



**SUBJECT
PROPERTY**



FranklinStreet

OFFERING MEMORANDUM

GARCO BUILDING

9500 SW 77TH AVE, KENDALL, FL 33156

CONTACT US

DYLAN MORSE

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CONFIDENTIALITY AGREEMENT

This is a confidential Proposal intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Proposal contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC. , nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Proposal or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Proposal or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Proposal. The Owner shall have no legal commitment or obligation to any entity reviewing this Proposal or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Proposal, you agree that this Proposal and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Proposal or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Proposal or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Proposal, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Proposal in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

OFFERING SUMMARY

GARCO BUILDING

9500 SW 77TH AVE, KENDALL, FL 33156

SALE PRICE: \$5,500,000

Asking Price	\$5,500,000
Price PSF	\$719
Year Built	2017
Building Size	7,646 SF

INVESTMENT DESCRIPTION

Franklin Street is pleased to present 9500 SW 77th Avenue, a high-quality 7,646 SF, two-story professional office building located in the heart of the Pinecrest / Dadeland corridor of Miami, Florida. Built in 2017, the property offers a rare opportunity for an owner-user or medical/professional practice seeking a modern standalone building with elevator access, building signage, ample parking, and immediate proximity to major Miami arterials.



INVESTMENT OPPORTUNITIES

Turn-Key Owner-User Opportunity in the Heart of Kendall

- CBS construction with elevator, full fire sprinkler system, and complete ADA compliance
- 25 covered parking spaces

Ground Floor

- Lobby, reception, restroom, elevator, and core areas
- Ideal for showroom, medical, or professional use

Second Floor Office

- Reception, conference room with balcony
- 3 executive offices (one with private restroom)
- 7 perimeter offices, 2 open office areas (up to 4 cubicles)
- 2 restrooms, break room, file room, server room, and janitorial closet
- Furniture available

Additional Highlights

- Excellent visibility on SW 77th Avenue with monument and façade signage
- Minutes from US-1, Palmetto Expressway (SR-826), and Metrorail
- Near Dadeland Mall, Downtown Dadeland, Baptist Hospital, and Nicklaus Children's Hospital
- Strong demographics: 100,000 residents within 3 miles and a median household income of \$96,100

FINANCIAL SUMMARY



EXPENSES	TOTAL	PER SF
RE Taxes	\$93,134	\$12.18
Insurance	\$20,323	\$2.66
Utilities: Electric	\$13,666	\$1.79
Utilities: Water	\$3,990	\$0.52
Repair & Maintenance: Annual Fire Inspection	\$257	\$0.03
Repair & Maintenance: Elevator Maintenance	\$4,060	\$0.53
Repair & Maintenance: Landscaping	\$5,760	\$0.75
Repair & Maintenance: Fire & Burglar Alarm Montior	\$156	\$0.02
Repair & Maintenance: Annual Elevator Inspection	\$1,203	\$0.16
TOTAL EXPENSES	\$142,549	\$18.64

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PROPERTY INFORMATION

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Site Plan 8

Floor Plan Second Floor 9

Interior Photos 10

Exterior Photos 11

GARCO BUILDING

9500 SW 77th Ave, Miami, FL 33156

PROPERTY DETAILS

LOCATION INFORMATION

Address	9500 SW 77th Ave
City	Miami
State	Florida
Zip	33156
County	Miami-Dade

BUILDING INFORMATION

Year Built	2017
Roof Age	Original
HVAC Age	Original
Number of Floors	Two (2)
Fire Sprinklers	Yes
Elevator	Yes
Generator	Yes
Covered Parking	Yes
Security System	Yes
Balcony	Yes

PROPERTY DETAILS

Property Name	Garco Building
Primary Property Type	Office
Lot Size	0.358 Acres
APN #	30-5003-000-0190
Number of Floors	Two (2)
1st Floor Area	1,529 SF
2nd Floor Area	6,117 SF
Total Area	7,646 SF
County Appraiser	12,192 SF
Number of Parking Spaces	25
Parking Ratio	3.4 / 1,000 SF

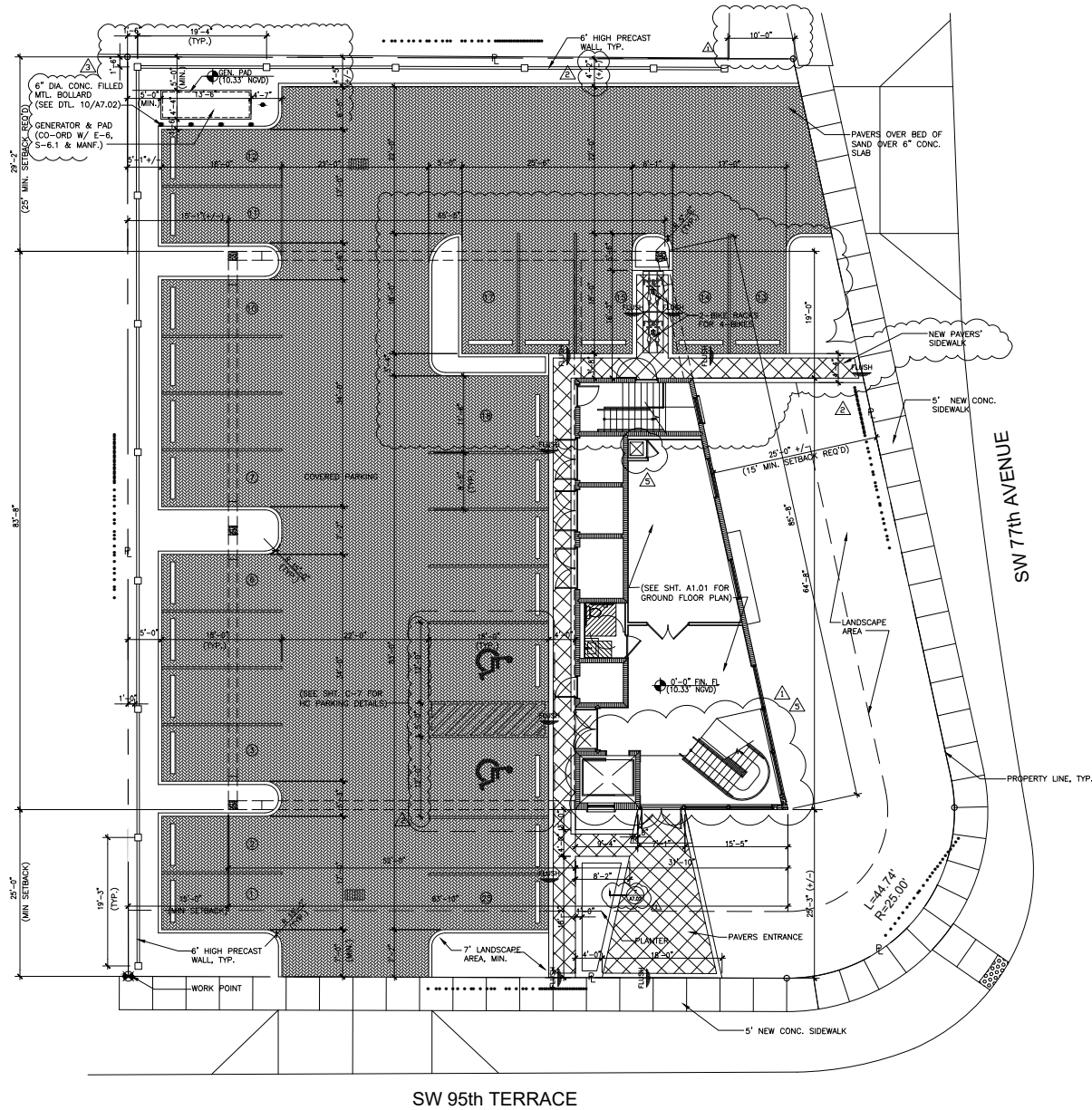
FLOOR PLAN / LAYOUT

Number of Executive Offices	Three (3)
Number of Perimeter Offices	Seven (7)
Open Office Space	Yes - Four (4) Spaces
Restrooms	Four (4)
Furnished	Yes

PARCEL VIEW



SITE PLAN



SITE PLAN

(REFER TO CIVIL & LANDSCAPE DOCS FOR ADD. INFORMATION)

SCALE: 1/8" = 1'-0"

FLOOR PLAN SECOND FLOOR

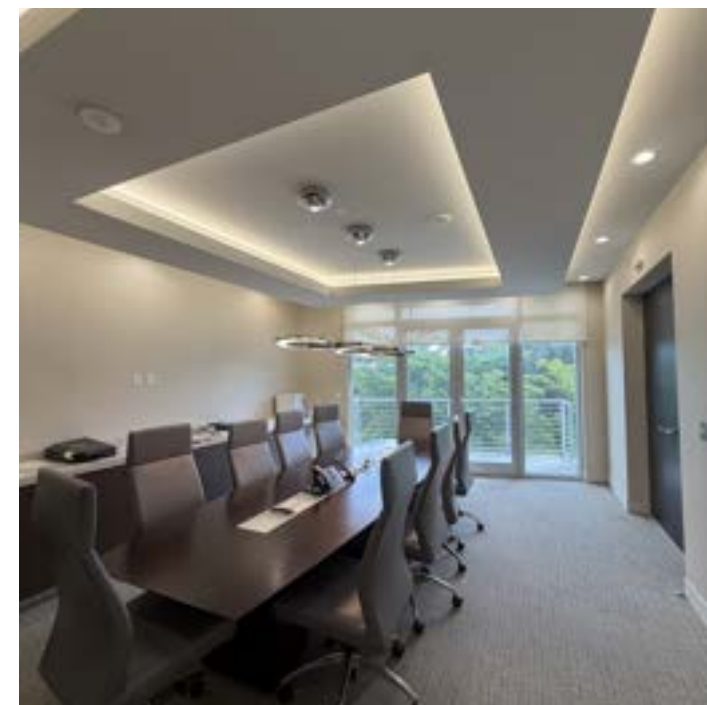


LIFE SAFETY PLAN - SECOND FLOOR

SCALE: 3/16"=1'-0"

INTERIOR PHOTOS







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LOCATION INFORMATION

North East Aerial 13

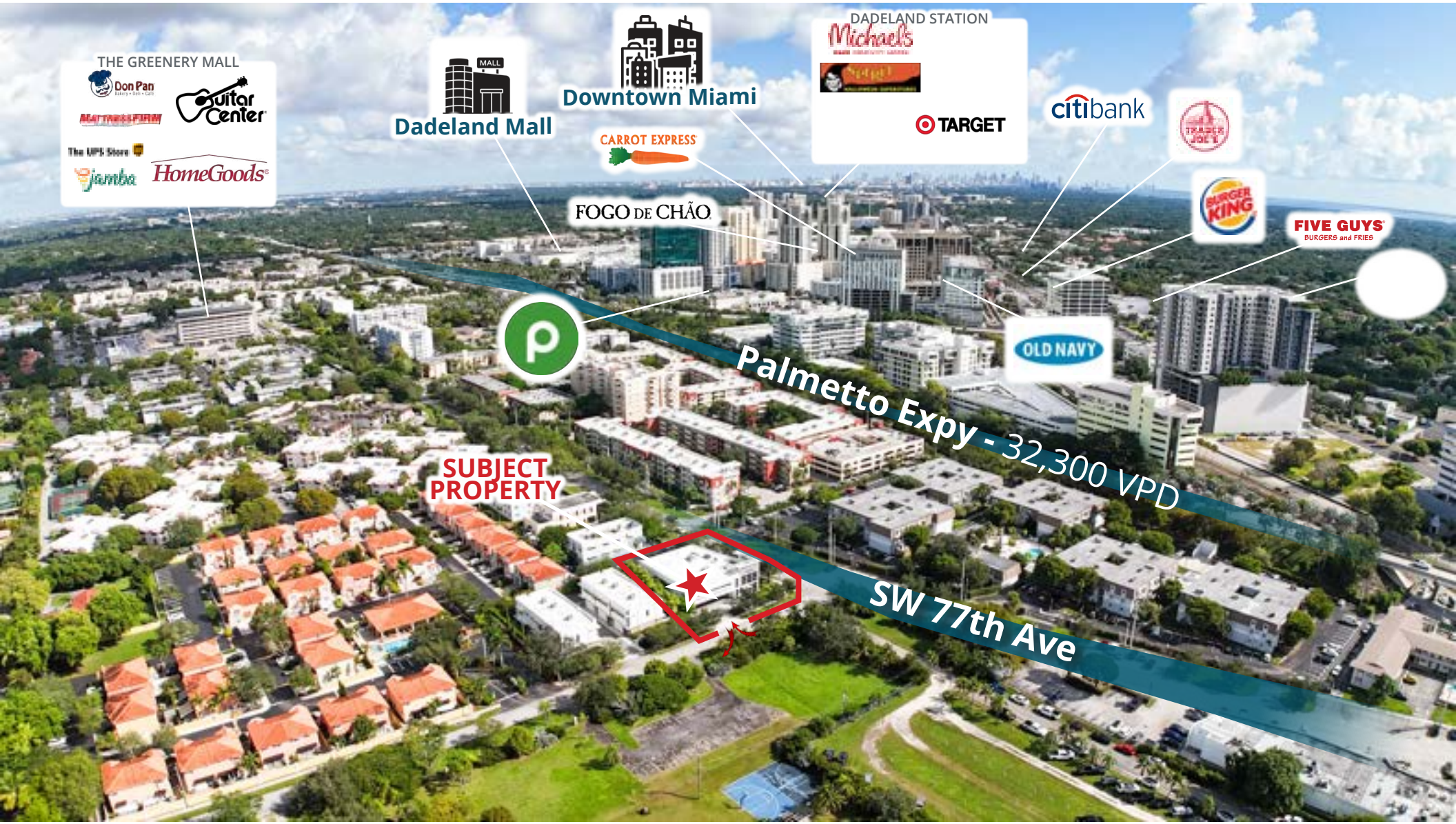
South East Aerial 14

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NORTH EAST AERIAL



SOUTH EAST AERIAL



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
Total population	23,434	99,857	309,129
Median age	43	43	44
Median age (Male)	41	42	42
Median age (Female)	45	45	46
HOUSEHOLDS & INCOME			
Total households	11,138	39,758	112,695
# of persons per HH	2.1	2.5	2.7
Average HH income	\$131,731	\$162,935	\$144,376
Average house value	\$658,259	\$856,851	\$706,176

** Demographic data derived from 2020 ACS - US Census*

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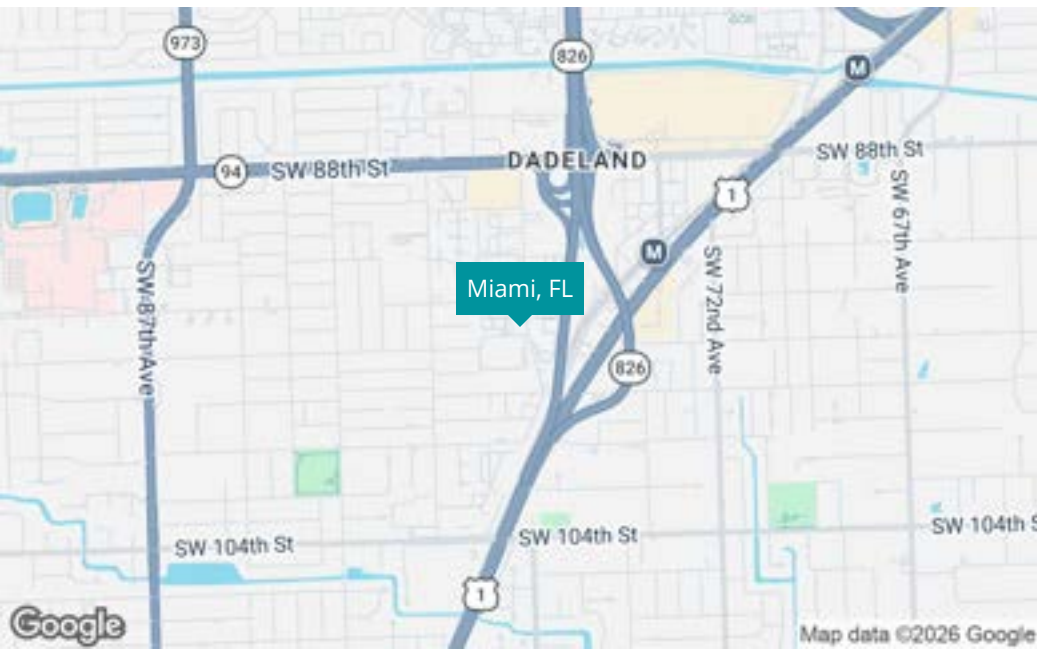
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LOCATION DESCRIPTION

9500 SW 77th Avenue is strategically located in the heart of the Kendall/Dadeland submarket of Miami-Dade County—one of South Florida’s most established and desirable suburban commercial districts. The property benefits from excellent regional connectivity, positioned just west of the Palmetto Expressway (SR-826) and within minutes of U.S. 1 and the Dadeland South Metrorail Station, providing direct access to Downtown Miami and the greater metropolitan area. This prime location combines suburban convenience with urban accessibility, attracting a strong mix of office, retail, and residential development.

The surrounding Kendall area features a well-balanced blend of commercial centers, multifamily communities, and single-family neighborhoods, supporting a diverse and affluent customer base. Within a one-mile radius, the population exceeds 23,000 residents with an average household income of approximately \$71,000, reflecting strong local spending power and workforce stability. Nearby amenities include Dadeland Mall, Baptist Health facilities, and an array of national retailers, restaurants, and service providers, making this area a thriving hub for both business and lifestyle needs.

As part of the growing Dadeland corridor, the property is well-positioned to benefit from continued economic and infrastructure investment in southern Miami-Dade County. The area’s accessibility, demographic strength, and proximity to key employment centers have made Kendall a sought-after location for office tenants and investors alike. With newer construction, excellent visibility, and close access to major transit routes, 9500 SW 77th Avenue offers a compelling location for long-term value and sustained tenant demand.

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Presented By:

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