

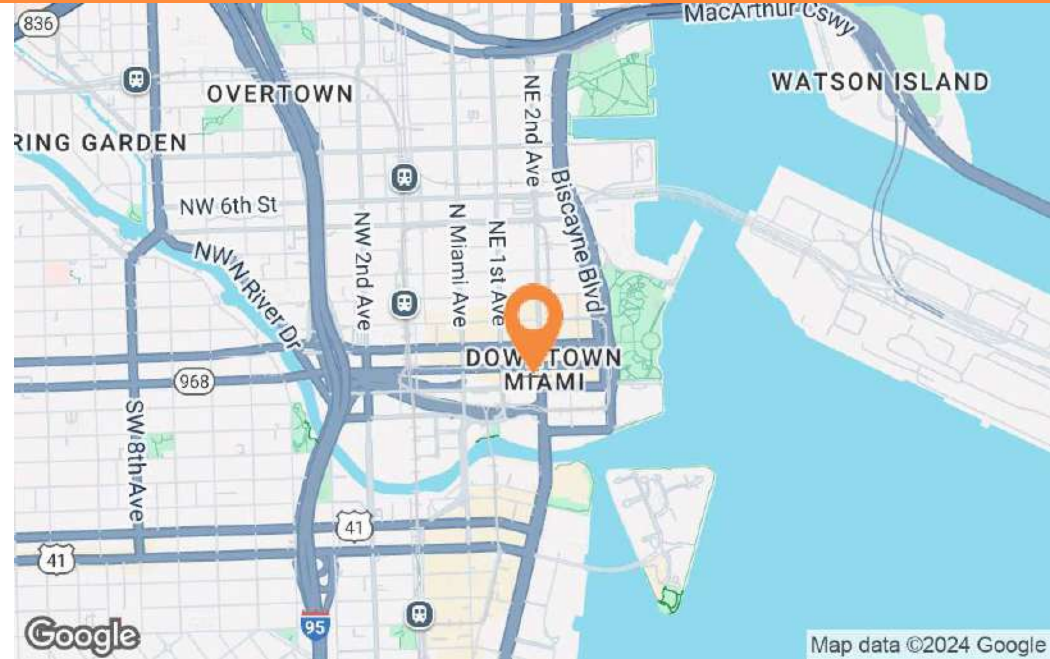


OFFICE BUILDING FOR LEASE

150 SE 2ND AVE

CHASE BANK BUILDING | 706 UNIT





+ AVAILABLE SF

1,735 SF

+ LEASE TYPE

MG

+ LEASE RATE

Contact Broker

PROPERTY OVERVIEW

FA Commercial is pleased to present this office condo located in the Chase building, nestled in the heart of vibrant Downtown Miami. Prime location where daytime shoppers seamlessly transition into lively evening events. Join a thriving community that offers dynamic shopping, cultural attractions, and electrifying activities. By day, enjoy open-air malls, upscale stores, and boutique jewelry shops, creating an inviting and invigorating atmosphere. As night falls, the American Airlines Arena takes the spotlight, drawing enthusiastic crowds.

PROPERTY HIGHLIGHTS

- Nestled in the heart of vibrant Downtown Miami
- Prime location
- Next to the Miami Tower

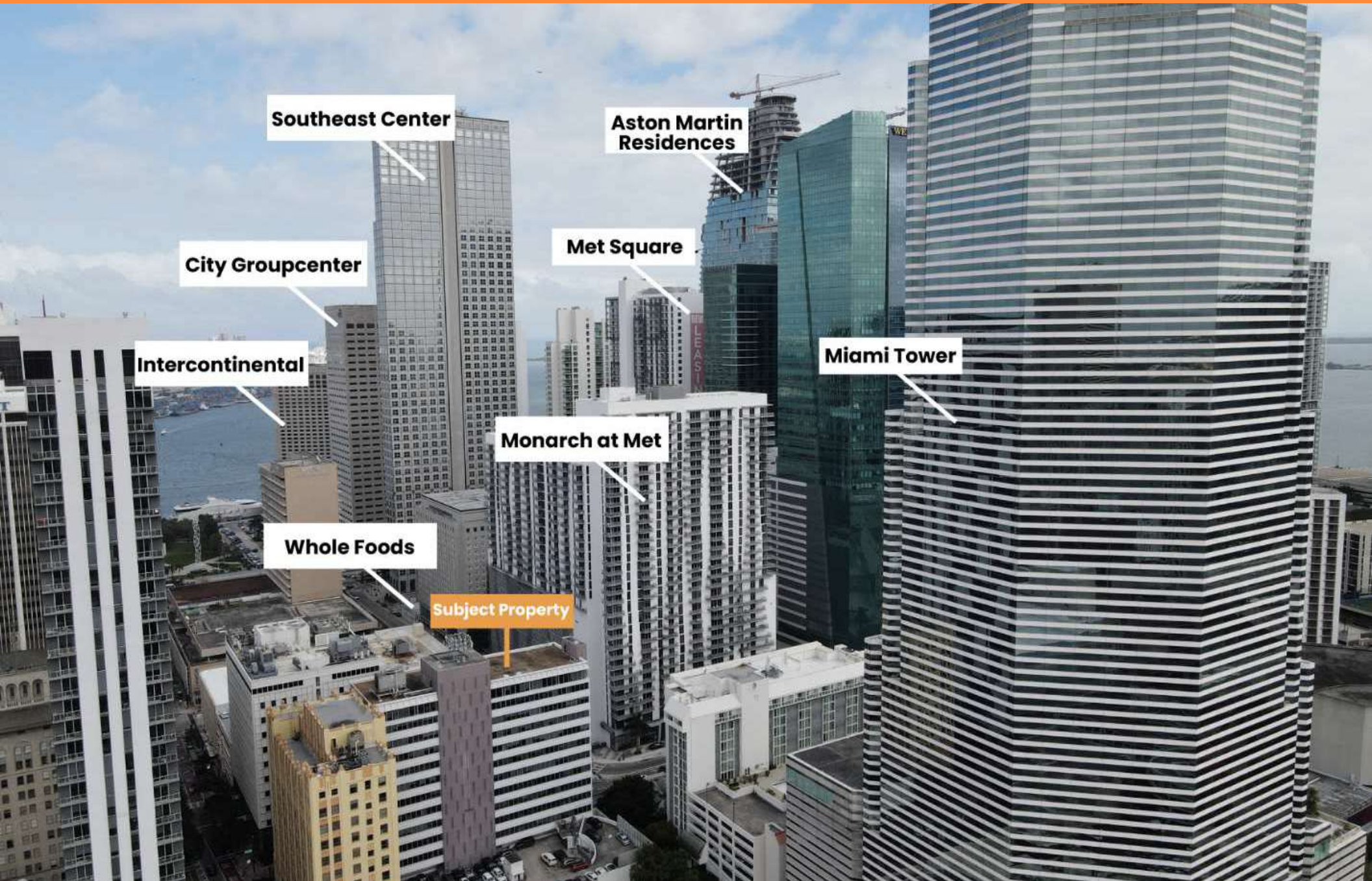






7TH LEVEL FLOOR PLAN





Southeast Center

Aston Martin Residences

City Groupcenter

Met Square

Intercontinental

Miami Tower

Monarch at Met

Whole Foods

Subject Property

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.

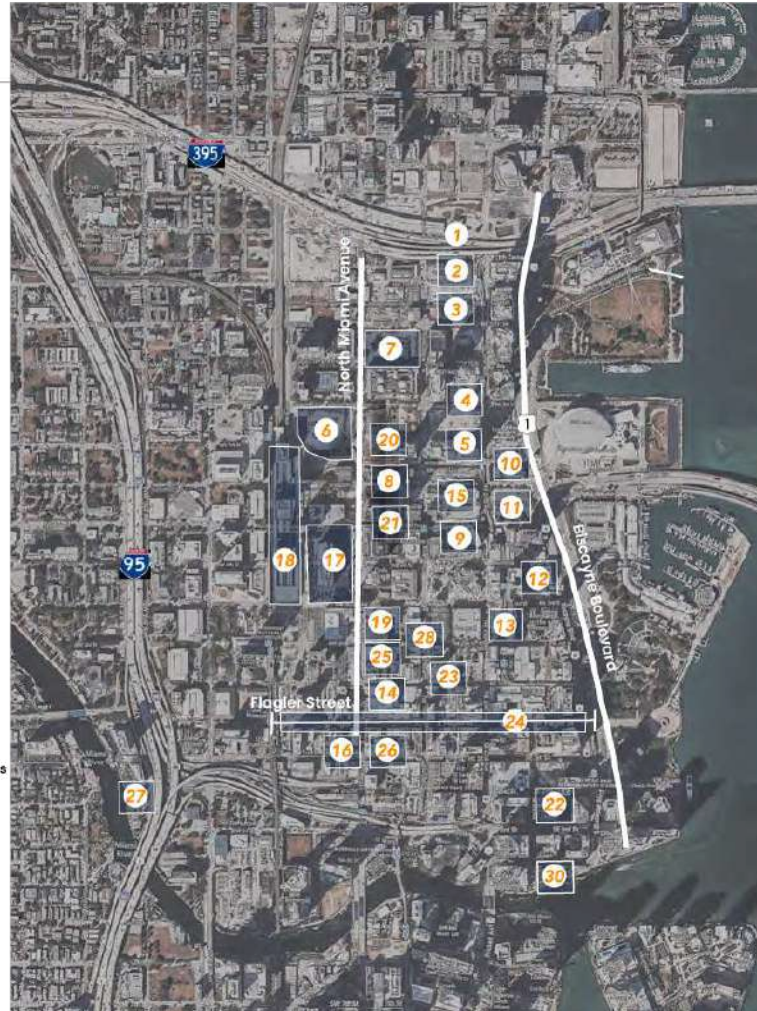


Design | Concept | Plan



Nearby Developments

- | | |
|---|---|
| 1. Underdeck Miami | 16. Lions Group NYC
675 units |
| 2. Elleven Hotel Residences/ Beyond
461 units 375 Hotel keys | 17. US District Courthouse |
| 3. Naftali Group
Two Supertall Towers 1.3 million total sf of development | 18. Miami Central Station
816 units 130,000 sf of retail |
| 4. CitizenM at MWC
252 Hotel keys | 19. The District
640 units |
| 5. Bezel at MWC
434 units | 20. The Crosby at MWC
450 units |
| 6. Witkoff and Monroe Capital
2,200 units | 21. Downtown 5th
1,042 units |
| 7. Legacy at MWC
310 condos 210 hotel keys | 22. Monarc at Met Apartments
462 units |
| 8. Okan tower
399 units | 23. Diamond District |
| 9. Related Group Merrimac Ventures
450 units | 24. Flagler Street Streetscape |
| 10. Nativo Miami
412 units | 25. Metro Mall Jewelry Center |
| 11. Elser Residences
646 units | 26. New Courthouse |
| 12. Waldorf Astoria
360 units | 27. Miami River
1,678 residential units 330 hotel rooms
198,882 sf of retail |
| 13. YotelPad
453 units | 28. Namdar
640 units |
| 14. Lalezarian Properties
565 units | 29. Hyatt Gencom
1,500 units |
| 15. 501 First Residences
448 units | 30. Aston Martin Residences
434 units |

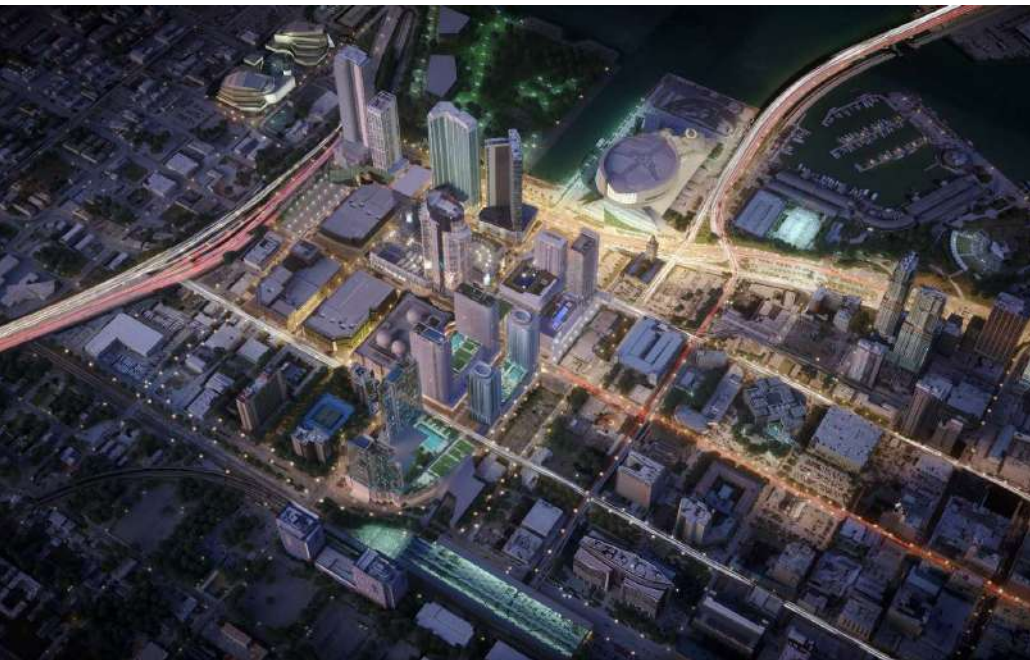


MIAMI WORLD CENTER & THE PARAMOUNT LUXURY CONDO

Miami World Center is a new mega project and Downtown's game changer. With nearly 30 acres and an estimated price tag of more than \$1.5 billion, Miami World Center will be the second largest urban development in the United States. It will include 765,000 Sq.Ft of signature retail, 4.5 acres of open space, 7,000 new parking spaces, and an ultra-modern Marriott Marquis World Convention Center Hotel with 1,800 rooms, 600,000 Sq.ft of convention space, and an 80,000 Sq.ft outdoor event deck. To top it all off – literally – the Master Plan for Miami Worldcenter will include multiple residential towers with over 1,000 units. Read more on Miami World Center.









MIAMI
WORLDCENTER

Only 5 blocks away

Subject Property

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.



SE 1ST STREET

SE 1st Street is a tree-line promenade with many of the last remaining historical buildings in Miami. It stretches all the way east to Bayfront park and Biscayne Bay. Through the most recent years, there's been a profuse organic growth of European cafes, restaurant and shopping.



WHOLESALE JEWELRY SALES IN DOWNTOWN MIAMI TOALED CLOSE TO \$1 BILLION

Downtown Miami's Jewelry District comprises four city blocks, bounded by Flagler Street, North Miami Avenue, NE 2nd Street and NE 2nd Avenue, and the main street goes through NE 1st Street. Downtown Miami did close to \$1 Billion in jewelry wholesales in 2012. The second largest jewelry center in the Nation, The Seybold Building facilitates 280 jewelers and is located near all the subject sites. Tenants in the building have confirmed that there is a waiting list to get a space, and rent is being collected for the full year in advance. Miami is competing with Los Angeles and New York to become the city with highest number of jewelry sales, and to offer the most attractive environment for shoppers as well as retailers. There is a tremendous potential in catering to Miami's jewelry market since buildings with these amenities are nonexistent today





 **BRICKELL
CITY CENTRE**

Market Drivers - Brickell City Centre

OVERVIEW

Brickell City Centre brings three levels of unparalleled shopping, dining and entertainment anchored by a 107,000 square foot, ultra-modern Saks Fifth

SHOP

Luxury brands are rapidly opening their doors with premium, contemporary and blend of new-to-market brands in the mix. The 500,000 square foot vertical shopping experience is rounded out with a mix of premium and contemporary shops filled with beauty, home decor, jewelry, apparel and much more.

EAT + DRINK

The restaurants and bars, an integral piece of the Brickell City Centre experience, make up the third and fourth levels, an experience anchored by CMX, the VIP Cinema Experience.





Market Drivers - Brickell City Centre Phase 2

THE LATEST

Developer Swire Properties has announced that it will begin focusing on developing the remaining phases at Brickell City Centre after completing a selloff of condo units there. Swire also sold two office towers at Brickell City Center in July 2020 for \$163 million, and plans to recycle the funds into new projects.

At least four new potential towers could be built by Swire at Brickell City Centre. Swire has plans for an 80-story, 1,049-foot supertower called One Brickell City Centre with a mix of uses, serving as the Brickell Avenue entrance to the complex.

The developer has also submitted plans for a 62-story tower on the Associated Photo site next to Brickell City Centre. Another 52-story tower is planned on the former Tobacco Road property



**CHETRIT
GROUP**

Market Drivers - Chetrit \$1B Miami River Development - Miami Riverwalk Towers.

THE LATEST

Chetrit Group secured a \$310 million construction loan for its \$1 billion mixed-use mega development planned for the Miami River. Madison Realty Capital provided the loan for the first and second phases of the multi-phased project, according to a release. New York-based Chetrit has long planned to develop the 6.2-acre site, south of the river, between I-95 and Southwest Second Avenue.

The city of Miami approved the project in October 2015, as a five-phase development with a 330-key hotel, 1,700 residential units, 266,000 square feet of retail and office, and more than 2,000 parking spaces.

The first two phases will include a 54-story, 632 unit tower, and a 24,000-square-foot, three-story two-building commercial component. The third phase will have another 1 million square feet of development.



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	55,087	479,819	1,179,175
Average Age	38.1	40.7	41.4
Average Age (Male)	38.8	39.7	39.9
Average Age (Female)	37.6	41.8	42.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	37,588	239,140	513,014
# of Persons per HH	1.5	2.0	2.3
Average HH Income	\$84,826	\$65,436	\$70,315
Average House Value	\$265,973	\$312,070	\$346,591
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	62.6%	68.5%	66.8%
RACE	1 MILE	5 MILES	10 MILES
Total Population - White	41,424	310,871	747,938
Total Population - Black	3,438	77,176	222,040
Total Population - Asian	1,729	6,754	16,559
Total Population - Hawaiian	0	138	664
Total Population - American Indian	225	1,391	1,767
Total Population - Other	1,997	28,665	61,401

2020 American Community Survey (ACS)



FABIO FAERMAN

CCIM | Broker Associate



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PROFESSIONAL BACKGROUND

Fabio Faerman is the CEO of FA Commercial Advisors and Commercial Division Director at Fortune Internacional Realty. CCIM member, Commercial Real Estate Investment Advisor, Broker Associate, and for the last five, consecutive years he has been awarded as the #1 Top Producing Broker of Fortune Internacional Realty.

Mr. Faerman and his team at FA Commercial Advisors specialize in the retail/restaurant real estate market, serving retailers, developers, and retail property owners/landlords.

FA Commercial is equipped with the advanced human capital, cutting-edge technology, international relationships and local market knowledge.

FA Commercial proudly assisted on the closing of many deals such as Cipriani, La Petit, La Cantina #20, Freddo, Pilo's Street Tacos, Prime Cigar, Yuzi Yakitori, The Cage, Unbreakfix, Roberto Giordano, Akashi, La Lupita, Eat Greek, Gyu-Kaku Japanese BBQ, La Provence and Granier Bakery.



EDUCATION

CCIM, MBA, BA in Architecture.

ABOUT FORTUNE INTERNATIONAL REALTY

Fortune International was awarded "Best Real Estate Agent and Best Floridian Agent" by The Bentley International Property Awards.

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www.fir.com

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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.

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