: **Built 1960**
Building Size: **11,300 SF**
Typical Floor Size: **5,500 SF**
Stories: **2**

Space Avail: **11,300 SF**
Max Contig: **11,300 SF**
Smallest Space: **5,650 SF**
Rent/SF/Yr: **\$20.00**
% Leased: **100%**

Expenses: **2008 Tax @ \$4.23/sf**

For Sale: **Not For Sale**

Landlord Rep: Metro 1 Properties, Inc. / Ruben Matz 305-571-9991 -- 11,300 SF (5,650 SF)

Mixed use retail/office.

13

2930 Biscayne Blvd
Miami, FL 33137
Miami/Dade County

Building Type: **Class C Office**
 Status: **Built 1969**
 Building Size: **16,582 SF**
 Typical Floor Size: **8,291 SF**
 Stories: **2**
 Expenses: **2008 Tax @ \$4.30/sf**
 Parking: **10 Surface Spaces are available; 7 free Covered Spaces are available; Ratio of 3.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **16,582 SF**
 Max Contig: **16,582 SF**
 Smallest Space: **8,291 SF**
 Rent/SF/Yr: **\$22.00**
 % Leased: **0%**

Landlord Rep: Newmark Knight Frank / Ryan Levy 305-350-0915 / Jon Bourbeau 305-350-0915 -- 16,582 SF (8,291 SF)

16,582 sf stand alone building. First floor includes: 10 large offices, reception area, kitchen/break room. Second floor includes: 16 offices surrounding receptionist area, conference room, large kitchen with eating area, private executive kitchen, copy/fax room. On site emergency generator, which powers entire building.

Exterior parking includes: two parking facilities; large lot directly behind building has approximately 56 spaces including six covered spaces and building has adjacent lot across the street with sufficient parking. Proximity to shops, restaurants and Publix. Great access to I-95, I-195, Miami Arena, Miami Beaches, and McArthur Causeway, located just a few blocks North of Downtown.

14

3883 Biscayne Blvd
Miami, FL 33137
Miami/Dade County

Building Type: **Class C Office**
 Status: **Built Jan 1974**
 Building Size: **10,880 SF**
 Typical Floor Size: **5,440 SF**
 Stories: **2**
 Parking: **27 Covered Spaces are available; Ratio of 2.48/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **10,880 SF**
 Max Contig: **10,880 SF**
 Smallest Space: **5,440 SF**
 Rent/SF/Yr: **\$18.00**
 % Leased: **0%**

Landlord Rep: Emerald Real Estate / Edwardo Fernandez 305-365-3673 -- 10,880 SF (5,440 SF)

15

3900 Biscayne Blvd
Miami, FL 33137
Miami/Dade County

Building Type: **Class C Office**
 Status: **Built 1965**
 Building Size: **68,753 SF**
 Typical Floor Size: **22,918 SF**
 Stories: **3**
 Parking: **64 free Surface Spaces are available**
 For Sale: **Not For Sale**

Space Avail: **26,470 SF**
 Max Contig: **16,389 SF**
 Smallest Space: **2,092 SF**
 Rent/SF/Yr: **\$33.00**
 % Leased: **0%**

Landlord Rep: The Comras Company, Inc. / Michael Comras 305-532-0433 -- 26,470 SF (2,092-16,389 SF)

16

4300 Biscayne Blvd
Miami, FL 33137
Miami/Dade County

Building Type: **Class C Office**
 Status: **Built 1970, Renov Aug 2006**
 Building Size: **42,558 SF**
 Typical Floor Size: **14,186 SF**
 Stories: **3**
 Parking: **66 free Surface Spaces are available; Ratio of 5.00/1,000 SF**
 For Sale: **This property has 4 condos that are for sale. The size of the for sale condos range from 713 SF to 2,605 SF.**

Space Avail: **6,700 SF**
 Max Contig: **2,605 SF**
 Smallest Space: **713 SF**
 Rent/SF/Yr: **\$16.00-\$20.00**
 % Leased: **84.3%**

Landlord Rep: CB Richard Ellis / Clarissa Willis 305-381-6435 -- 6,700 SF (713-2,605 SF)

This site has been split into office condominiums and a the 13 story, 168 unit Unika Residences. The office condos are currently being sold and the residential site is owned by 4300 Biscayne Associates, Ltd., a joint venture of attorney Mark Rousso and developer Lauris Boulanger.

13-story Unika Residences

Designed by Borges & Assoc.

Rentals. 164 studio, 1 and 2 BR units

Ranging from 500 to 1,000 sq. Ft

Views of Biscayne Bay from 4th Floor Up.

17

5800 Biscayne Blvd
Miami, FL 33137
Miami/Dade County

Building Type: **Class C Office**
 Status: **Built 1935**
 Building Size: **2,780 SF**
 Typical Floor Size: **1,390 SF**
 Stories: **2**
 Parking: **2 Surface Spaces are available; Ratio of 0.72/1,000 SF**
 For Sale: **For Sale at \$1,900,000 (\$683.45/SF) - Active**

Space Avail: **2,780 SF**
 Max Contig: **2,780 SF**
 Smallest Space: **1,390 SF**
 Rent/SF/Yr: **\$25.89**
 % Leased: **0%**

Expenses: **2009 Combined Tax/Ops @ \$7.32/sf**

Sales Company: 5800 Biscayne Corp: Samantha E. Greene (305) 757-0813

Landlord Rep: 5800 Biscayne Corp / Samantha E. Greene 305-757-0813 -- 2,780 SF (1,390 SF)

Office/residential with 4 bedrooms

18



6301 Biscayne Blvd
Miami, FL 33138
Miami/Dade County

Building Type: **Class C Office/Office with street-level Retail**
Status: **Built 1958, Renov May 2009**
Building Size: **12,943 SF**
Typical Floor Size: **6,470 SF**
Stories: **2**
Expenses: **2008 Tax @ \$2.53/sf**
Parking: **25 free Surface Spaces are available; Ratio of 9.30/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **6,252 SF**
Max Contig: **3,716 SF**
Smallest Space: **1,253 SF**
Rent/SF/Yr: **\$18.00-\$22.00**
% Leased: **51.7%**

Landlord Rep: Investment Management Assoc. / Alex Espinola 305-661-0110 -- 1,253 SF (1,253 SF)

* Card key security

19



8000 Biscayne Blvd
Miami, FL 33138
Miami/Dade County

Building Type: **Class C Office**
Status: **Built 1957**
Building Size: **38,937 SF**
Typical Floor Size: **12,979 SF**
Stories: **3**
Parking: **10 Surface Spaces are available; 25 free Covered Spaces are available**
For Sale: **Not For Sale**

Space Avail: **20,000 SF**
Max Contig: **20,000 SF**
Smallest Space: **700 SF**
Rent/SF/Yr: **\$18.00**
% Leased: **48.6%**

Landlord Rep: Comprehensive Medical Access, Inc. / Jack Michel 305-284-7595 -- 20,000 SF (700-20,000 SF)

20



8345 Biscayne Blvd
Social Security Administration
Miami, FL 33138
Miami/Dade County

Building Type: **Class C Office**
Status: **Built 1955**
Building Size: **13,000 SF**
Typical Floor Size: **13,000 SF**
Stories: **1**
Expenses: **2008 Tax @ \$3.73/sf**
For Sale: **Not For Sale**

Space Avail: **1,400 SF**
Max Contig: **1,400 SF**
Smallest Space: **1,400 SF**
Rent/SF/Yr: **\$12.00**
% Leased: **89.2%**

Landlord Rep: Cohen Investment Realty / Richard Cohen 305-535-0870 -- 1,400 SF (1,400 SF)

3/1997: Cohen Investments Realty purchased building.

Lead tenant is Social Security Administration

21



120 SW 8th St
Ziff Plaza Office Bldg
Miami, FL 33130
Miami/Dade County

Building Type: **Class C Office**
 Status: **Built 1984**
 Building Size: **12,971 SF**
 Typical Floor Size: **4,323 SF**
 Stories: **3**
 Expenses: **2008 Tax @ \$2.95/sf**
 Parking: **Ratio of 0.67/1,000 SF**
 For Sale: **For Sale individually at \$1,995,000 - Active; also for sale at \$2,950,000 (\$227.43/SF) as part of a portfolio of 2 properties - Active**

Space Avail: **12,969 SF**
 Max Contig: **12,969 SF**
 Smallest Space: **4,323 SF**
 Rent/SF/Yr: **\$20.00**
 % Leased: **100%**

Sales Company: Prudential Florida Realty: Greg Greer (786) 443-3133

Landlord Rep: Babba Joshua Yesharim / Babba Yesharim 305-525-8530 -- 12,969 SF (4,323 SF)

Centrally located in West Brickell on SW 8th Street between 1st Ave and 2nd Ave. Only 2 blocks from Brickell Ave, 2 blocks to I-95 and close proximity to Brickell Metro Rail Station. This 3 story office building offers a retail space, elevator, enclosed parking, outdoor patios and multiple office reception and conference room areas. Perfect for medical use and or professional office. Can accommodate a single user or multiple users. Excellent exposure in prime location.

22



232 SW 8th St
The Fiesta Bldg
Miami, FL 33130
Miami/Dade County

Building Type: **Class C Office**
 Status: **Built 1970**
 Building Size: **8,830 SF**
 Typical Floor Size: **4,415 SF**
 Stories: **2**
 For Sale: **Not For Sale**

Space Avail: **2,200 SF**
 Max Contig: **2,200 SF**
 Smallest Space: **2,200 SF**
 Rent/SF/Yr: **\$16.00**
 % Leased: **75.1%**

Landlord Rep: Forum Real Estate Group, Inc. / Alberto Moreno 305-725-6050 -- 2,200 SF (2,200 SF)

23



888 Brickell Ave
Miami, FL 33131
Miami/Dade County

Building Type: **Class C Office**
 Status: **Built 1970**
 Building Size: **27,866 SF**
 Typical Floor Size: **4,200 SF**
 Stories: **7**
 Expenses: **2008 Tax @ \$4.22/sf**
 Parking: **56 Covered Spaces @ \$50.00/mo; Ratio of 2.90/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **17,000 SF**
 Max Contig: **17,000 SF**
 Smallest Space: **1,200 SF**
 Rent/SF/Yr: **\$25.00-\$29.00**
 % Leased: **39.0%**

Landlord Rep: Holly Real Estate, Inc. / Andrew Trench 305-755-0320 / Randy Olen 305-777-0315 / Jonathan Sherman 305-777-0303 -- 17,000 SF (1,200-17,000 SF)

24



117 NE 1st Ave
Capital Bldg
Miami, FL 33132
Miami/Dade County

Building Type: **Class C**
Office/Office/Residential
 Status: **Built 1926**
 Building Size: **85,000 SF**
 Typical Floor Size: **5,000 SF**
 Stories: **17**
 Expenses: **2008 Tax @ \$0.76/sf**
 For Sale: **Not For Sale**

Space Avail: **11,158 SF**
 Max Contig: **5,105 SF**
 Smallest Space: **1,100 SF**
 Rent/SF/Yr: **\$13.93-\$15.00**
 % Leased: **88.2%**

Landlord Rep: Mizrach Realty & Associates / Ari Dispenza 786-556-8998 -- 10,058 SF (4,953-5,105 SF)
 Leasing Company: Leddy Company / Stephen Leddy 888-440-4312 -- 1,100 SF (1,100 SF)

Historic Captial Loft bldg in the heart of downtown. Urban in location and style, these spaces are unique and ideal for the creative industries. A must see!

Located downtown in the heart of Miami's Central Business District. Close proximity to Brickell, Wynwood's Art District, Design District, South Beach, Port of Miami

Rent is \$5750/month. Newly renovated creative/ office space in historic Capital Lofts bldg. Consists of the entire floor and is suitable for a variety of uses, including live/ work. Private elevator

Space 1

Space Available:
 5,105 SF

Rental Rate:
 \$15 /SF/Year

Space Type:
 Creative/Loft

Additional Space Types:
 Special Purpose (Other)

Office Building
 Date Available:

Jan 2010

One of the most unique spaces in Miami! Historic building. Formerly a bank, this space features a wide open floor plan, tall ceilings, interior balconies & the old vault is still in place.

\$15 /SF/Year \$15 /SF/Year \$1.25 /SF/Month \$76,575 /Year \$6,381.25 /Month

Space 2

Space 1301

Space Available:

4,953 SF Rental Rate:

\$5,750 /Month Space Type:

Creative/Loft Additional Space Types:

Special Purpose (Other)

Office Building Lease Type:

Full Service Date Available:

Jan 2010 Newly renovated creative/ office space in historic Capital Lofts bldg. Consists of the entire floor and is suitable for a variety of uses, including live/ work. Private elevator.

Office condo loft available for sale on the 13th floor.

* Renovation needed - residential conversion can be considered

25



16 SW 1st Ave
Sixteen First Corp Building
Miami, FL 33130
Miami/Dade County

Building Type: **Class C Office**
Status: **Built 1955**
Building Size: **3,200 SF**
Typical Floor Size: **1,600 SF**
Stories: **2**
For Sale: **Not For Sale**

Space Avail: **3,200 SF**
Max Contig: **1,600 SF**
Smallest Space: **1,600 SF**
Rent/SF/Yr: **\$12.00**
% Leased: **0%**

Landlord Rep: W. James Orovitz, Inc. / Mark S. Orovitz 800-331-0086 -- 3,200 SF (1,600 SF)

26



111 NE 2nd Ave
Congress Bldg
Miami, FL 33132
Miami/Dade County

Building Type: **Class C Office**
Status: **Built 1922, Renov 1990**
Building Size: **242,294 SF**
Typical Floor Size: **11,530 SF**
Stories: **21**
Expenses: **2001 Tax @ \$0.15/sf**
For Sale: **Not For Sale**

Space Avail: **4,650 SF**
Max Contig: **2,600 SF**
Smallest Space: **900 SF**
Rent/SF/Yr: **\$17.40-\$24.00**
% Leased: **98.6%**

Landlord Rep: Leddy Company / Stephen Leddy 888-440-4312 -- 1,150 SF (1,150 SF)

Public parking available at Municipal Garage located at 100 SE 2nd St for \$121.41 per month or at lot located at Biscayne Blvd between 4-5 St for \$75.00 per month.

27



66 W Flagler St
Concord 66 Building
Miami, FL 33130
Miami/Dade County

Building Type: **Class C Office**
Status: **Built 1964**
Building Size: **76,083 SF**
Typical Floor Size: **5,853 SF**
Stories: **13**
Expenses: **2004 Tax @ \$1.77/sf**
For Sale: **Not For Sale**

Space Avail: **6,000 SF**
Max Contig: **6,000 SF**
Smallest Space: **6,000 SF**
Rent/SF/Yr: **\$25.00**
% Leased: **92.1%**

Landlord Rep: Easton & Associates / Louis A. Marcantonio 305-593-2222x808 -- 6,000 SF (6,000 SF)

Close by Hwy US 1, and I-95. Restaurants and Banks nearby. Next to Dade Co. Courthouse. Building security guard after hours.

28



116 W Flagler St
Miami, FL 33130
Miami/Dade County

Building Type: **Class C Office**
Status: **Built 1952**
Building Size: **6,000 SF**
Typical Floor Size: **6,000 SF**
Stories: **1**
Expenses: **2008 Tax @ \$4.15/sf**
For Sale: **Not For Sale**

Space Avail: **820 SF**
Max Contig: **820 SF**
Smallest Space: **820 SF**
Rent/SF/Yr: **\$43.90**
% Leased: **86.3%**

Landlord Rep: Bona Company / Frank Bona 954-927-7448 -- 820 SF (820 SF)

* Across from courthouse, government center, library and museums.

* 1/2 block to downtown MetroMover & MetroRail.

29



697 N Miami Ave
Miami, FL 33136
Miami/Dade County

Building Type: **Class C Office/Loft/Creative Space**
Status: **Built 1920, Renov Dec 2007**
Building Size: **20,000 SF**
Typical Floor Size: **10,000 SF**
Stories: **2**
Expenses: **2001 Tax @ \$0.72/sf**
Parking: **8 Surface Spaces are available; Ratio of 3.00/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **2,869 SF**
Max Contig: **2,869 SF**
Smallest Space: **2,869 SF**
Rent/SF/Yr: **\$16.73**
% Leased: **85.7%**

Landlord Rep: Metro 1 Properties, Inc. / Tony Cho 305-571-9991x1 -- 2,869 SF (2,869 SF)

The building is located within Miami's Central Business District (CBD) and blocks away from prestigious high-rise residential condominium projects, including the 60 story Marina Blue development across from American Airlines Arena. Also nearby is Bayside Park, The State and Federal Courthouses, downtown Miami, Miami-Dade College and the Miami Arena. This property is centrally located downtown and can easily be accessed by public metro transportation. The price displayed is NNN.