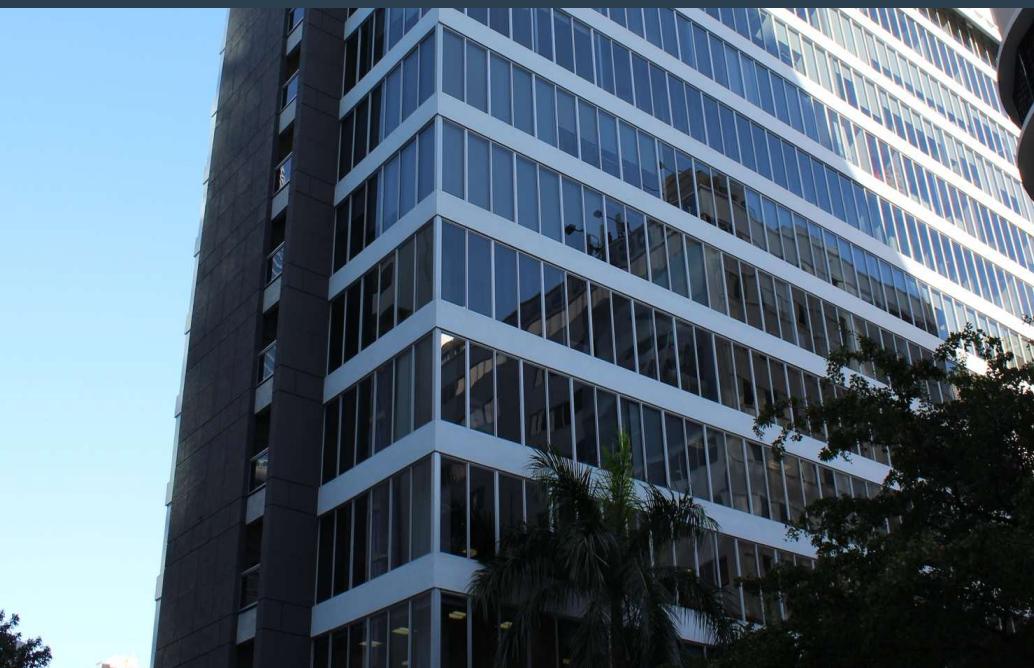


FOR SALE **150 SE 2ND AVE**

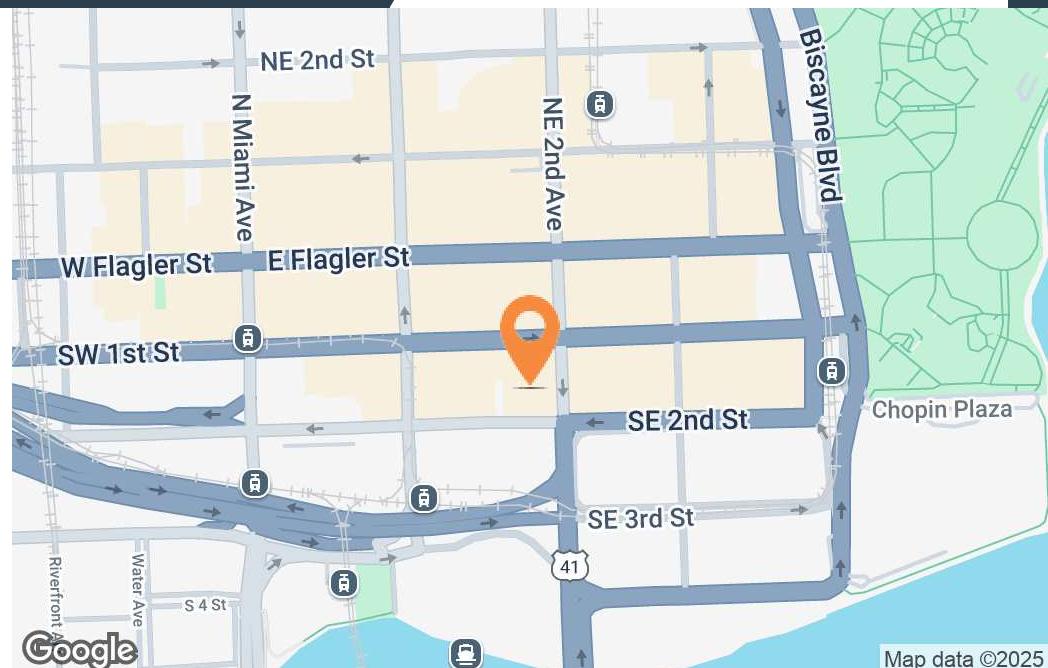
CHASE BANK BUILDING | 914 UNIT



EXECUTIVE SUMMARY



OFFICE CONDO FOR SALE



PROPERTY OVERVIEW

Nestled in the heart of vibrant Downtown Miami, this prime property offers a strategic location next to the iconic Miami Tower. With modern amenities and a contemporary design, this space provides the ideal setting for your business to thrive. Experience urban sophistication and unparalleled access to the city's dynamic business scene at this prestigious address.

SALE PRICE
\$345,000

UNIT SIZE
851 SF

INCOME
\$30,000

LEASED
%100

PROPERTY HIGHLIGHTS

- Prime location in vibrant Downtown Miami
- Spacious and versatile floor plans
- Seamless access to transportation and major thoroughfares
- Proximity to a diverse range of dining and entertainment options
- Ample parking and convenient access for tenants and visitors
- Monthly HOA: \$702.58
- Property Tax: \$4,675
- Gross Rent \$35/SF 3 Year Lease



PROPERTY PHOTOS

OFFICE BUILDING FOR SALE



PROPERTY PHOTOS

OFFICE BUILDING FOR SALE



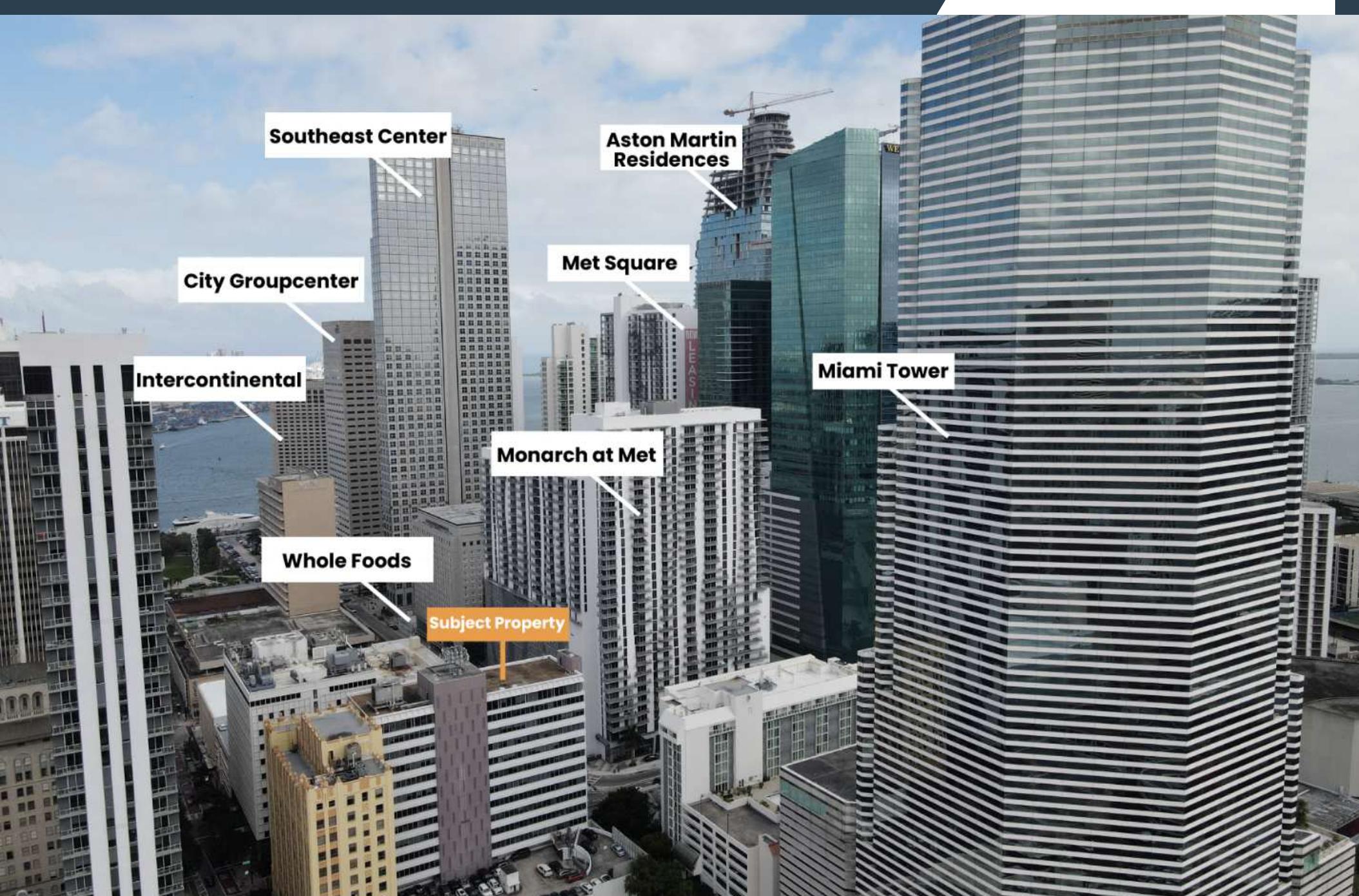
Southeast Center



FA
Commercial



SE 1st St



FLAGLER STREET REVITALIZATION

Flagler Street is the original Main Street, a promenade stretching from Bay to River. When Flagler Street and Miami Ave intersect it creates the four quadrants of city's grid and could not get anymore Main & Main St.

The fully funded 30 million revitalization project entails a near-total redesign and reconstruction of the street from Biscayne Boulevard to the Miami-Dade County Courthouse. On-street parking will be eliminated, replacing it with valet stations, extending and level sidewalks to allow ample room for pedestrians, cafe tables, bike racks and benches. Oak trees will be planted down the entire street, while upgrading and burying the electric and sewage. Flagler Street will return to its days of glory, rivaling any Miami pedestrian mall and ultimately competing with the Worth Avenues and Rodeo Drives of the world.

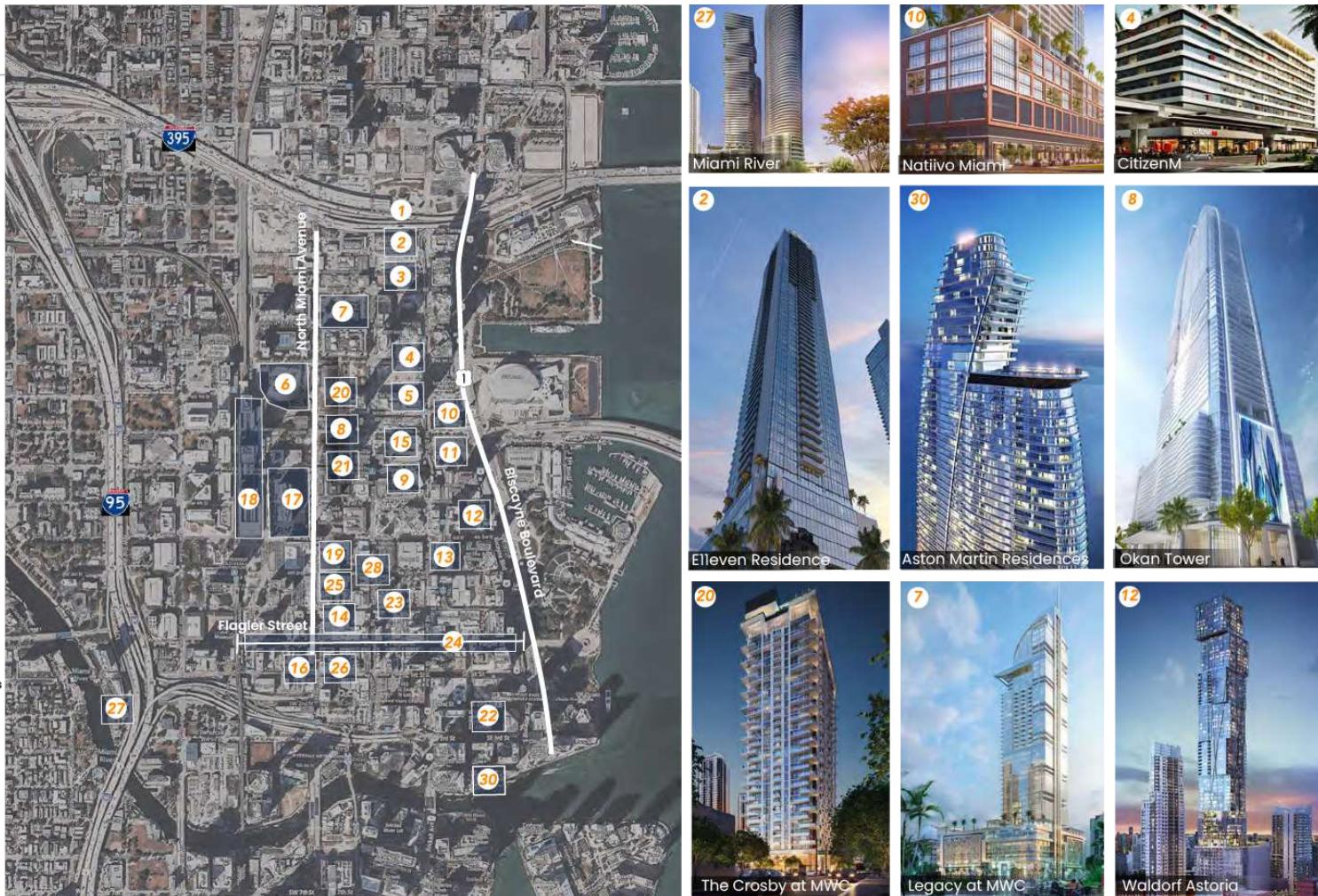


Design | Concept | Plan

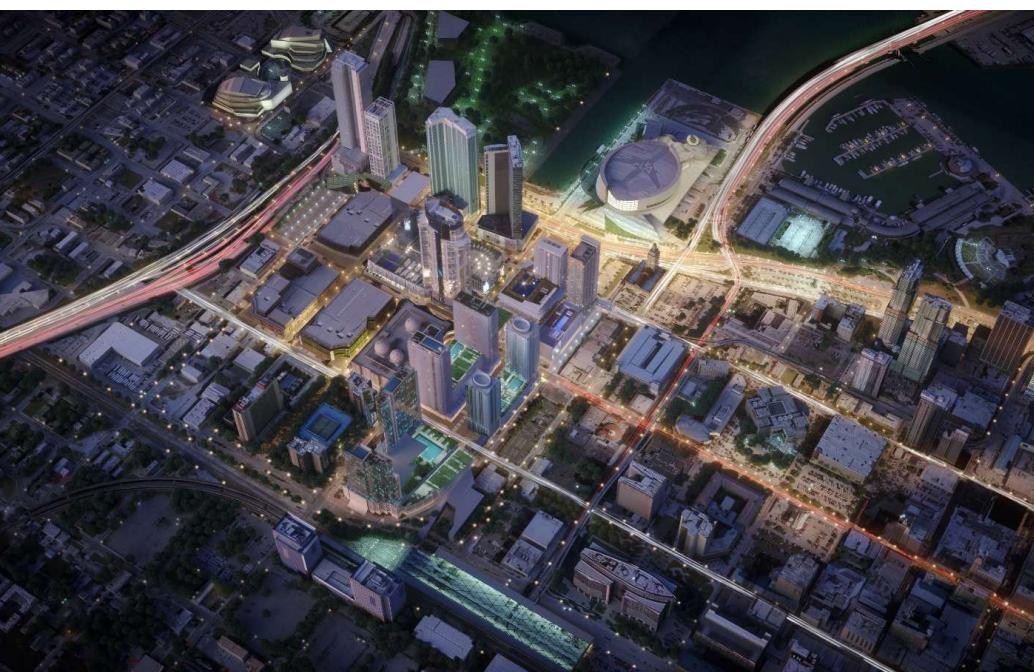


Nearby Developments

1. Underdeck Miami	16. Lions Group NYC
2. Eleven Hotel Residences/ Beyond	17. US District Courthouse
3. Naftali Group	18. Miami Central Station
Two Supertall Towers 1.3 million total sf of development	816 units 130,000 sf of retail
4. CitizenM at MWC	19. The District
252 Hotel keys	640 units
5. Bezel at MWC	20. The Crosby at MWC
434 units	450 units
6. Witkoff and Monroe Capital	21. Downtown 5th
2,200 units	1,042 units
7. Legacy at MWC	22. Monarc at Met
310 condos 210 hotel keys	Apartments 462 units
8. Okan tower	23. Diamond District
399 units	
9. Related Group Merrimac Ventures	24. Flagler Street Streetscape
450 units	
10. Natiivo Miami	25. Metro Mall Jewelry Center
412 units	
11. Elser Residences	26. New Courthouse
646 units	
12. Waldorf Astoria	27. Miami River
360 units	1,678 residential units 330 hotel rooms 196,882 sf of retail
13. YotelPad	28. Namdar
453 units	640 units
14. Lalezarian Properties	29. Hyatt Gencom
565 units	1,500 units
15. 501 First Residences	30. Aston Martin Residences
448 units	434 units







BAYSIDE MARKETPLACE

OFFICE CONDO FOR SALE

AN OPEN AIR SHOPPING CENTER BY THE WATER

24 million people a year visit Bayside Market. Recently the end lease was purchased by Ashkenazy and they are currently reteneting the entire marketplace with vibrant new restaurants, bars and retail. Downtown Miami's skyline has a major new \$18 million player. The Skyviews Miami Observation Wheel debuted recently at the Bayside Marketplace. The 200-foot high Ferris wheel — or observation wheel, allows you to take in spectacular views of Biscayne Bay and the city's skyline.





Microsoft ELLIOTT

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THOMABRAVO

Blackstone

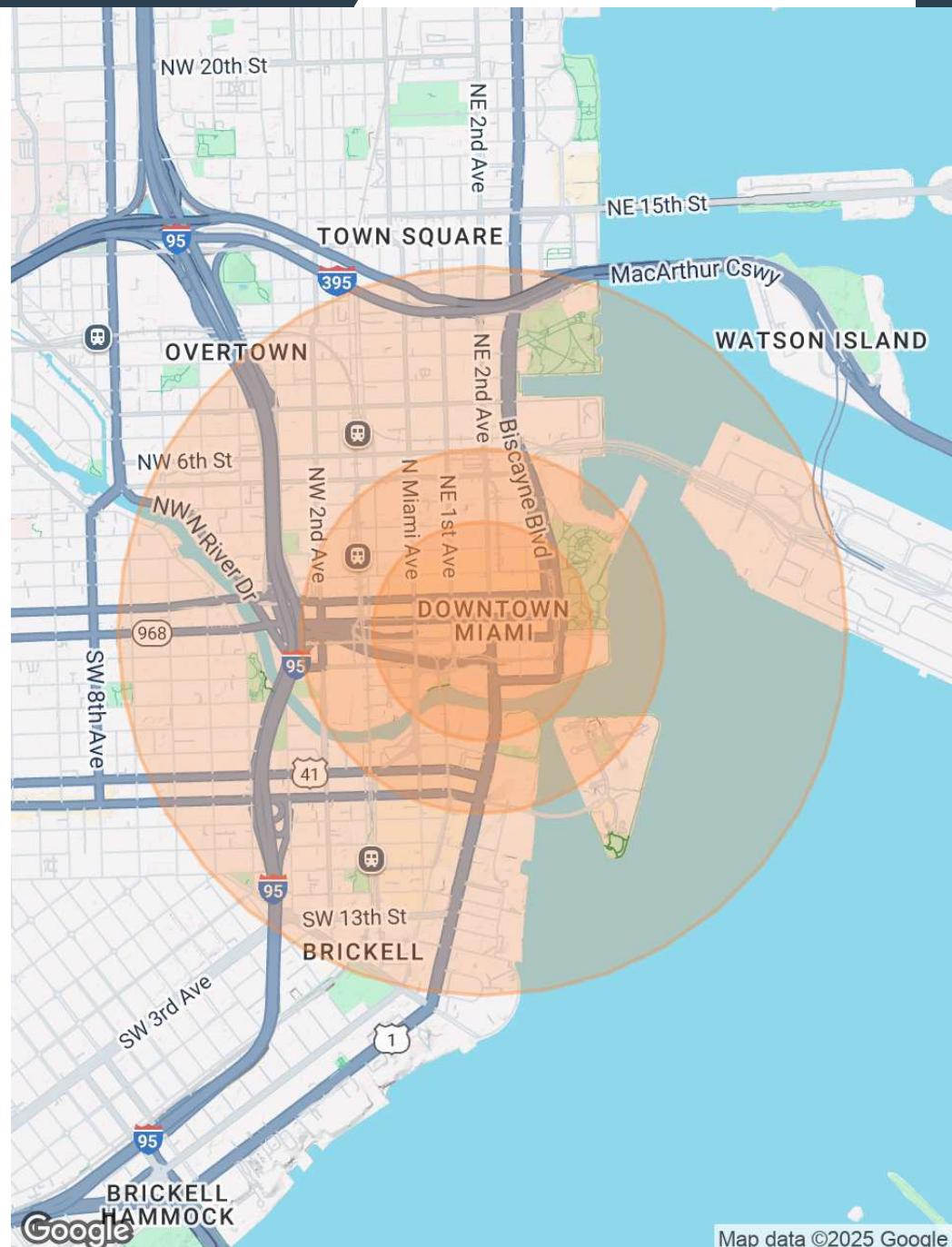
CITADEL

DEMOGRAPHICS MAP & REPORT

OFFICE CONDO FOR SALE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	9,506	25,250	76,469
Average Age	37	37	38
Average Age (Male)	37	37	38
Average Age (Female)	37	37	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	5,586	12,739	38,167
# of Persons per HH	1.7	2	2
Average HH Income	\$131,782	\$151,196	\$123,782
Average House Value	\$787,209	\$718,610	\$568,056
ETHNICITY (%)	0.3 MILES	0.5 MILES	1 MILE
Hispanic	50.5%	50.6%	56.1%
RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	4,354	12,323	34,271
Total Population - Black	459	1,989	6,856
Total Population - Asian	408	819	2,256
Total Population - Hawaiian	1	3	13
Total Population - American Indian	14	25	258
Total Population - Other	1,077	2,206	7,871

Demographics data derived from AlphaMap



OUR SERVICES

FA Commercial is a specialized team led by Fabio & Sebastian Faerman focusing on investment sales, landlord & tenant representation, market analysis, site selection, strategy selection, and portfolio overview.

Furthermore, our approach is distinctive, comprehensive, and thorough. We capitalize on opportunities and provide clients with strategies for their real estate properties.

Fabio Faerman is the director of the commercial division at Fortune International Realty where he has been the top producer 10 years in a row. Since 2002 Fabio and his team have sold over \$1 Billion in assets across South Florida.

INVESTMENT SALES

Mitigating risk and maximizing value for clients using holistic commercial real estate services plus implementing robust and personalized marketing strategies.

OWNER REPRESENTATION

Providing unparalleled representation for property owners, connecting owners with tenants, enhancing the tenant mix, and creating property specific-solutions.

TENANT REPRESENTATION

Advising tenants on market trends, demographic analysis, site selection and lease negotiation tactics to assist clients when deciding on their investment.

FA Commercial is the expert leading with both **landlord and tenant representation**.





FABIO FAERMAN, CCIM, MBA

Broker Associate

fff@facommercial.com

+1 786 262 9966



SEBASTIAN FAERMAN

Sales Associate

sf@facommercial.com

+1 786 262 3771

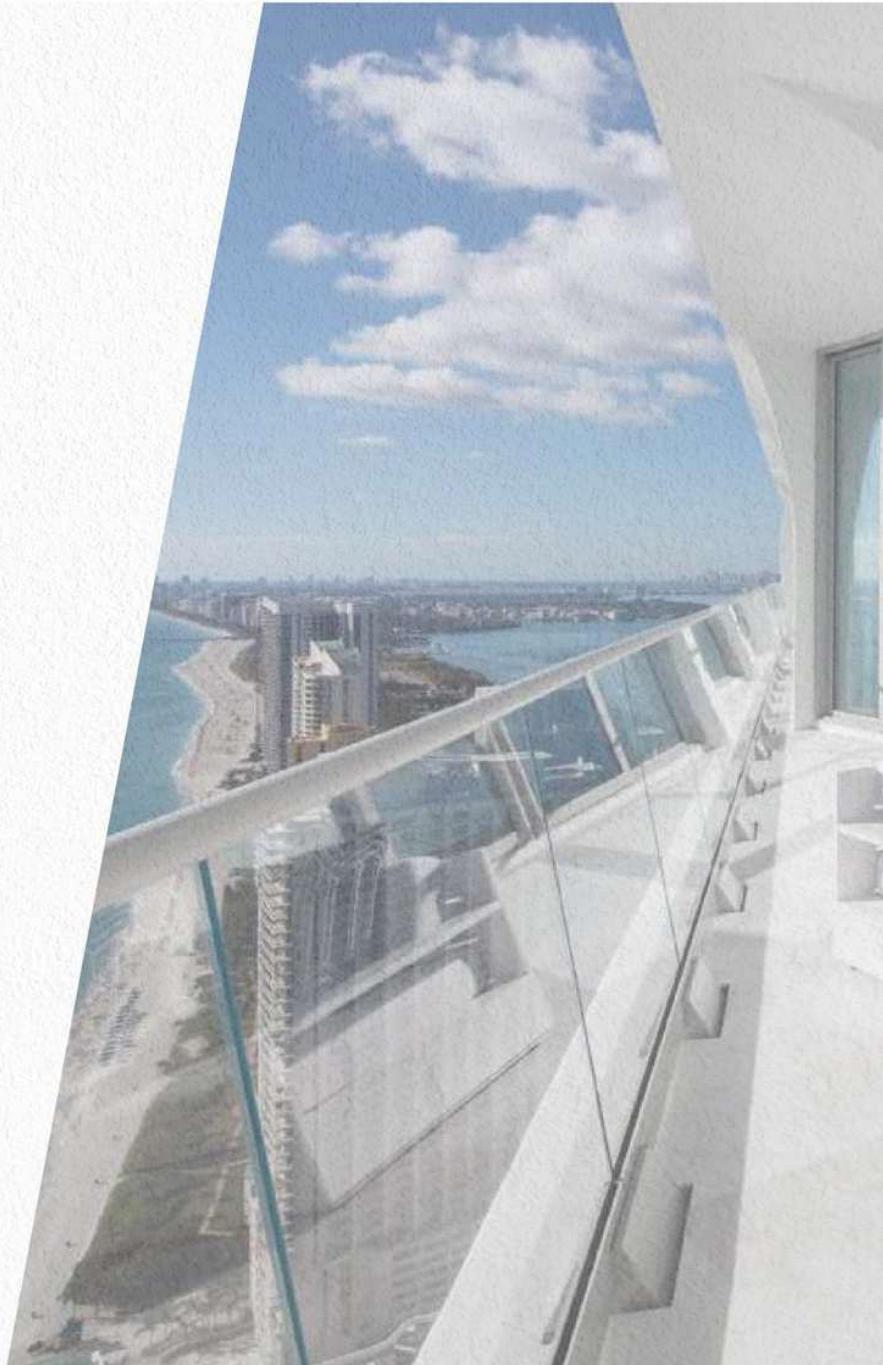
COMMERCIAL DIVISION OF FORTUNE

FORTUNE
INTERNATIONAL
GROUP

Synonymous with excellence, quality, customer service and unwavering commitment to the highest standards of luxury, Fortune International Group has been a recognized leader in development, sales and marketing since 1983. The company's prestigious development portfolio includes many of the most prominent residential properties in South Florida including Jade Signature, The Ritz-Carlton Residences Sunny Isles Beach, Auberge Beach Residences and Spa Fort Lauderdale, Jade Residences Brickell; Jade Beach, Jade Ocean, and Hyde Resort & Residences Hollywood.

FORTUNE
INTERNATIONAL
REALTY

Is the premier, exclusive on-site sales and marketing representative for third- party development projects in South Florida, having represented some of South Florida's most successful projects: Missoni Baia, Una Residences, 57 Ocean, 2000 Ocean, Monaco Yacht Club, 1 Hotel & Homes South Beach, Brickell Flatiron, SLS Lux & Gran Paraiso, among others with thousands of sales to date. Led by visionary founder Edgardo Defortuna, Fortune International Group has 18 offices around the world with nearly 1,000 associates. Fortune's international broker network reaches legions of prospective buyers from South Florida to Buenos Aires, Hong Kong to São Paolo, and Manhattan to Paris.



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by FA Commercial Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

Presented By:

FABIO FAERMAN, CCIM

786.262.9966
info@facommercial.com

