



2525 SW 27th Ave, Miami, FL, 33133

For Sale

2525 SW 27th Ave, Miami, FL 33133

 **JLL** SEE A BRIGHTER WAY

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2525 SW 27th Ave, Miami, FL, 33133



Executive Summary

Jones Lang LaSalle (“JLL”) has been exclusively engaged by 2525 MIAMI LLC (“Ownership”) to represent it for the sale of its office building located at 2525 SW 27th Ave Miami, FL 33133 (“Property”).

The Property consists of a total of 15,536 RSF of Class A office space over 3 floors and a ground level covered parking garage on an 8,378 SF lot. The building is currently entirely occupied by a law firm (owner user). The Property was extensively renovated in 2020 with significant work performed on the façade, elevators, roof, HVAC systems and interiors to be brought up to the modern workplace standards. The building elevator connects all four levels of the building from the ground floor garage to each office floor, all of which are also accessible via a stairway on the front side of the building with a glass façade that lets in natural light.

The first floor of the Property consists of a reception area, 6 person conference room, men's and women's restrooms, a separate private restroom with a full shower, 11 private offices, break room, and several storage rooms. The second floor lays out with a large welcome / reception area, 8 person conference room, and key card access to 11 private offices, open areas for workstations, kitchen / break room, along with men's and women's restrooms. The third floor has a large open area with a 6 person conference room, 7 private offices, and a gym.

The Property is located within the Silver Bluff Estates neighborhood just off US-1, a major arterial roadway and is a short distance from I-95, accessible via both US-1 or Coral Way. Silver Bluff Estates is conveniently located between Coconut Grove and Coral Gables.

Pricing guidance provided upon request.

Property Overview

Building Summary



Address	2525 SW 27th Ave, Miami, FL 33133
Building name	2525 SW 27 th Ave
Owner name	2525 Miami LLC
Building size	15,535 SF
Year built	1965
Building class	B
Building stories	3
Typical floor	~ 4,800 SF
Parking	20 spaces total: 8 covered / 12 exterior (with potential for 6 additional spaces via tandem parking)
Asking Price	Provided Upon Request

Building Highlights

2525 SW 27th Ave Miami, FL 33133

- 15,535 SF, freestanding office building, perfect for an owner user.
- Parking: 20 parking spaces total with 12 spaces in the exterior parking lot (potential for 6 additional spaces through tandem parking) and 8 spaces in a gated garage (with 2 electric chargers).
- Location: Situated in the historic and vibrant Silver Bluff neighborhood between Coconut Grove and Coral Gables. Offers exceptional convenience to various retail stores, restaurants, and entertainment options.
- Amenities: Controlled access, proximity to bus line and commuter rail, security system, and signage.

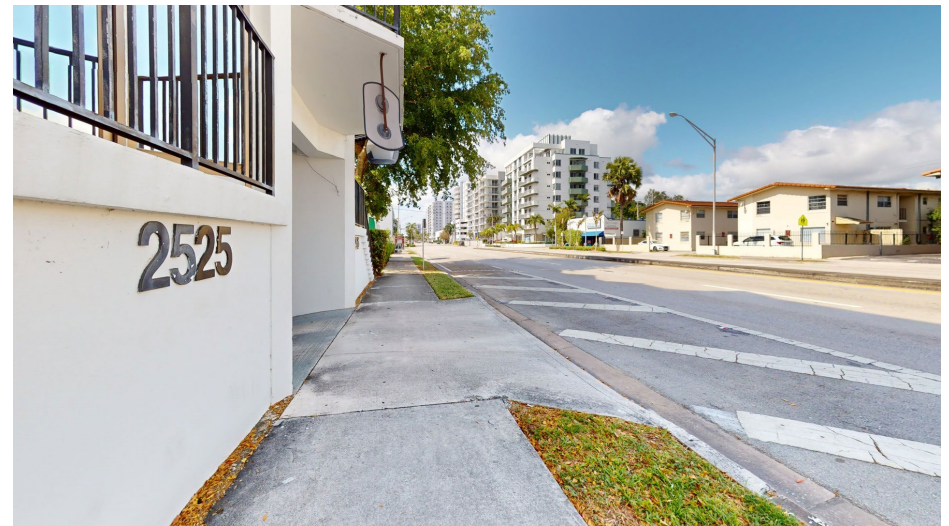
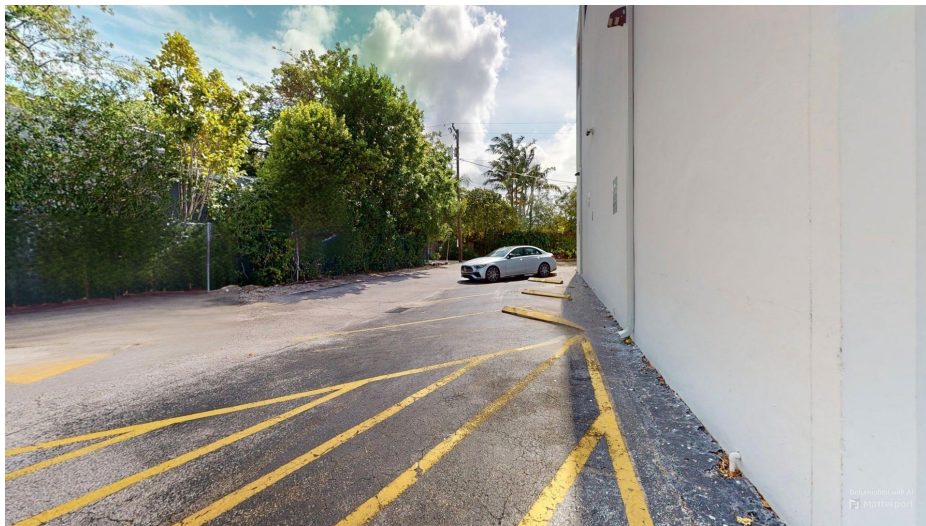
2525 SW 27th Ave, Miami, FL, 33133



Building Photos



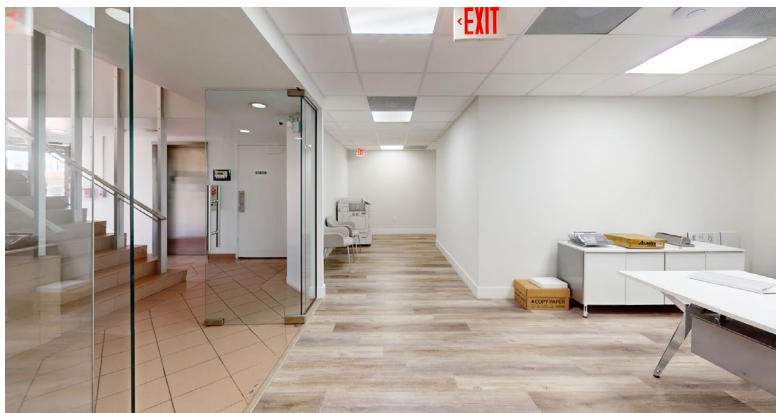
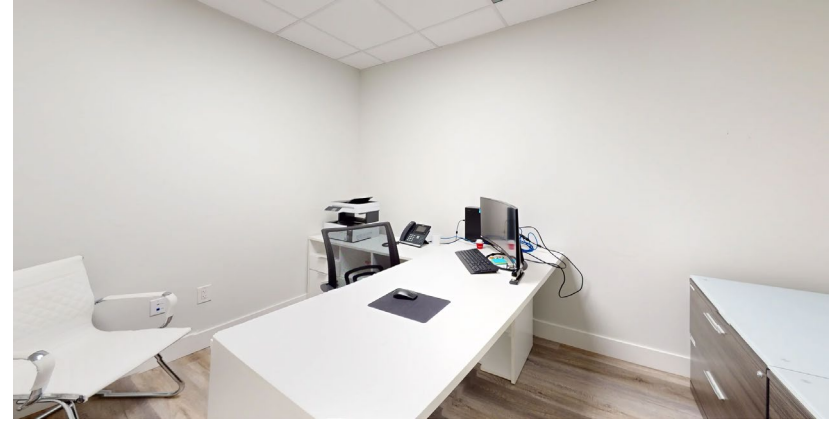
Building Photos: Garage and Exterior Lot



Offering memorandum

[Click here for virtual tour](#)

Building Photos: Floor 1



Offering memorandum

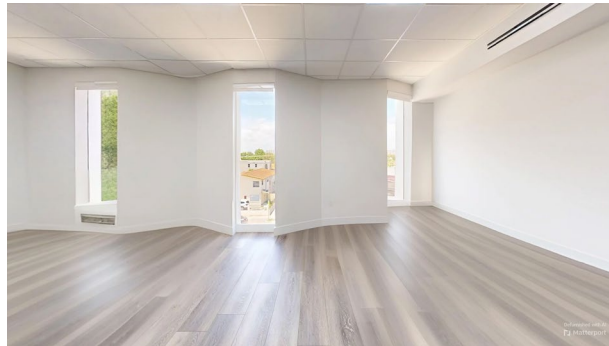
[Click here for virtual tour](#)

Building Photos: Floor 2



Building Photos: Floor 3

[Click here for virtual tour](#)



Location Highlights

2525 SW 27th Ave is situated in the neighborhood of Silver Bluff Estates, offering a mix of natural beauty and urban amenities between Coral Gables and Coconut Grove. The location provides easy access to Biscayne Bay, parks, shopping at CocoWalk, diverse dining options including Mary's Café, Palacio de los Jugos, Flanigans', and cultural attractions like Vizcaya Museum. It combines a village-like atmosphere with proximity to major Miami destinations, balancing waterfront leisure with city convenience.



CocoWalk – 1.4 miles

- 7-minute drive to CocoWalk and Downtown Coconut Grove.
- A completely unique urban village in the center of leafy Coconut Grove, Cocowalk is the home of cool retail, leisure and business.
- Amenities include Sweetgreen, Mister 01 Pizza, Sushi Garage, INFINITY Beyond Fitness, The Spot Barbershop, and more.



Brightline Miami Central Station – 4.6 miles

- 20-minute metro rail ride to Brightline station
- Provides connectivity to Aventura, Downtown Ft. Lauderdale, Boca Raton, Downtown West Palm Beach, and Orlando.



Coconut Grove Metrorail Station – 0.4 miles

- 9-minute walk to Coconut Grove Metrorail Station
- 2-minute drive to Coconut Grove Metrorail Station
- Retail amenities include: Target, Total Wine, Sprouts Farmers Market, Chipotle, & Panera.



HCA Florida Mercy Hospital ~ 2.0 miles

- Comprehensive medical services including emergency care, cardiovascular center, and more
- Serves as a teaching facility, affiliated with multiple medical education program
- Level II Trauma Center designation

Location Highlights



Convenient access to major thoroughfares including US-1, Coral Way, and I-95.



About 4 miles south of Brickell / Downtown Miami and 1.8 miles west of Downtown Coral Gables.



Walking distance to the Grove Central and the Coconut Grove Metrorail Station. 7 min drive from CocoWalk, a popular open-air shopping entertainment complex with restaurants, retail stores, and a movie theater.



Biscayne Bay is approximately 1 mile east and Key Biscayne beaches about 5 miles southeast via the Rickenbacker Causeway.





Confidentiality Disclaimer & Exclusive Agency

By acceptance of this Offering Memorandum (The “Memorandum”), you agree to the following conditions: This Memorandum is only provided with the understanding that you agree to these conditions. If you do not agree to these conditions, you must promptly return this Memorandum to the address below. Any information concerning the Property which you are provided now or in the past or future, whether in printed, electronic, verbal or any other form (the “Information”), and whether from JLL, the Owner(s) or any of their officers, agents, employees or affiliates (collectively the “Seller”), is subject to errors, omissions, changes, or withdrawal without notice. Information is not warranted for accuracy or completeness and no legal liability is assumed with respect thereto. The only exception to this will be specific representations or warranties, if any, that are made in a written contract executed by the Seller(s). Any projections should be considered as opinion and are not guaranteed. Information will only be used to evaluate your interest in purchasing the property and for no other purpose. Unless otherwise specifically agreed in a written contract executed by the Seller(s) of the Property, the Property is being sold “As Is, Where Is and with All Faults” and no warranties or representations, expressed or implied, are made concerning its past, present or future condition, value

or use. Before signing a contract to purchase this or any real estate, the Buyer should carefully inspect the Property and consult engineers, attorneys, and financial experts. Any inspection of the Property by you or your employees or agents is at your risk and you indemnify the seller, from any resulting claims. You agree to not use the Information in any way that is detrimental to Seller, and, except for information generally known to the public, you will keep the information confidential.

The Information may be shared with the people involved in evaluating your potential purchase of the Property on the condition that you make them aware of this Agreement. Should you distribute Information to anyone else, you agree to be responsible for having them sign a copy of the appropriate agreement attached in the Appendix. Except for the purposes related to your purchase evaluation, you will not copy or distribute the Information without prior written authorization from Sellers or Sellers’ Agent. You agree to not market the Property and to not contact the Property’s tenants unless you have received specific written approval from Sellers or Sellers Agent. You indemnify Seller from and against any claims which result from your distribution of the Information. The Seller shall not be bound by any agreement unless

it is in writing and properly executed by an officer of the company being bound. The Seller retains the absolute right to reject any offer without giving any reason. Providing you with Information (including Evaluation Material) does not create any liability to the Seller or obligate them in any way. Notwithstanding anything to the contrary contained herein and as a material consideration of receiving this Offering Memorandum, no commission or fee shall be paid by Sellers or Sellers Agent to any broker regardless if a broker claims through the purchaser or other broker that the broker represented the purchaser. The purchaser will be responsible for such fees or commissions for such broker and shall indemnify Seller as such in the Purchase and Sale Agreement. Any “Evaluation Material” (including, but not limited to the Memorandum, plans, lease summaries and computer CDs) that you receive from the Seller shall remain the Property of the Seller and shall be promptly returned to Seller upon Seller’s request or if you decide to not purchase of the Property.

If you have no interest in the Property currently, please return this Offering Memorandum to: JLL, Miami Corporate office: 200 South Biscayne Blvd., Suite 4300 Miami, FL 33131

Contact

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