



3415 NE 2nd Ave
Miami, FL 33137
Miami/Dade County

Building Type: **Class B Office**
 Status: **Built 1960**
 Building Size: **52,499 SF**
 Typical Floor Size: **18,421 SF**
 Stories: **3**
 Expenses: **2002 Tax @ \$0.56/sf**
 Parking: **104 Surface Spaces are available; Ratio of 1.98/1,000 SF**
 For Sale: **For Sale at \$11,500,000 (\$219.05/SF) - Active**

Space Avail: **23,365 SF**
 Max Contig: **15,809 SF**
 Smallest Space: **416 SF**
 Rent/SF/Yr: **\$26.00**
 % Leased: **55.5%**

Sales Company: AA Holdings, LLC: Robert Hibbs (305) 534-8665
 Landlord Rep: AA Holdings, LLC / Robert Hibbs 305-534-8665 -- 23,365 SF (416-15,809 SF)

Free Parking.
 Directly across from New Buena Vista project.



600 NE 36th St
Charter Club Condominiums
Miami, FL 33137
Miami/Dade County

Building Type: **Class B Office**
 Status: **Built 1973**
 Building Size: **219,604 SF**
 Typical Floor Size: **9,573 SF**
 Stories: **23**
 For Sale: **This property has one 9,100 condo for sale.**

Space Avail: **9,100 SF**
 Max Contig: **9,100 SF**
 Smallest Space: **9,100 SF**
 Rent/SF/Yr: **For Sale Only**
 % Leased: **95.9%**

Landlord Rep: Colliers Abood Wood-Fay / 305-446-0011
 Leasing Company: Metro 1 Properties, Inc. / Tony Cho 305-571-9991x1 -- 9,100 SF (9,100 SF)

This property is a mixed use development with commercial space on the ground floor. The square footage total reflects only the commercial space and not the residential condos that are above it.

The property has views of Biscayne Bay and is located 1/4 mile east of Biscayne Blvd. Easy accessibility from Julia Tuttle Causeway (I-195), I-95, SF-112, Palmetto Expressway and minutes from Miami International Airport, Downtown Miami and Miami Beach. Walking distance from Midtown Miami.

There are 45 deeded parking spaces.



2800 Biscayne Blvd
Picasso Tower
Miami, FL 33137
Miami/Dade County

Building Type: **Class B Office**
 Status: **Built 1980**
 Building Size: **81,380 SF**
 Typical Floor Size: **6,260 SF**
 Stories: **13**
 Expenses: **2003 Est Ops @ \$5.64/sf**
 Parking: **246 Surface Spaces are available; Free Covered Spaces; Ratio of 2.28/1,000 SF**
 For Sale: **For Sale at \$20,000,000 (\$245.76/SF) - Active**

Space Avail: **39,556 SF**
 Max Contig: **6,406 SF**
 Smallest Space: **1,069 SF**
 Rent/SF/Yr: **\$19.00-\$20.00**
 % Leased: **51.4%**

Sales Company: Biscayne Management Corporation: Romina Llanes (305) 576-7800
 Landlord Rep: Biscayne Management Corporation / Romina Llanes 305-576-7800 -- 39,556 SF (1,069-5,430 SF)

* Security guard on premises

* Landscaped



2915-2929 Biscayne Blvd
Miami, FL 33137
Miami/Dade County

Building Type: **Class B Office/Office with street-level Retail**
 Status: **Built 1965, Renov 2006**
 Building Size: **31,317 SF**
 Typical Floor Size: **9,186 SF**
 Stories: **3**
 Parking: **125 Surface Spaces are available; Ratio of 3.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **12,100 SF**
 Max Contig: **5,000 SF**
 Smallest Space: **500 SF**
 Rent/SF/Yr: **\$25.00-\$38.00**
 % Leased: **61.4%**

Landlord Rep: Maya Management LLC Adrian Green 305-534-5228x2 -- 8,500 SF (500-5,000 SF)

Currently leased at 97%.



3050 Biscayne Blvd
Executive Plaza
Miami, FL 33137
Miami/Dade County

Building Type: **Class B Office**
 Status: **Built 1968**
 Building Size: **89,000 SF**
 Typical Floor Size: **8,900 SF**
 Stories: **10**
 Expenses: **2008 Tax @ \$2.08/sf**
 Parking: **Reserved Spaces @ \$50.00/mo; 186 Surface Spaces are available; Ratio of 3.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **62,300 SF**
 Max Contig: **26,700 SF**
 Smallest Space: **8,900 SF**
 Rent/SF/Yr: **Negotiable**
 % Leased: **30.0%**

Landlord Rep: Crescent Heights / Karen Childs 305-374-5700 -- 62,300 SF (8,900 SF)

NAMING RIGHTS ARE AVAILABLE FOR THE BUILDING. Front desk receptionist and after hours courtesy officer. Parking fee's begin from \$50 per month with more than ample parking.

Close to I-95 and I-195.



4500 Biscayne Blvd
The Atrium
Miami, FL 33137
Miami/Dade County

Building Type: **Class B Office**
 Status: **Built 1973, Renov 1996**
 Building Size: **66,000 SF**
 Typical Floor Size: **16,500 SF**
 Stories: **4**
 Parking: **85 free Surface Spaces are available; 225 free Covered Spaces are available; Ratio of 3.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **24,272 SF**
 Max Contig: **13,272 SF**
 Smallest Space: **2,369 SF**
 Rent/SF/Yr: **\$20.00-\$23.00**
 % Leased: **83.3%**

Landlord Rep: Continental Real Estate Companies / Douglas Okun 305-779-3160 / Steven Hurwitz 305-779-3175 -- 11,000 SF (2,369-11,000 SF)

Sublet Contact: Newmark Knight Frank / Shay Pope 305-350-0915 -- 13,272 SF (4,574-13,272 SF)

Premier building in the Biscayne Corridor. Submarket, high quality finishes. Underground parking available.



4700 Biscayne Blvd
Miami, FL 33137
Miami/Dade County

Building Type: **Class B Office**
 Status: **Built 1972**
 Building Size: **30,340 SF**
 Typical Floor Size: **7,420 SF**
 Stories: **5**

Space Avail: **25,760 SF**
 Max Contig: **7,420 SF**
 Smallest Space: **3,500 SF**
 Rent/SF/Yr: **\$30.00-\$32.00**
 % Leased: **15.1%**

Expenses: **2008 Tax @ \$4.04/sf**
 Parking: **Ratio of 2.50/1,000 SF**
 For Sale: **For Sale at \$6,950,000 (\$229.07/SF) - Active**

Sales Company: Urban Group Realty Corp.: Pablo J. Umansky (305) 216-8315
 Landlord Rep: Continental Real Estate Companies / Douglas Okun 305-779-3160 / Steven Hurwitz 305-779-3175 -- 25,760 SF (3,500-7,420 SF)



4770 Biscayne Blvd
4770 Building
Miami, FL 33137
Miami/Dade County

Building Type: **Class B Office**
 Status: **Built 1982**
 Building Size: **137,634 SF**
 Typical Floor Size: **11,700 SF**
 Stories: **14**

Space Avail: **11,454 SF**
 Max Contig: **5,723 SF**
 Smallest Space: **1,320 SF**
 Rent/SF/Yr: **\$30.00-\$32.00**
 % Leased: **91.7%**

Expenses: **2009 Combined Est Tax/Ops @ \$0.16/sf**
 Parking: **35 Covered Spaces @ \$35.00/mo; 12 Surface Spaces are available; Ratio of 3.00/1,000 SF**
 For Sale: **This property has 4 condos that are for sale. The size of the for sale condos range from 1,320 SF to 5,723 SF.**

Landlord Rep: Holly Real Estate, Inc. / Bert Checa 305-777-0311 -- 11,454 SF (1,320-5,723 SF)

This 14 story building with 11 office floors and 3 levels of parking has become one of the areas premier properties following more than 4 million dollars worth of renovations. The reimagining was done by internationally renowned architect, Chad Oppenheim Associates. The building's renovations include, all new systems, new granite, stainless steel bathrooms, new elevator cabs, all new lighting and ceilings in the corridors, and a totally renovated lobby with terrazzo and river rock flooring and slate walls. In addition there is new landscaping, a new cooling tower, and new fire safety system.

Full service Wachovia Bank branch and Il Fico, a Mediterranean style restaurant open 7 days a week for breakfast, lunch, and dinner. Spectacular water views from every suite. 24 hour security and building access. Ample, covered parking. Easy access to I-95, airport, Miami Beach, and downtown Miami.



7101 Biscayne Blvd
Miami, FL 33138
Miami/Dade County

Building Type: **Class B Office**
 Status: **Built 1939**
 Building Size: **6,979 SF**
 Typical Floor Size: **3,489 SF**
 Stories: **2**

Space Avail: **6,900 SF**
 Max Contig: **6,900 SF**
 Smallest Space: **3,450 SF**
 Rent/SF/Yr: **\$10.00**
 % Leased: **1.1%**

Parking: **8 free Surface Spaces are available**
 For Sale: **For Sale at \$1,390,000 (\$199.17/SF) - Active**

Sales Company: Rodan Properties Inc.: Daniel Cook (305) 389-0081
 Landlord Rep: Rodan Properties Inc. / Daniel Cook 305-389-0081 -- 6,900 SF (3,450 SF)



7880 Biscayne Blvd
Immigration Bldg
Miami, FL 33138
Miami/Dade County

Building Type: **Class B Office**

Status: **Built 1962**

Building Size: **170,000 SF**

Typical Floor Size: **17,000 SF**

Stories: **12**

Expenses: **2008 Tax @ \$2.14/sf**

Parking: **15 Surface Spaces are available; Ratio of 3.00/1,000 SF**

For Sale: **For Sale at \$10,000,000 (\$58.82/SF) - Active**

Space Avail: **170,000 SF**

Max Contig: **170,000 SF**

Smallest Space: **17,000 SF**

Rent/SF/Yr: **Negotiable**

% Leased: **0%**

Sales Company: HFF: Jaret Turkell (305) 448-1333, George Vail (305) 448-1333 x148, Manuel de Zarraga (305) 448-1333 x104

Landlord Rep: HFF / Jaret Turkell 305-448-1333 -- 170,000 SF (17,000 SF)



1 Herald Plz
The Miami Herald
Miami, FL 33132
Miami/Dade County

Building Type: **Class B Office**

Status: **Built 1963**

Building Size: **758,000 SF**

Typical Floor Size: **99,704 SF**

Stories: **7**

Expenses: **2008 Tax @ \$1.59/sf**

Parking: **1274 free Surface Spaces are available; Ratio of 3.00/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **28,516 SF**

Max Contig: **28,516 SF**

Smallest Space: **3,650 SF**

Rent/SF/Yr: **\$33.00-\$35.00**

% Leased: **96.2%**

Landlord Rep: Continental Real Estate Companies / Steven Hurwitz 305-779-3175 -- 28,516 SF (3,650-11,282 SF)



1399 SW 1st Ave
United National Bank
Miami, FL 33130
Miami/Dade County

Building Type: **Class B Office**
 Status: **Built 1979, Renov 2003**
 Building Size: **48,639 SF**
 Typical Floor Size: **12,990 SF**
 Stories: **4**
 Expenses: **2008 Tax @ \$2.87/sf**
 Parking: **146 Covered Spaces @ \$85.00/mo; 27 free Surface Spaces are available; Ratio of 3.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **30,835 SF**
 Max Contig: **30,835 SF**
 Smallest Space: **1,230 SF**
 Rent/SF/Yr: **\$29.50**
 % Leased: **94.9%**

Landlord Rep: Cushman & Wakefield, Inc. / Maggie Kurtz 305-533-2867 / Diana Parker 305-533-2871 -- 30,835 SF (1,230-7,736 SF)

Building and monument signage available.



80 SW 8th St
Brickell Bayview Centre
Miami, FL 33130
Miami/Dade County

Building Type: **Class B Office**
 Status: **Built 1986, Renov 2006**
 Building Size: **286,341 SF**
 Typical Floor Size: **16,500 SF**
 Stories: **33**
 Expenses: **2005 Tax @ \$3.33/sf**
 Parking: **Ratio of 1.70/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **90,529 SF**
 Max Contig: **16,201 SF**
 Smallest Space: **100 SF**
 Rent/SF/Yr: **\$21.00-\$33.00**
 % Leased: **80.0%**

Landlord Rep: Continental Real Estate Companies / Douglas Okun 305-779-3160 -- 73,362 SF (1,307-12,373 SF)
 Sublet Contact: Regus Business Center / Amelia Fernandez 954-331-4600 -- 1,000 SF (100-1,000 SF)
 CB Richard Ellis / David Steinfeld 305-374-1000 -- 16,167 SF (3,000-13,167 SF)

Direct access to I-95 with easy access to Metrorail and Peplemover stations. The property also has 24 hour security. Unreserved parking is \$78.26 per month.



444 Brickell Ave
Rivergate Plaza
Miami, FL 33131
Miami/Dade County

Building Type: **Class B Office**
 Status: **Built 1973, Renov 1996**
 Building Size: **200,000 SF**
 Typical Floor Size: **16,500 SF**
 Stories: **10**
 Expenses: **2006 Ops @ \$13.98/sf**
 Parking: **400 Covered Spaces @ \$80.00/mo; Ratio of 2.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **43,713 SF**
 Max Contig: **16,500 SF**
 Smallest Space: **492 SF**
 Rent/SF/Yr: **\$24.50-\$30.00**
 % Leased: **89.4%**

Landlord Rep: ACP Realty Services / Frank Kissel 305-995-9998 -- 37,646 SF (492-16,500 SF)
 Sublet Contact: CresaPartners / Toni R. Anderson 305-960-8416 Charles V. Barton 305-960-8401 -- 6,067 SF (2,500-6,067 SF)

Rivergate Plaza has bay and river views. There is on-site management and maintenance, covered/secured parking, full service mailing center, boat docks, helicopter landing pad, travel agency a retail bank and restaurant.



777 Brickell Ave
Brickell Office Plaza
Miami, FL 33131
Miami/Dade County

Building Type: **Class B Office**
 Status: **Built 1980, Renov 1993**
 Building Size: **288,457 SF**
 Typical Floor Size: **22,033 SF**
 Stories: **13**
 Expenses: **2002 Tax @ \$3.58/sf; 2008 Ops @ \$15.19/sf, 2009 Est Ops @ \$14.99/sf**
 Parking: **Covered Spaces @ \$95.00/mo; Ratio of 2.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **34,851 SF**
 Max Contig: **14,263 SF**
 Smallest Space: **1,424 SF**
 Rent/SF/Yr: **\$25.00-\$60.00**
 % Leased: **96.8%**

Landlord Rep: CB Richard EllisChris Dekker 305-381-6406 -- 12,181 SF (1,424-3,515 SF)
 Sublet Contact: CB Richard Ellis / Noël Steinfeld 305-381-6461Ryan Ackerman 305-381-6459 -- 17,607 SF (3,106-14,263 SF)

Property has efficient floorplates with excellent views. Ideal Brickell Avenue location, within walking distance to Metro Mover Station. Minutes from Downtown Miami, Coral Gables, Miami International Airport and the port of Miami. Easy access to I-95.

April 2008: 777 Brickell was awarded BOMA's The Office Building of the Year Award.

This building was awarded an Energy Star label in 2009 for its operating efficiency.



800 Brickell Ave
800 Bldg
Miami, FL 33131
Miami/Dade County

Building Type: **Class B Office**
 Status: **Built 1981, Renov 1996**
 Building Size: **208,325 SF**
 Typical Floor Size: **14,000 SF**
 Stories: **16**
 Expenses: **2005 Tax @ \$13.64/sf; 2009 Ops @ \$13.00/sf**
 Parking: **417 Covered Spaces @ \$75.00/mo; Reserved Spaces @ \$110.00/mo; Ratio of 2.70/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **63,943 SF**
 Max Contig: **7,696 SF**
 Smallest Space: **200 SF**
 Rent/SF/Yr: **\$29.75-\$45.00**
 % Leased: **77.4%**

Landlord Rep: Stiles Realty Company / Michael Taylor 305-530-3507 -- 50,329 SF (1,104-7,696 SF)
 Sublet Contact: The Magenheimer Company / Steve J. Magenheimer 305-445-0916 -- 3,000 SF (3,000 SF)
 NAI MIAMI Commercial Real Estate Services / Jeremy S. Larkin 305-938-4000x102 -- 3,294 SF (3,294 SF)
 Continental Real Estate Companies / Steven Hurwitz 305-779-3175 -- 3,000 SF (200-3,000 SF)

Core-plus, "trophy" office building located in one of south Florida's most prestigious and dynamic office markets. At the corner of Brickell Avenue and 8th Street within walking distance to a variety of restaurants and hotels.

- Beautiful Tropical Lobby
- 24-hour on premises security staff with state-of-the-art digital surveillance
- Easy Access to I-95
- Outstanding Views of Brickell Avenue
- One Block from new Mary Brickell Village

This building was awarded an Energy Star label in 2009 for its operating efficiency.



848 Brickell Ave
Miami, FL 33131
Miami/Dade County

Building Type: **Class B Office**

Status: **Built 1981**

Building Size: **100,425 SF**

Typical Floor Size: **8,200 SF**

Stories: **13**

Expenses: **2008 Tax @ \$3.92/sf**

Parking: **Covered Spaces @ \$85.00/mo; Ratio of 2.00/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **10,248 SF**

Max Contig: **5,600 SF**

Smallest Space: **550 SF**

Rent/SF/Yr: **\$30.00-\$35.00**

% Leased: **99.3%**

Landlord Rep: Key International, Inc / Maribel Garcia 305-377-1001x203 -- 10,248 SF (550-5,600 SF)

Reserved parking is \$75.00 per month.



999 Brickell Ave
999 Brickell Ave
Miami, FL 33131
Miami/Dade County

Building Type: **Class B Office**

Status: **Built 1973**

Building Size: **101,073 SF**

Typical Floor Size: **9,300 SF**

Stories: **11**

Expenses: **2009 Est Ops @ \$15.90/sf**

Parking: **101 Covered Spaces are available; Ratio of 3.00/1,000 SF**

For Sale: **Not For Sale**

Space Avail: **26,501 SF**

Max Contig: **12,495 SF**

Smallest Space: **2,204 SF**

Rent/SF/Yr: **\$28.50-\$34.00**

% Leased: **73.8%**

Landlord Rep: CB Richard Ellis / Chris Dekker 305-381-6406 / Noël Steinfeld 305-381-6461 -- 26,501 SF (2,204-9,249 SF)

Located in the heart of the prestigious Brickell Financial District, 999 Brickell provides superior access to both Brickell Avenue and Brickell Bay Drive. The building offers an above market parking ratio of 3:1,000 rsf within an easily accessible garage and is within minutes to numerous high-end restaurants and amenities.

999 Brickell offers all the Class A services found in a much larger property, but with the attention to detail and personal service only available in this boutique office building.



1000 Brickell Ave
1000 Brickell
Miami, FL 33131
Miami/Dade County

Building Type: **Class B Office**

Status: **Built 1968, Renov 1996**

Building Size: **147,516 SF**

Typical Floor Size: **12,293 SF**

Stories: **12**

Parking: **396 Covered Spaces are available; Ratio of 2.00/1,000 SF**

For Sale: **This property has 5 condos that are for sale. The size of the for sale condos range from 1,868 SF to 12,293 SF.**

Space Avail: **42,186 SF**

Max Contig: **12,293 SF**

Smallest Space: **1,316 SF**

Rent/SF/Yr: **\$24.00-\$50.00**

% Leased: **86.1%**

Landlord Rep: Perkins Realty Advisors Inc. / Jay Perkins 305-663-3548 -- 21,758 SF (1,316-12,293 SF)
 Leasing Company: Ocean Vista Properties / Maria E. Bottas 305-305-1280 -- 3,500 SF (3,500 SF)
 Cushman & Wakefield, Inc. / Alan Kleber 305-533-2860 Matthew Cheezem 305-371-4411x1172 -- 3,858 SF (1,868-1,990 SF)
 Cervera Real Estate Inc / Wolfgang Herz 786-303-2181 -- 2,176 SF (2,176 SF)
 Kaizen Realty Partners / Luciano H. Rappa 305-421-8960 -- 6,524 SF (2,172-2,176 SF)
 Diursa Development Group / Javier Cuadros 305-358-7011 -- 2,712 SF (2,712 SF)

Fully built out office space with luxury finishes includes granite and hard wood floor, available furnish or unfurnished. Space include three executives offices, conference room, archive room, reception area and open workstations. Must see to appreciate.

Located at 1000 Brickell Avenue, Suite 915; this prime location in the heart of Brickell Ave., Miami' s Premier Financial/Business District, has the added convenience of being just across from the shops and restaurants of Mary Brickell Village and direct adjacent to the 10th Street Metro-Rail Station.



**1101 Brickell Ave
South Tower
Miami, FL 33131
Miami/Dade County**

Building Type: **Class B Office**
 Status: **Built 1964, Renov 1994**
 Building Size: **105,601 SF**
 Typical Floor Size: **10,800 SF**
 Stories: **11**
 Expenses: **2006 Ops @ \$14.41/sf, 2003 Est Ops @ \$10.25/sf**
 Parking: **Surface Spaces @ \$97.53/mo; Reserved Spaces @ \$138.16/mo;
Ratio of 2.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **52,842 SF**
 Max Contig: **10,602 SF**
 Smallest Space: **735 SF**
 Rent/SF/Yr: **Negotiable**
 % Leased: **50.0%**

Landlord Rep: Florida East Coast Realty, Inc. / Tibor Hollo 305-358-7710 -- 52,842 SF (735-10,602 SF)

Brickell and Bay Views. On Site Property Management. Signage Opportunities Available. Additional amenities include U.S. Post Office, Cafe, and TRavel Agent. The property has four elevators and one used as freight.



**1101 Brickell Ave
North Tower
Miami, FL 33131
Miami/Dade County**

Building Type: **Class B Office**
 Status: **Built 1985**
 Building Size: **146,228 SF**
 Typical Floor Size: **9,000 SF**
 Stories: **19**
 Expenses: **2006 Ops @ \$14.41/sf**
 Parking: **Surface Spaces @ \$97.53/mo; Reserved Spaces @ \$138.16/mo;
Ratio of 2.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **90,554 SF**
 Max Contig: **7,726 SF**
 Smallest Space: **385 SF**
 Rent/SF/Yr: **Negotiable**
 % Leased: **38.1%**

Landlord Rep: Florida East Coast Realty, Inc. / Tibor Hollo 305-358-7710 -- 90,554 SF (385-7,726 SF)

Brickell and Bay Views. On Site Property Management. Signage Opportunities Available. Additional amenities include U.S. Post Office, Cafe and Travel Agent.



**1110 Brickell Ave
Miami, FL 33131
Miami/Dade County**

Building Type: **Class B Office**
 Status: **Built 1980, Renov 2001**
 Building Size: **96,342 SF**
 Typical Floor Size: **10,700 SF**
 Stories: **9**
 Expenses: **1998 Tax @ \$2.34/sf**
 Parking: **Covered Spaces @ \$77.00/mo; Surface Spaces @ \$66.00/mo;
Ratio of 2.50/1,000 SF**
 For Sale: **This property has 6 condos that are for sale. The size of the for
sale condos range from 435 SF to 6,600 SF.**

Space Avail: **38,137 SF**
 Max Contig: **6,600 SF**
 Smallest Space: **435 SF**
 Rent/SF/Yr: **\$28.00-\$38.04**
 % Leased: **64.6%**

Landlord Rep: Fortune International Realty Brickell, Inc. / Fabio F. Faerman P.A. 305-400-6395x121 / Rodrigo Gomez 305-794-2655 / Marcello Agostini 305-300-8003 -- 29,787 SF (435-6,600 SF)

Leasing Company: Flagler Real Estate Services, LLC / Adriana Jimenez 305-520-2300 Jack Lowell 305-520-2456 -- 6,510 SF (3,230-3,280 SF)

Condo units for sale ranging from \$190,289 to \$1,336,995.

There is on-site management and security, cafe, retail bank, 24-hour building access, covered parking and cable and fiber optic connections.

Prime retail space located on the most prestigious corridor of Miami. Brickell Avenue is Florida's financial center with more than 125 banks located in a 10 block stretch. Brickell Avenue is minutes from the International Airport and South Beach with easy access to I-95.



1200 Brickell Ave
Colonial Bank Centre
Miami, FL 33131
Miami/Dade County

Building Type: **Class B Office** Space Avail: **46,754 SF**
 Status: **Built 1986, Renov 1995** Max Contig: **8,337 SF**
 Building Size: **231,501 SF** Smallest Space: **120 SF**
 Typical Floor Size: **11,729 SF** Rent/SF/Yr: **\$29.00-\$33.50**
 Stories: **20** % Leased: **90.6%**
 Expenses: **2009 Tax @ \$0.05/sf; 2009 Ops @ \$0.01/sf, 2009 Est Ops @ \$0.01/sf**
 Parking: **150 Covered Spaces are available; Surface Spaces @ \$90.00/mo; Reserved Spaces @ \$125.00/mo; Ratio of 2.00/1,000 SF**
 For Sale: **This property has 3 condos that are for sale. The size of the for sale condos range from 2,208 SF to 5,535 SF**

Landlord Rep: Castellum, Inc / Jorge Hernandez 305-374-4422 -- 5,864 SF (5,864 SF)
 Leasing Company: Fortune International Realty Brickell, Inc. / Marcello Agostini 305-300-8003 Rodrigo Gomez 305-794-2655 Fabio F. Faerman P.A. 305-400-6395x121 -- 30,665 SF (2,208-5,535 SF) Smart Space / Mariangeluz Briceno 305-722-2299 -- 1,888 SF (120-320 SF)
 Sublet Contact: Cushman & Wakefield, Inc. / Diana Parker 305-533-2871 Maggie Kurtz 305-533-2867 -- 8,337 SF (8,337 SF)

Entire building is undergoing a condo conversion. It will be Fortune International's second condo conversion in Brickell. This location is the only site in Brickell where condos are available to purchase. This building is close to all major thoroughfares. The owner and management is on-site. There is covered secured parking and 24-hour security. Amenities include on-site pharmacy, cafe, retail building and the world famous Morton's Steakhouse.



1201 Brickell Ave
Colonnade Plaza
Miami, FL 33131
Miami/Dade County

Building Type: **Class B Office** Space Avail: **9,049 SF**
 Status: **Built Dec 1967, Renov 2007** Max Contig: **3,290 SF**
 Building Size: **82,873 SF** Smallest Space: **448 SF**
 Typical Floor Size: **10,359 SF** Rent/SF/Yr: **\$28.00-\$40.18**
 Stories: **8** % Leased: **89.1%**
 Parking: **Covered Spaces @ \$85.00/mo; Ratio of 2.00/1,000 SF**
 For Sale: **Not For Sale**

Landlord Rep: Florida East Coast Realty, Inc. / Judy Cable 305-358-7710x132 -- 9,049 SF (448-3,290 SF)

Landmark building located in the heart of Brickell Avenue. Building highlights include: thirty individually controlled air-conditioning zones per floor; computerized energy management system monitors all building systems; ceiling height of 9 feet with floor to ceiling glass; fiber optics; 24/7 security. The elevators, elevator lobbies, and the common area bathrooms were recently renovated. Unreserved parking is available at \$85, not including city and state tax. Gordon Birsch Restaurant is on the ground floor.



1390 Brickell Ave
Pacific Bank
Miami, FL 33131
Miami/Dade County
75 SE 14th Street

Building Type: **Class B Office** Space Avail: **12,073 SF**
 Status: **Built 1961, Renov 1985** Max Contig: **10,873 SF**
 Building Size: **52,226 SF** Smallest Space: **1,200 SF**
 Typical Floor Size: **10,400 SF** Rent/SF/Yr: **\$32.00**
 Stories: **5** % Leased: **79.2%**
 Expenses: **2008 Tax @ \$4.11/sf**
 Parking: **52 Surface Spaces @ \$100.00/mo; Ratio of 1.00/1,000 SF**
 For Sale: **Not For Sale**

Landlord Rep: Flagler Real Estate Services, LLC / Jack Lowell 305-520-2456 / Pat Kelly 305-520-2454 / Adriana Jimenez 305-520-2300 -- 12,073 SF (1,200-10,873 SF)



1428 Brickell Ave
1428 Brickell
Miami, FL 33131
Miami/Dade County

Building Type: **Class B Office**
 Status: **Built 1973, Renov 1999**
 Building Size: **67,157 SF**
 Typical Floor Size: **7,247 SF**
 Stories: **9**
 Expenses: **2008 Tax @ \$3.89/sf**
 Parking: **85 Surface Spaces @ \$85.00/mo; 84 Covered Spaces @ \$95.00/mo; Ratio of 2.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **26,107 SF**
 Max Contig: **14,542 SF**
 Smallest Space: **1,376 SF**
 Rent/SF/Yr: **\$25.00-\$27.00**
 % Leased: **61.1%**

Landlord Rep: Jones Lang LaSalle / Grant Killingsworth 305-423-4701 -- 26,107 SF (1,376-7,295 SF)

The building was recently remodeled.



799 Brickell Plz
Brickell Center
Miami, FL 33131
Miami/Dade County

Building Type: **Class B Office**
 Status: **Built 1981**
 Building Size: **88,000 SF**
 Typical Floor Size: **9,777 SF**
 Stories: **9**
 Expenses: **2008 Tax @ \$4.41/sf**
 Parking: **360 Covered Spaces @ \$65.00/mo; Ratio of 3.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **26,693 SF**
 Max Contig: **14,237 SF**
 Smallest Space: **2,171 SF**
 Rent/SF/Yr: **\$26.00-\$28.50**
 % Leased: **85.9%**

Landlord Rep: Continental Real Estate Companies / Douglas Okun 305-779-3160 -- 26,693 SF (2,171-14,237 SF)



801 Brickell Bay Dr
Miami, FL 33131
Miami/Dade County

Building Type: **Class B Office**
 Status: **Existing**
 Building Size: **200,000 SF**
 Typical Floor Size: **20,000 SF**
 Stories: **10**
 For Sale: **Not For Sale**

Space Avail: **2,180 SF**
 Max Contig: **2,180 SF**
 Smallest Space: **2,180 SF**
 Rent/SF/Yr: **\$23.00**
 % Leased: **98.9%**

Landlord Rep: Aldi Real Estate / Alberto Volovitz 305-557-0165 -- 2,180 SF (2,180 SF)

Four Ambassadors is a prestigious waterfront location situated one block from Brickell Avenue, the Wall Street and Park Avenue of Miami. The condo complex includes: two Olympic-size swimming pools, Outdoor Spa, three Jacuzzis, two restaurants (Porcao & SushiSIAM), beauty salon, poolside bar, lobby cafe/bakery, marina, valet parking, grocery store.



14 NE 1st Ave
One Flagler
Miami, FL 33132
Miami/Dade County

Building Type: **Class B Office**
 Status: **Built 1952, Renov 2007**
 Building Size: **145,000 SF**
 Typical Floor Size: **10,000 SF**
 Stories: **15**
 Expenses: **2008 Tax @ \$2.30/sf**
 For Sale: **Not For Sale**

Space Avail: **64,347 SF**
 Max Contig: **11,000 SF**
 Smallest Space: **256 SF**
 Rent/SF/Yr: **\$18.00-\$35.00**
 % Leased: **55.6%**

Landlord Rep: Benchmark Realty / Jeremy Green 305-526-1500 -- 60,850 SF (256-11,000 SF)

Features: On-site Owner/Management, 24hr manned security, strategic location, easy access via metro rail and people mover, and valet parking.



101-111 NE 1st St
Flagler Federal Bldg
Miami, FL 33132
Miami/Dade County

Building Type: **Class B Office**
 Status: **Built 1961, Renov 1977**
 Building Size: **64,470 SF**
 Typical Floor Size: **7,210 SF**
 Stories: **9**

Space Avail: **6,795 SF**
 Max Contig: **5,000 SF**
 Smallest Space: **100 SF**
 Rent/SF/Yr: **\$20.00-\$45.00**
 % Leased: **89.5%**

For Sale: **This property has one 5,000 condo for sale.**

Landlord Rep: Excellent Executive Offices / Carsten Werner 305-600-1096 -- 1,795 SF (100-1,200 SF)

Leasing Company: Avant Realty Group / Chris Morenza 305-856-5959 Ozzy Morenza 305-808-7918 -- 5,000 SF (5,000 SF)

11/11/04: Mehta Investments, LLC purchased unit #6 for \$415,000, please see Comp #DDC-20562-11-0420 for more information.

4/7/04 Guy & Edit Meurrens bought condo from Telecomunicaciones Trunkline

11/08/99 Condo sold to undisclosed party

Close to Court House, Metrorail and I-95. Public parking available at Municipal Garage located at 40 NW 3rd St for 87.86 per month or at garage located at 90 SW 1st St for \$93.29 per month or \$58.79 for Downtown residents.



139 NE 1st St
Dade Commonwealth Bldg
Miami, FL 33132
Miami/Dade County

Building Type: **Class B Office**
 Status: **Built 1927**
 Building Size: **43,265 SF**
 Typical Floor Size: **6,214 SF**
 Stories: **7**
 Expenses: **2007 Est Tax @ \$1.14/sf; 2007 Est Ops @ \$5.67/sf**
 For Sale: **Not For Sale**

Space Avail: **18,540 SF**
 Max Contig: **18,540 SF**
 Smallest Space: **130 SF**
 Rent/SF/Yr: **\$20.00**
 % Leased: **57.2%**

Landlord Rep: RE 2000, Inc / Ana Ventura 305-202-4022 -- 18,540 SF (130-6,180 SF)

Completely renovated, beautifully detailed, retail and/or office building. This elegant 43,265 SF, 7 story building was recently structurally retrofitted with owner spending over \$5M on renovations. Marble installed throughout hallway, bathroom floors, and walls. New hurricane resistant windows and doors. New elevators, HVAC, etc. 350SF bank vault available on first floor. Prominent building signage available.

Located in the heart of the International Jewelry and Finance District in Downtown Miami. Thousands of luxury residential condo units coming on-line in the next 12-24 months within a 1-block to 1/2 mile radius. One block from Citi Group, Citi National, Bank of America, SunTrust Towers, Seybold Building, Macy's, Marshall's, Ross, Dade County, US Courthouse, Metro Mover/Rail, Biscayne Blvd, and the Intercontinental Hotel. A few blocks from the American Airlines Arena- Home to the Heat, the new Carnival Center for the Performing Arts, and the Brickell Ave Business District. Four miles from Miami International Airport and two miles from South Beach.

Ideal for an office/retail user/investor, executive suite company, law offices, insurance, accounting, architects/engineers, consulting firms, retail jewelers, etc.



261 NE 1st St
261 Office Lofts
Miami, FL 33132
Miami/Dade County

Building Type: **Class B Office/Office with street-level Retail**
 Status: **Built 1982**
 Building Size: **40,372 SF**
 Typical Floor Size: **6,667 SF**
 Stories: **6**
 Expenses: **1999 Tax @ \$1.36/sf; 1999 Ops @ \$0.73/sf**
 For Sale: **Not For Sale**

Space Avail: **20,670 SF**
 Max Contig: **13,400 SF**
 Smallest Space: **170 SF**
 Rent/SF/Yr: **\$15.00**
 % Leased: **49.2%**

Landlord Rep: Chiroussout Chambeaux Group / Jonathan Aserraf 305-799-1576 -- 14,970 SF (170-6,700 SF)



21 SE 1st Ave
Wachovia Bldg
Miami, FL 33131
Miami/Dade County
100 E Flagler St

Building Type: **Class B Office**
 Status: **Built 1960, Renov 1995**
 Building Size: **51,674 SF**
 Typical Floor Size: **5,167 SF**
 Stories: **10**
 Expenses: **2008 Tax @ \$0.16/sf**
 For Sale: **Not For Sale**

Space Avail: **6,406 SF**
 Max Contig: **6,406 SF**
 Smallest Space: **6,406 SF**
 Rent/SF/Yr: **\$30.00**
 % Leased: **87.6%**

Landlord Rep: Continental Real Estate Companies / Douglas Okun 305-779-3160 -- 6,406 SF (6,406 SF)



**168 SE 1st St
Historic Huntington Bldg
Miami, FL 33131
Miami/Dade County**

Building Type: **Class B Office**
 Status: **Built 1925**
 Building Size: **71,200 SF**
 Typical Floor Size: **8,077 SF**
 Stories: **13**
 Expenses: **2003 Est Ops @ \$5.50/sf**
 For Sale: **Not For Sale**

Space Avail: **21,118 SF**
 Max Contig: **6,300 SF**
 Smallest Space: **600 SF**
 Rent/SF/Yr: **\$12.00-\$20.00**
 % Leased: **70.3%**

Landlord Rep: Metro 1 Properties, Inc. / Alvaro Giraldo 305-571-9991 -- 20,250 SF (600-6,300 SF)
 Leasing Company: DareLux LLC / Julia Roman 305-381-6810 -- 868 SF (868 SF)

Attractive office condo building with unique architectural design. Located in close proximity to quality apartments and condominium residences. Within walking distance to county courthouse, people mover station, hotels, banks, dining and retail facilities. The building features a walk-in vault. This property is undergoing Class A renovations.



**200 SE 1st St
200 Building
Miami, FL 33131
Miami/Dade County**

Building Type: **Class B Office**
 Status: **Built 1970, Renov Oct 1998**
 Building Size: **141,500 SF**
 Typical Floor Size: **8,700 SF**
 Stories: **14**
 Expenses: **2008 Tax @ \$1.96/sf**
 Parking: **50 Surface Spaces @ \$163.00/mo; 200 Covered Spaces @ \$163.00/mo; Ratio of 3.00/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **44,856 SF**
 Max Contig: **19,574 SF**
 Smallest Space: **848 SF**
 Rent/SF/Yr: **\$18.00-\$21.00**
 % Leased: **70.6%**

Landlord Rep: Colliers Abood Wood-Fay / Bill Cutler 305-446-0011 / Carol Ellis-Cutler 305-447-7860 -- 42,020 SF (848-3,667 SF)

Centrally located in Miami's downtown business district, easy access to I-95, the Port of Miami and Miami International Airport, within walking distance to Federal and County Courts, as well as the Metro-Dade Government Center, close proximity to restaurants and hotels, on-site, full service banking facility, covered parking available in garage adjacent to the building, parking available at market rate of \$115/mo, fiber optics and back up power at the building, 24 hour security guard, card key access



36 NE 2nd St
The Telesource Building
Miami, FL 33132
Miami/Dade County

Building Type: **Class B Office**
 Status: **Built 1925, Renov 1999**
 Building Size: **162,140 SF**
 Typical Floor Size: **23,163 SF**
 Stories: **7**
 Expenses: **2005 Combined Est Tax/Ops @ \$6.51/sf**
 For Sale: **Not For Sale**

Space Avail: **23,163 SF**
 Max Contig: **23,163 SF**
 Smallest Space: **23,163 SF**
 Rent/SF/Yr: **Negotiable**
 % Leased: **100%**

Landlord Rep: Digital Realty Trust / Mimi Nash 214-231-1348
 Sublet Contact: Grubb & Ellis / Stephen Rutchik 305-982-4119 -- 23,163 SF (23,163 SF)

Property was built in 1925 as a Central Office and renovated as a state-of -the-art Telecommunications and Data Center facility in 1999. Over 10 Telecommunications fiber providers operate within the facility.

This highly secure facility has 24 x 7 guards, controlled entry points and digital camera surveillance. Floor Loading capacity is 150 PPSF live load. Minimum ceiling heights of 14' slab to slab and 13' to underside of lowest beam. Column spacing is 30' x 30'. Two 3,000 lb passenger elevators located at manned entry and secure freight elevator with a capacity of 10,000 lbs. 100 Watt electrical power capacity per square foot. Landlord provides adequate rooftop and ground floor space for tenant HVAC, antennae and backup generator needs. Diverse availability in multiple risers with walk-in risers and catwalks on all floors. Dedicated fuel storage room and in-building generator pad space. Building perimeter security system with manned guards.



25 SE 2nd Ave
The Ingraham Bldg
Miami, FL 33131
Miami/Dade County

Building Type: **Class B Office**
 Status: **Built 1927, Renov 1990**
 Building Size: **156,960 SF**
 Typical Floor Size: **13,000 SF**
 Stories: **12**
 For Sale: **Not For Sale**

Space Avail: **34,339 SF**
 Max Contig: **12,000 SF**
 Smallest Space: **500 SF**
 Rent/SF/Yr: **\$20.00-\$22.00**
 % Leased: **79.8%**

Landlord Rep: Ingraham Bldg / Kimberly Balkus 305-377-1669 -- 31,739 SF (500-12,000 SF)

The Elegance of the 1920's. Built in 1926. Renovated in 1990. The Ingraham Building represents a renaissance of the classic downtown Miami.

Miami's historic Ingraham Building. Completed in 1927, the building was designed by the architectural firm of Schultze & Weaver, designers of the famous Waldorf-Astoria in New York and the Biltmore Hotel in Los Angeles. Built in the early 1900s "Chicago School" style of architecture, The Ingraham Building has been described as "one of the most elegant office buildings in Downtown Miami." New Times voted The Ingraham Building as having the "Best Lobby" in its 1998 "Best of Miami" edition.



**150 SE 2nd Ave
Chase Bank Bldg
Miami, FL 33131
Miami/Dade County**

Building Type: **Class B Office**
 Status: **Built 1966, Renov 1996**
 Building Size: **125,388 SF**
 Typical Floor Size: **9,000 SF**
 Stories: **14**
 Expenses: **2005 Ops @ \$6.73/sf, 2002 Est Ops @ \$7.56/sf**
 Parking: **590 Covered Spaces are available; Ratio of 1.20/1,000 SF**
 For Sale: **For Sale at \$25,500,000 (\$203.37/SF) - Active**

Space Avail: **23,065 SF**
 Max Contig: **9,000 SF**
 Smallest Space: **322 SF**
 Rent/SF/Yr: **\$22.00**
 % Leased: **90.1%**

Sales Company: Landmark Atlantic: Troy Giammarco (305) 416-9860 x305
 Landlord Rep: Landmark Atlantic / Troy Giammarco 305-416-9860x305 -- 23,065 SF (322-9,000 SF)

Located in the Heart of Downtown Miami, 150 America's Center is easily accessible by car, metro mover, bus or foot. Fiber Optics in the building and a conferencing facility is free to tenant. There is direct and immediate access to I-95 and Brickell Avenue, ample valet parking and there are no regular HVAC charges. The main entrance and tenant lobbies were refurbished.



**50 NE 9th St
TECOTA Tech Center of
America
Miami, FL 33132
Miami/Dade County**

Building Type: **Class B Office**
 Status: **Built Jul 2001**
 Building Size: **750,000 SF**
 Typical Floor Size: **149,184 SF**
 Stories: **6**
 Expenses: **2003 Est Ops @ \$6.13/sf**
 Parking: **127 Covered Spaces are available; Ratio of 0.17/1,000 SF**
 For Sale: **Not For Sale**

Space Avail: **258,850 SF**
 Max Contig: **170,000 SF**
 Smallest Space: **500 SF**
 Rent/SF/Yr: **\$20.00-\$40.00**
 % Leased: **67.1%**

Landlord Rep: Terremark Worldwide, Inc. / John Zima 305-808-5213 -- 247,000 SF (500-150,000 SF)
 Sublet Contact: Cushman & Wakefield, Inc. / Audley Bosch 305-533-2887 Wayne Ramoski 305-533-2840 Brian J. Smith 305-371-4411 -- 11,850 SF (11,850 SF)

AKA "the NAP." Space is suited for telecom user. Industrial highlights include 80 MW redundant high voltage power, a 12,000 lbs capacity freight elevator, and heavy floor loads. 1st floor is parking garage and retail.

127 uncovered parking spaces. Parking charges at market rate.
 Primary use is to house data centers, work group recovery solutions and any other use that requires a harden facility.



**100 N Biscayne Blvd
New World Tower
Miami, FL 33132
Miami/Dade County**

Building Type: **Class B Office**
Status: **Built May 1966, Renov 2007**
Building Size: **289,086 SF**
Typical Floor Size: **10,500 SF**
Stories: **30**
Parking: **396 Covered Spaces @ \$145.00/mo; Ratio of 1.50/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **124,824 SF**
Max Contig: **31,500 SF**
Smallest Space: **194 SF**
Rent/SF/Yr: **\$21.00-\$40.00**
% Leased: **70.1%**

Landlord Rep: Colliers Abood Wood-Fay / Bill Cutler 305-446-0011 -- 104,113 SF (194-10,500 SF)
Sublet Contact: Colliers Abood Wood-Fay / Bill Cutler 305-446-0011 -- 4,355 SF (4,355 SF)
Newmark Knight Frank / Shay Pope 305-350-0915 -- 1,885 SF (1,885 SF)
Holly Real Estate, Inc. / Andrew Trench 305-755-0320 -- 5,000 SF (2,000-5,000 SF)
The Duncan Companies, Inc. / Bruce E. Heisler 813-287-0070x225 -- 3,200 SF (950-3,200 SF)

New World Tower has an excellent downtown Miami location with spectacular waterfront and city views. It is in close proximity to Federal & County Courts, Metro Dade Government Center, American Airlines Arena, Bayside Marketplace and Bayfront Park. Features include a state of the art telecommunications infrastructure and valet parking. Co-location and data center facilities are available. Building Signage is available.

This is a 30-story office building with 270,000 rentable square feet of office and telecommunications space and an attached 12-story, 396-car parking garage and Drive Thru.



**100 S Biscayne Blvd
One Bayfront Plaza
Miami, FL 33131
Miami/Dade County**

Building Type: **Class B Office**
Status: **Built 1959, Renov 1989**
Building Size: **312,896 SF**
Typical Floor Size: **12,056 SF**
Stories: **19**
Expenses: **2009 Ops @ \$10.00/sf**
Parking: **Covered Spaces @ \$135.00/mo; Reserved Spaces @ \$193.00/mo; Ratio of 2.00/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **34,554 SF**
Max Contig: **8,000 SF**
Smallest Space: **750 SF**
Rent/SF/Yr: **\$12.50-\$40.00**
% Leased: **90.9%**

Landlord Rep: Florida East Coast Realty, Inc. / Judy Cable 305-358-7710x132 -- 15,484 SF (750-8,000 SF)
Sublet Contact: CB Richard Ellis / Scott Allen 954-468-3071 Chase Deuschle 954-356-0458 -- 6,047 SF (6,047 SF)

Conveniently located in downtown Miami, One Bayfront Plaza is within walking distance to the Intercontinental Hotel, the Hyatt, Miami Arena, American Airlines Arena, the Courthouse, city government and Bayside Marketplace. A People mover is located right in front of the building. It has the only on-site daycare in Downtown. Other amenities located on-site include a dentist, dry cleaners, florist, car wash and two banks. The building itself offers unobstructed city and bay views. There are numerous restaurants in the building including Pollo Tropical, Subway, Stoupsy's, Offerdahl's and Upper Crust. Common areas and elevator lobbies were renovated 2002.

Fiber optics are available. Electricity is included in the operating expenses, after hours A/C charge of \$25/hour. Janitorial services provided Monday thru Friday. Hours of operation are 7-6 PM Mon-Fri and 7-1 PM on Saturday with 24/7 security. One Bayfront is just 15 minutes away from MIA, 10 minutes from the Port of Miami and 1 minute from Interstate 95.

Parking is available in an attached secure parking facility with swipe card entry at 2/1000. Reserved parking is \$193/month and Unreserved is \$135/month.



**169 E Flagler St
A.I. Dupont Bldg
Miami, FL 33132
Miami/Dade County**

Building Type: **Class B Office**
Status: **Built 1938, Renov 1996**
Building Size: **226,273 SF**
Typical Floor Size: **25,700 SF**
Stories: **17**
Expenses: **2003 Est Ops @ \$3.50/sf**
Parking: **435 Covered Spaces are available; 14 Surface Spaces are available; Ratio of 4.50/1,000 SF**
For Sale: **Not For Sale**

Space Avail: **35,888 SF**
Max Contig: **12,000 SF**
Smallest Space: **264 SF**
Rent/SF/Yr: **\$23.00-\$35.00**
% Leased: **84.1%**

Landlord Rep: Continental Real Estate Companies / Steven Hurwitz 305-779-3175 -- 24,374 SF (264-12,000 SF)

*30,000 square feet available throughout the building
* Security guard



**19-21 W Flagler St
Biscayne Bldg
Miami, FL 33130
Miami/Dade County**

Building Type: **Class B Office**
Status: **Built 1925, Renov 2000**
Building Size: **152,902 SF**
Typical Floor Size: **10,962 SF**
Stories: **14**
Expenses: **2008 Tax @ \$2.12/sf**
For Sale: **Not For Sale**

Space Avail: **8,765 SF**
Max Contig: **4,100 SF**
Smallest Space: **827 SF**
Rent/SF/Yr: **\$21.50-\$23.00**
% Leased: **96.8%**

Landlord Rep: Biscayne Building, Inc. / Frank Palmer 305-358-1505 / David Lithgow 305-358-1505 -- 4,927 SF (827-4,100 SF)

Exceptional location on west Flagler Street, located in the heart of the government/court area of Miami-Dade County. The Biscayne Building is less than one block east of Miami Dade County Courthouse and the Claude Pepper Federal Building. Walking distance from Government Center Metro Rail Station and numerous metro mover stations. Also one block west of The Seybold Building and surrounding jewelry establishments. The Biscayne Building is a competitively priced commercial office building that continuously reinvests into itself to provide safe and clean working environment to its eighty plus tenants. The ownership takes great pride in every aspect of the business and looks forward to serving your office space needs.

This building was awarded an Energy Star label in 2008 for its operating efficiency.



**44 W Flagler St
Courthouse Tower
Miami, FL 33130
Miami/Dade County**

Building Type: **Class B Office**
Status: **Built 1974, Renov 1995**
Building Size: **176,495 SF**
Typical Floor Size: **6,900 SF**
Stories: **26**
Expenses: **1999 Tax @ \$1.65/sf**
For Sale: **Not For Sale**

Space Avail: **69,359 SF**
Max Contig: **6,917 SF**
Smallest Space: **500 SF**
Rent/SF/Yr: **\$18.00-\$25.00**
% Leased: **66.2%**

Landlord Rep: Jones Lang LaSalle / Jorge L. Morales 305-603-1311 / Jeff Sharmat 305-358-1603 -- 69,359 SF (500-6,917 SF)

Downtown office building well suited to legal profession.



**240 N Miami Ave
Courthouse Center
Miami, FL 33128
Miami/Dade County**

Building Type: **Class B Office**
Status: **Built Dec 2009**
Building Size: **40,300 SF**
Typical Floor Size: **7,047 SF**
Stories: **8**

Space Avail: **40,300 SF**
Max Contig: **12,000 SF**
Smallest Space: **1,547 SF**
Rent/SF/Yr: **\$26.00-\$29.50**
% Leased: **29.7%**

Parking: **680 Surface Spaces are available; 350 Covered Spaces are available**

For Sale: **This property has 5 condos that are for sale. The size of the for sale condos range from 1,547 SF to 12,000 SF.**

Landlord Rep: NAI MIAMI Commercial Real Estate Services / Lisa A. Tenn 305-938-4000x129 -- 52,881 SF (1,547-12,000 SF)



**155 S Miami Ave
Miami, FL 33130
Miami/Dade County**

Building Type: **Class B Office**
Status: **Built 1980**
Building Size: **166,365 SF**
Typical Floor Size: **11,323 SF**
Stories: **13**

Space Avail: **48,215 SF**
Max Contig: **8,119 SF**
Smallest Space: **644 SF**
Rent/SF/Yr: **\$17.00-\$26.00**
% Leased: **80.8%**

Expenses: **2008 Tax @ \$2.11/sf**

Parking: **Ratio of 2.50/1,000 SF**

For Sale: **Not For Sale**

Landlord Rep: Colliers Abood Wood-FayLarry Gautier 305-446-0011 Pani Roshani 305-447-7858 -- 40,096 SF (644-8,119 SF)

Sublet Contact: CB Richard Ellis / Clarissa Willis 305-381-6435 -- 8,119 SF (8,119 SF)

Excellent location in the heart of downtown Miami with immediate access to I-95. Close to of shops, restaurants, the Judicial Courts, Miami Art Museum (MAM), and the Miami Public Library are all in easy walking distance. Public transportation, less than 1 minute, includes Metro Mover, People Mover and Metro Bus.

Municipal parking.

New Parking notes: 2/1000 parking at a cost of \$205.00 per space per month.



**28 W Flagler St
Courthouse Plaza
Miami, FL 33130
Miami/Dade County**

Building Type: **Class B Office**
Status: **Built 1968**
Building Size: **74,820 SF**
Typical Floor Size: **5,700 SF**
Stories: **13**

Space Avail: **50,394 SF**
Max Contig: **5,700 SF**
Smallest Space: **100 SF**
Rent/SF/Yr: **\$18.00-\$40.00**
% Leased: **32.7%**

Expenses: **2009 Tax @ \$1.42/sf, 2007 Est Tax @ \$3.26/sf; 2009 Ops @ \$5.65/sf, 2007 Est Ops @ \$7.50/sf**

Parking: **Ratio of 2.00/1,000 SF**

For Sale: **Not For Sale**

Landlord Rep: Stiles Realty Company / Michael Taylor 305-530-3507 -- 46,804 SF (100-5,700 SF)

The property is located at 28 W Flagler Street in Downtown Miami's Central Business District (CBD). The area surrounding Courthouse Plaza will see over 30,000 condominium units coming online over the next couple of years. Courthouse Plaza offers a great alternative and superior location to much of the existing market inventory. Downtown Miami is a major employment, government and cultural center and nearby is the Brickell financial district. There is easy access to Interstate 95, Interstate 195, Interstate 395, and US-1. Minutes from the property are the Miami International Airport, Miami Beach, and Coral Gables.