



Ground Floor Office Opportunity in Brickell

151 SE 15th Road, Suite C-1 | Miami, FL

Offering Memorandum

131

THE SPACE

Location	151 SE 15th Road, Suite C-1 Miami, FL 33129
County	Miami Dade
APN	01-4139-044-0010
Square Feet	1,353
Annual Rent PSF	\$48.00
Lease Type	MG

Highlights

- \$48.00 SF/YR.
- 1,353 SQFT.
- 24 hour security.
- Two private offices, a spacious conference room, an open work area, a fully equipped kitchenette, a private restroom and a server room with climate control.
- Easy access to major highways, including I-95 and US-1.
- 3 parking spaces available for \$150 per month each.



PROPERTY FEATURES

BUILDING SF	107,854
GLA (SF)	1,353
YEAR BUILT	1983
ZONING TYPE	Commercial - 6407 - High Density Mix Use
BUILDING CLASS	B
NUMBER OF STORIES	20
NUMBER OF PARKING SPACES	3

LEASE SUMMARY

- ONE Sotheby’s International Realty is pleased to offer a premier leasing opportunity at 151 SE 15th Road, strategically positioned in the heart of Miami’s thriving Brickell neighborhood. This exceptional office space spans 1,353 square feet on the ground floor, providing a functional layout ideal for a variety of professional operations. The space features two private offices, a spacious conference room, an open work area, a fully equipped kitchenette, a private restroom and a server room with climate control.
- The building boasts 24-hour security, concierge services, and three parking spaces available at \$150 per month each, along with an electric vehicle charging station, offering convenience to tenants. With proximity to key Miami landmarks such as Brickell City Centre, Mary Brickell Village, and many dining and retail options, 151 SE 15th Road provides excellent visibility and connectivity for businesses. Additionally, tenants will enjoy easy access to major highways, including I-95 and US-1, ensuring seamless transportation across the city.
- This prime commercial unit located in the prestigious Brickell East Condominium. Offering ground floor access with a private entrance and lobby, this space features expansive glass windows, fully furnished offices, server racks, and custom-built furniture.



Office Entrance/Building Lobby



Private Office & Reception



Main Office



Main Office



Lobby, Reception, Executive office and Open work area





Calculated Area

[illegible]

Floor Plan
For Property Address:
151 S.E. 15th Road Unit C-1
Miami, Florida 33129

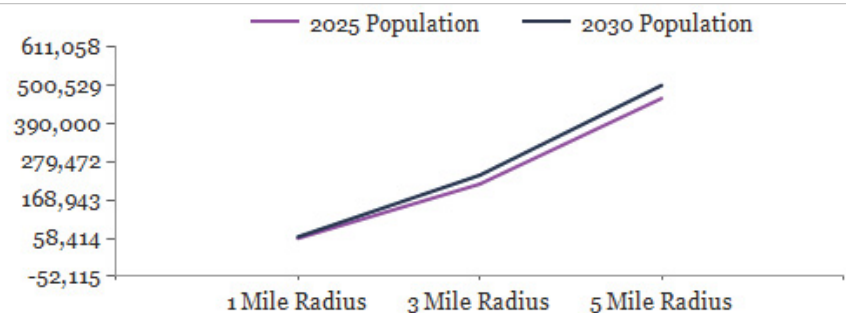
The above "Five Plan" requirements are a good starting point and will be followed under any alternative control structure, to the best of our knowledge, by the U.S. and Canada. The U.S. has been the first to announce that it will not use the "Five Plan" as a basis for imposing sanctions on Iran. The U.S. has also announced that it will not use the "Five Plan" as a basis for imposing sanctions on Iran. The U.S. has also announced that it will not use the "Five Plan" as a basis for imposing sanctions on Iran.

MARIO PRATS JR. & ASSOCIATES, INC. 10000 W. 10TH AVE., SUITE 200, DENVER, CO 80202 PHONE: (303) 751-1130 FAX: (303) 751-1136 E-MAIL: mprats@aol.com		PROJECT NO. 98-028 JOB NUMBER 24-588	
DATE: 10/2/98 DRAWN BY: JCB CHECKED BY: MJP	SCALE: 1" = 20'	SHEET NO. 3133 TOTAL NO. OF SHEETS 3	JOB NUMBER 24-588

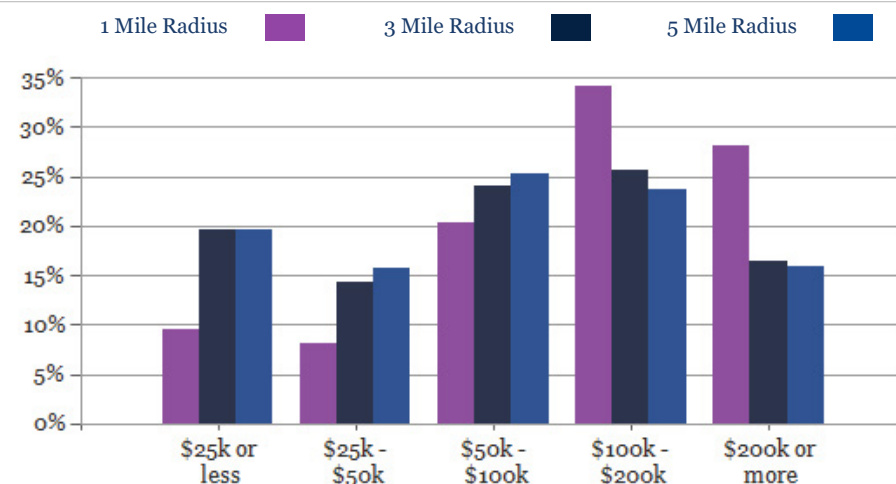
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	19,442	134,998	357,607
2010 Population	34,937	164,070	396,393
2025 Population	58,414	215,324	462,823
2030 Population	62,856	240,901	500,529
2025-2030: Population: Growth Rate	7.40%	11.35%	7.90%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,023	12,838	26,162
\$15,000-\$24,999	1,017	7,306	15,243
\$25,000-\$34,999	1,185	6,075	13,668
\$35,000-\$49,999	1,390	8,603	19,613
\$50,000-\$74,999	3,633	15,039	32,298
\$75,000-\$99,999	2,850	9,761	20,882
\$100,000-\$149,999	6,549	16,734	32,177
\$150,000-\$199,999	4,377	9,652	17,654
\$200,000 or greater	9,016	16,975	33,417
Median HH Income	\$123,162	\$78,390	\$73,637
Average HH Income	\$181,288	\$128,949	\$126,841

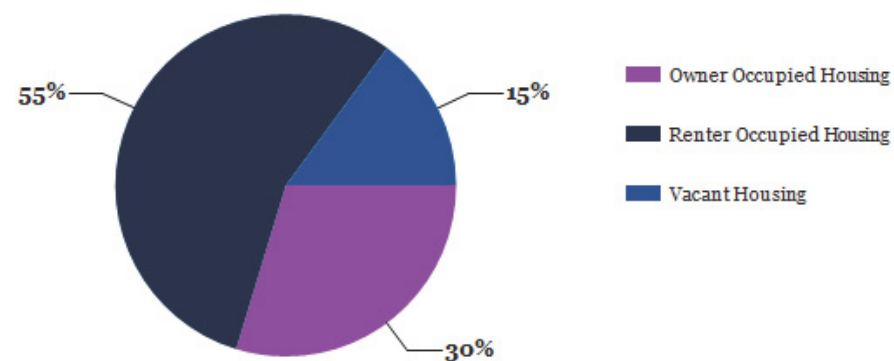
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	12,512	61,343	162,515
2010 Total Households	18,945	71,243	167,073
2025 Total Households	32,040	102,983	211,117
2030 Total Households	34,926	118,083	233,648
2025 Average Household Size	1.82	2.05	2.16
2025-2030: Households: Growth Rate	8.70%	13.85%	10.25%



2025 Household Income



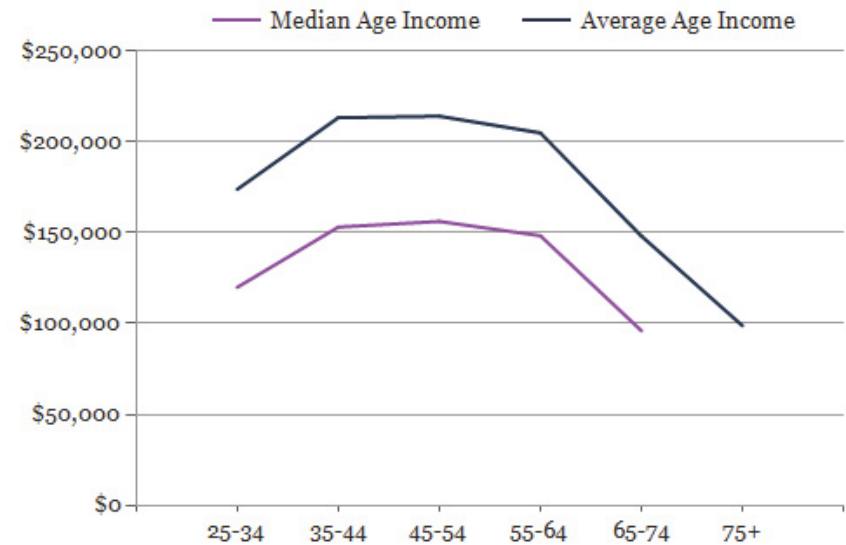
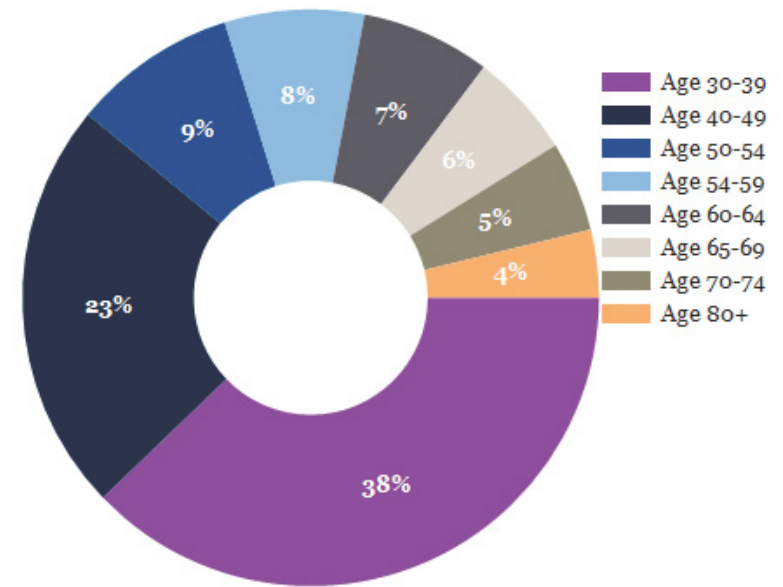
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	8,141	23,111	42,891
2025 Population Age 35-39	6,221	19,696	39,799
2025 Population Age 40-44	4,904	16,846	35,329
2025 Population Age 45-49	3,881	14,275	30,988
2025 Population Age 50-54	3,504	13,485	30,762
2025 Population Age 55-59	2,974	12,236	28,308
2025 Population Age 60-64	2,756	11,980	27,971
2025 Population Age 65-69	2,232	10,050	23,042
2025 Population Age 70-74	1,921	8,624	20,011
2025 Population Age 75-79	1,445	6,819	15,841
2025 Population Age 80-84	939	4,699	11,096
2025 Population Age 85+	767	4,717	11,069
2025 Population Age 18+	51,539	184,152	390,933
2025 Median Age	37	39	40
2030 Median Age	38	40	41

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$119,931	\$95,665	\$88,124
Average Household Income 25-34	\$173,898	\$136,045	\$130,075
Median Household Income 35-44	\$153,132	\$102,631	\$93,716
Average Household Income 35-44	\$213,359	\$154,469	\$149,881
Median Household Income 45-54	\$156,244	\$100,374	\$93,644
Average Household Income 45-54	\$214,158	\$153,321	\$153,361
Median Household Income 55-64	\$148,341	\$76,666	\$74,692
Average Household Income 55-64	\$204,982	\$136,204	\$137,220
Median Household Income 65-74	\$96,025	\$49,146	\$50,573
Average Household Income 65-74	\$148,175	\$99,009	\$101,757
Average Household Income 75+	\$98,773	\$71,803	\$74,639



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Manny Chamizo III

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Manny Chamizo III
Global Commercial Director

Manuel Chamizo III is a seasoned professional with over 40 years of progressive management and brokerage experience, encompassing all aspects of operational responsibility. As ONE Sotheby's Global Commercial Director, he acquired a wealth of knowledge and expertise in the commercial real estate field. Manny is ONE Sotheby's Global investment specialist servicing private capital investors in Florida as well as South and Central America. Manny Chamizo is widely recognized as a leading investment properties expert. His expertise in understanding the capital markets, knowing and accessing private capital investors, as well as the underwriting and development of projects and properties in South Florida. In addition, he has represented numerous private investors in the disposition and acquisition of commercial properties. Leading Manny Chamizo to a career completion of over a billion in total transaction value. With over three decades of experience in commercial real estate, covering retail, multi-family, land development as well as industrial sales and commercial development. His moniker of "Connect With the Well Connected" rings true with his ability of enhancing value and reducing the risk for clients by providing clearly defined solutions, to the client's real estate needs, on either an occupier or an investment basis. Manny is also an investor in retail & multifamily assets his knowledge in real estate, insurance, and capital investments places him as an elite standing amongst his peers. A Platinum Level Top producer since 2006 Manny has been awarded the 2017 CoStar Power Broker Award for Retail Transactions. In addition, The Miami Realtor Association and The Realtor Commercial Alliance (RCA) the leader in top-tier Realtors in Florida, recently recognized Manny as the RCA National Commercial Realtor of the Year for his success and profitability. Among his many other accolades and maintaining the title of Top Producer 2018-2023, he has also been named #1 Commercial Agent Company-Wide 2022-2023 for ONE Sotheby's International Realty. Manny takes pride in the many intricacies of commercial real estate and aims to negotiate far above his colleagues. Due mostly in part to his extensive knowledge in all aspects of buying and selling commercial real estate as well as the complex insurance coverages earned him the cover of Miami Business Review, as well as South Florida Business Journal.



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“Connect with the well connected.”

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The information contained herein is not a substitute for a thorough due diligence investigation. ONE Sotheby's International Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, ONE Sotheby's International Realty has not verified, and will not verify, any of the information contained herein, nor has ONE Sotheby's International Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



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