



A Downtown Miami trophy asset featuring a USPS-leased retail storefront, a creditworthy federal tenant, and a NNN lease for long-term stability.



FOR SALE | \$2,500,000

150 SE 2ND AVE

#103 MIAMI, FL 33131



A Downtown Miami trophy asset featuring a USPS-leased retail storefront, a creditworthy federal tenant, and a NNN lease for long-term stability.

CONTENTS

PROPERTY INFORMATION 3
LOCATION INFORMATION 9
FINANCIAL OVERVIEW 13
SALE COMPARABLES 20
DEMOGRAPHICS 23
ADVISOR BIOS 26

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Synergy Realty Advisors its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Synergy Realty Advisors its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Synergy Realty Advisors will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Synergy Realty Advisors makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Synergy Realty Advisors does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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 Synergy Realty Advisors in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY INFORMATION



14 FLOORS

3,492 Sq. Ft.

2ND ST
AADT: 29,500

2ND AVE
AADT: 11,500

 UNITED STATES
POSTAL SERVICE®



EXECUTIVE SUMMARY



PROPERTY OVERVIEW

Sale Price **\$2,500,000**

OFFERING SUMMARY

| | |
|--|-------------------------|
| Building Size: | 3,492 SF |
| Number of Units: | 1 |
| Price / SF: | \$715.92 |
| Current Cap Rate: | 3.36% |
| Pro forma Cap Rate (starting Dec 2025) | 4.36% |
| Current NOI: | \$83,963.76 |
| Year Built: | 1967 |
| Zoning: | T6-80-O-URBAN CORE ZONE |

Synergy Realty Advisors proudly presents 150 SE 2nd Ave, Miami, FL, Suite 103, a premier retail investment opportunity in the prestigious Chase Building in Downtown Miami. This 3,492 SF high-visibility property is leased by the United States Postal Service (USPS), a federally backed tenant, ensuring stable cash flow and long-term security for investors. USPS occupies 2,000 SF under a partial NNN lease and has exercised its first 5-year renewal option, commencing December 1st, 2025. The lease includes an 8% rent increase at the start of each 5-year renewal period, reinforcing strong rental growth. Additionally, USPS holds two more 5-year renewal options, offering further long-term income potential. The remaining 1,492 SF is leased as storage, generating additional passive income. As one of only four retail spaces on the first floor of the Chase Building, this property benefits from heavy foot traffic, high-density residential and commercial development, and immediate access to major transit hubs. With a prime location, government-backed tenant, and built-in rent escalations, this asset represents a low-risk, high-demand investment opportunity in one of the nation's fastest-growing markets.



PROPERTY DESCRIPTION

Synergy Realty Advisors proudly presents 150 SE 2nd Ave, Miami, FL, a premier retail investment opportunity in Downtown Miami's prestigious Chase Building. Anchored by the United States Postal Service (USPS), a nationwide tenant backed by the U.S. government, this property provides unparalleled stability and a secure income stream for investors. The USPS occupies 2,000 SF under a long-term partial NNN lease, featuring 8% yearly rent increases during renewal periods. With the remaining space leased as storage to other tenants from the Chase building. Situated in Miami's thriving financial and cultural district, the property benefits from heavy foot traffic, proximity to high-density residential developments, and access to major transportation hubs.

LOCATION DESCRIPTION

Discover the vibrant surroundings of Miami's bustling business district, where the property is located. This prime location offers easy access to renowned dining destinations such as Zuma Miami and Truluck's, creating an inviting atmosphere for client meetings and team outings. The nearby Brickell City Centre provides convenient shopping and entertainment options, while the stunning waterfront views along the Miami River offer a picturesque backdrop for any business endeavor. With a variety of upscale hotels and a thriving arts scene, the area perfectly balances work and leisure for discerning office building investors.

Investment Highlights



Backed by the U.S. Government – Secure Income with USPS as a Long-Term Tenant



Prime Downtown Miami Location – Steps from Brickell City Centre & Major Transit Hubs!



NNN lease structure reduces expenses and maximizes net operating income



Consistent Cash Flow with Rent Growth Built In



Minimal Landlord Responsibilities



Partial NNN Lease Structure – Reduced Operating Costs for Ownership



Sale Price: \$2,500,000

NOI: \$83,963.76

Cap Rate: 3.36%

Cap rate set to skyrocket! Net income rising from \$83,963.76 to \$108,963.80 by December 2025—a 29.7% increase! Secure your investment now!



Interior Photos



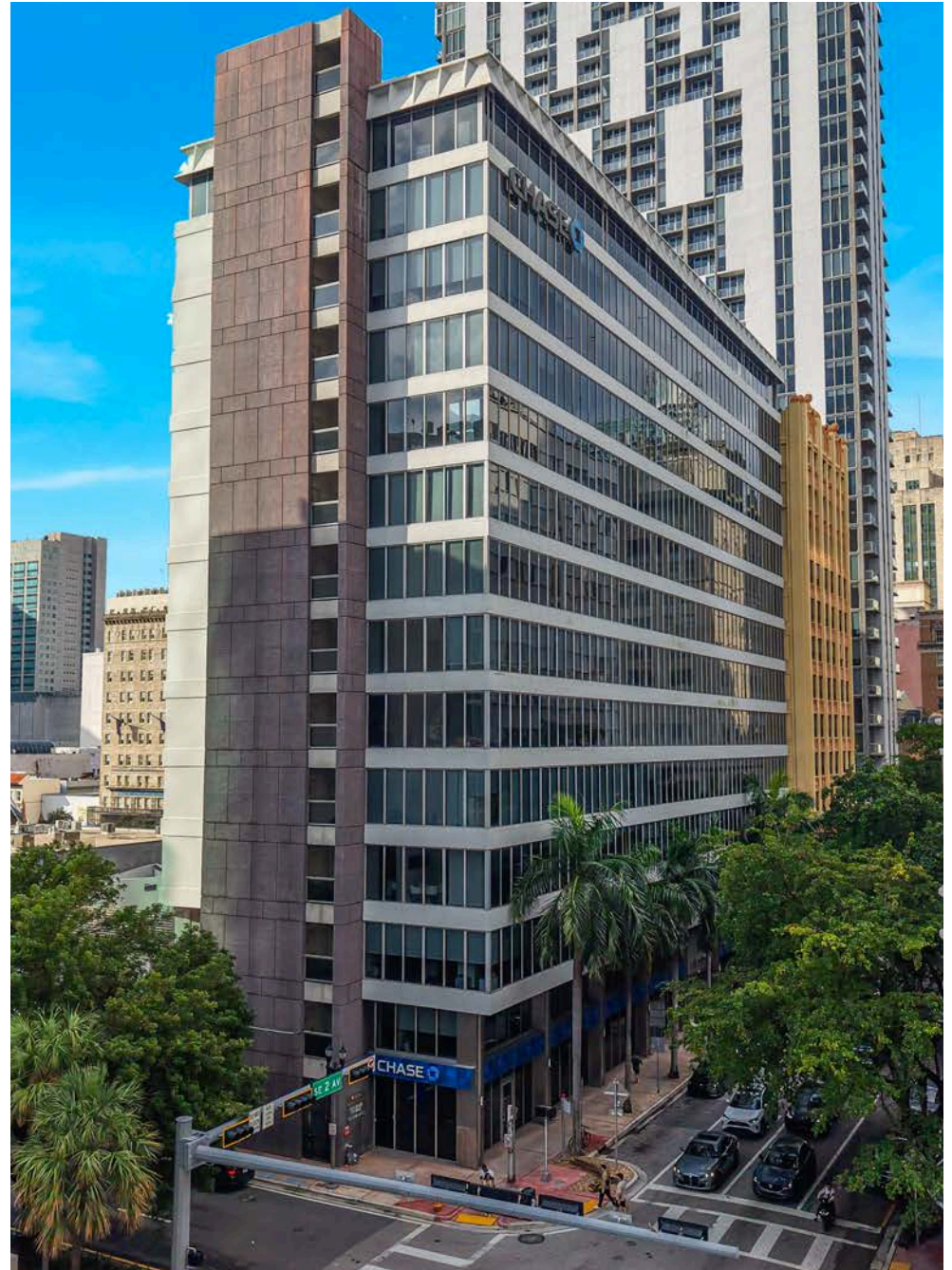
Interior Photos - Storage



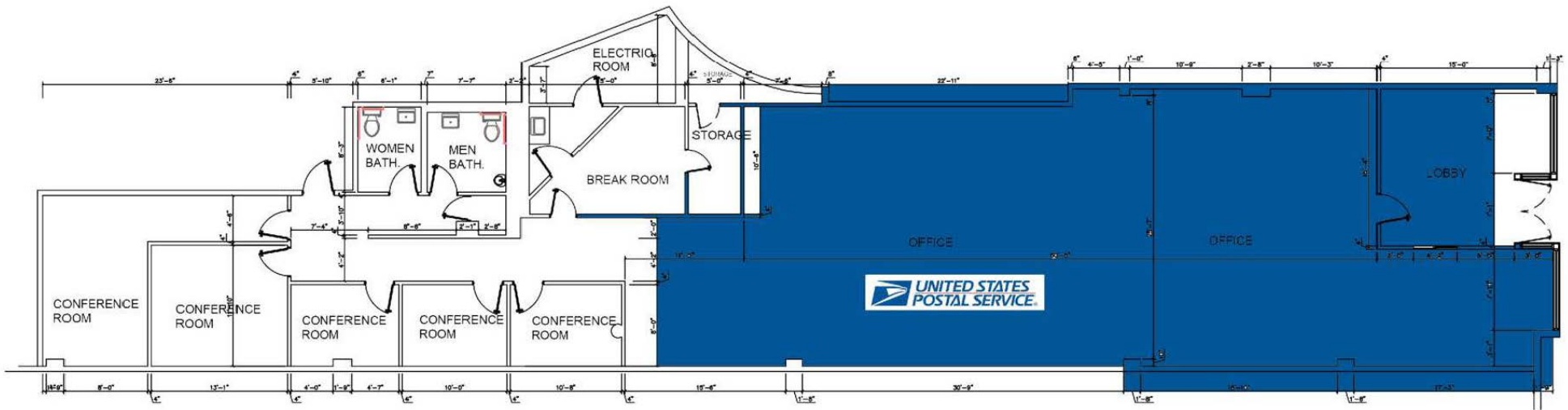
Exterior Photos- Storage



Exterior Photos of Chase Building



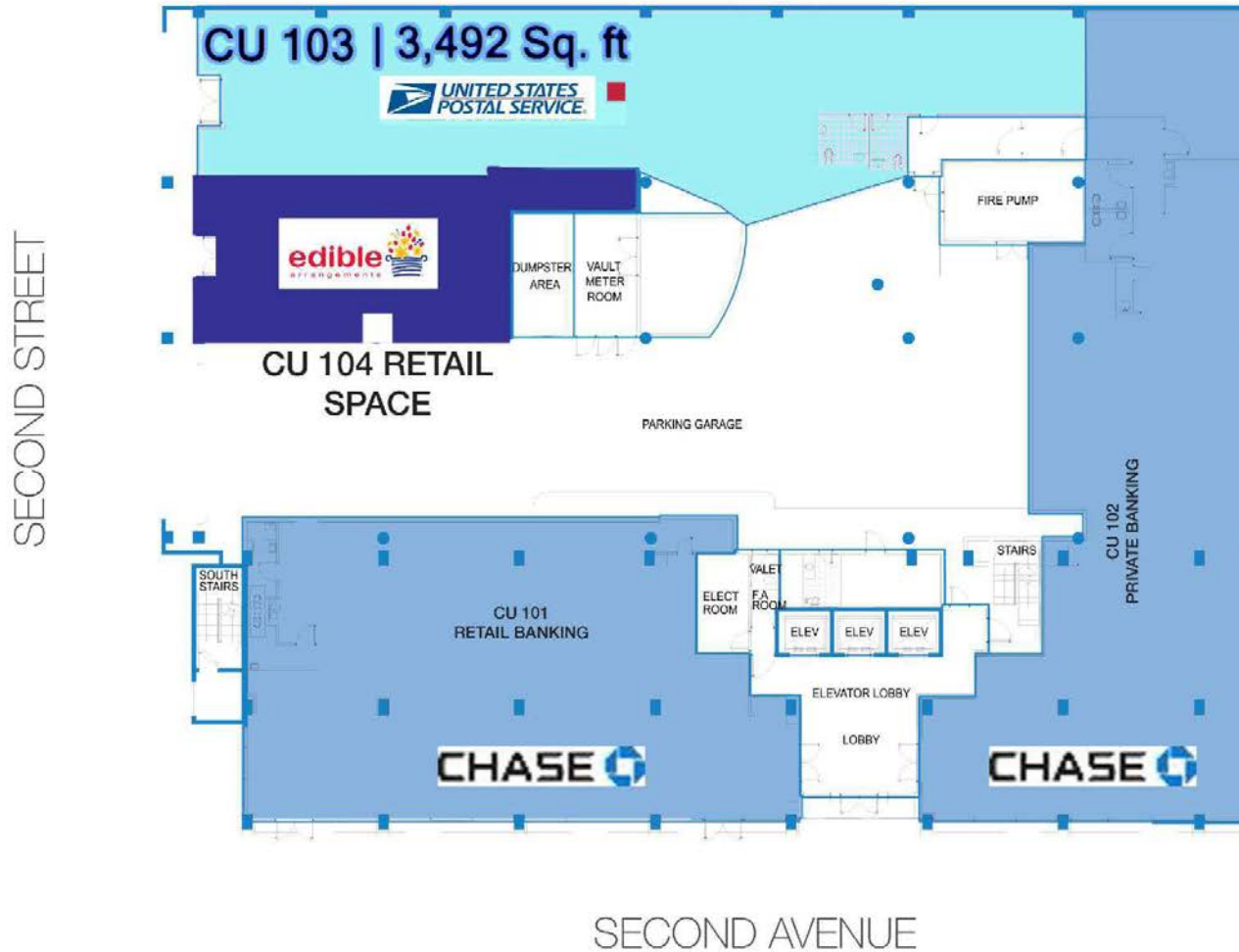
FLOOR PLAN



FLOOR PLAN
SC: 3/32"-1'-0"



SITE PLANS



LOCATION INFORMATION

150 SE 2nd Ave is surrounded by top-tier retail, dining, and hospitality destinations within walking distance:

- **Bayfront Park** – A scenic waterfront park with events, green spaces, and outdoor activities.
- **Brickell City Centre** – A premier luxury shopping and dining destination featuring brands like Saks Fifth Avenue and restaurants like Casa Tua Cucina.
- **Zuma Miami** – A renowned Japanese izakaya-style restaurant, popular among locals and visitors.
- **Hyatt Regency Miami** – A high-end hotel and convention space, ideal for business travelers.
- **Novikov Miami** – A high-energy, upscale Asian restaurant known for its fresh seafood and lively ambiance.

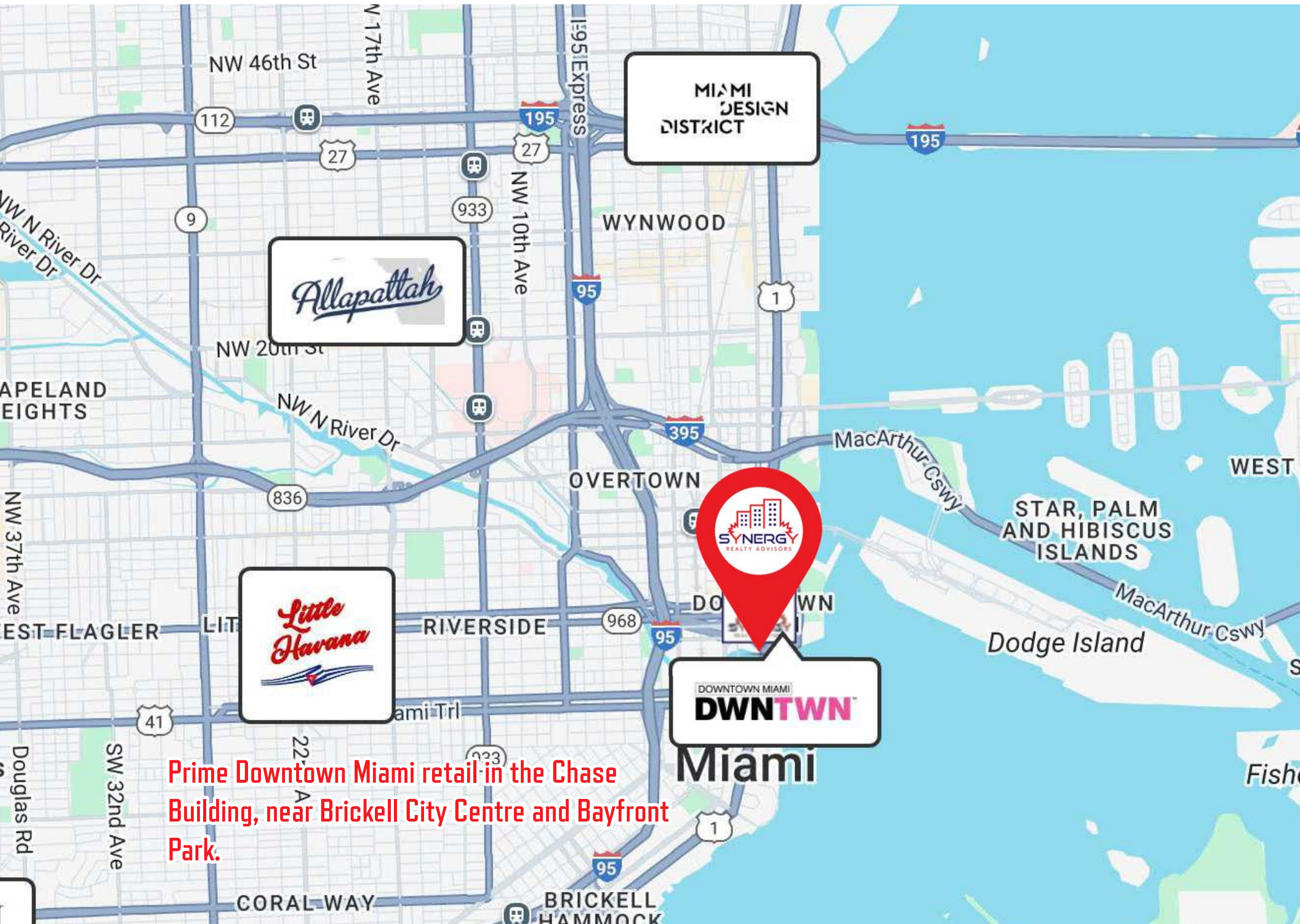
LOCATION MAP



Map data ©2025 Google



Surrounded by luxury residences, corporate offices, and high-end dining.



Allapattah

MIAMI
DESIGN
DISTRICT

Little
Havana



DOWNTOWN MIAMI
DWNTWN™

Prime Downtown Miami retail in the Chase Building, near Brickell City Centre and Bayfront Park.

Miami



INTERCONTINENTAL
HOTELS & RESORTS


ONE BAYFRONT PLAZA

WHOLE FOODS MARKET

3,492 Sq ft

Easy access to Metrorail, Metromover, and I-95 for seamless connectivity.

 UNITED STATES POSTAL SERVICE

 **UNITED STATES POSTAL SERVICE**

FINANCIAL OVERVIEW



GUARANTOR

Government



LEASE TYPE

NNN



INITIAL TERM

5 YEARS

CURRENT RENT ROLL

| SUITE | TENANT NAME | SIZE SF | % OF BUILDING | ESCALATION DATES | PRICE / SF / YEAR | CURRENT RENT | MONTHLY PPSF | ANNUAL RENT | LEASE START | LEASE END |
|---------------|-------------|-----------------|---------------|------------------|-------------------|-------------------|---------------|------------------|-------------|------------|
| 103 | USPS | 2,000 SF | 57.27% | - | \$44 | \$7,333.33 | \$3.66 | \$88,000 | 12/15/2020 | 12/15/2025 |
| 103 | STORAGE | 1,492 SF | 42.73% | - | \$20.10 | \$2,500 | \$1.68 | \$30,000 | M2M | M2M |
| TOTALS | | 3,492 SF | 100% | | | \$9,833.33 | \$6.05 | \$118,000 | | |



INCOME & EXPENSES

INCOME SUMMARY

150 SE 2ND AVE STE 103 MIAMI, FL 33131

GROSS INCOME (Includes income from storage tenants) **\$9,833.33**

VACANCY COST **\$0**

MONTHLY EXPENSE

150 SE 2ND AVE STE 103 MIAMI, FL 33131

Property Tax (LANDLORD IS RESPONSIBLBLE FOR 46.02% OF PROPERTY TAXES) **\$1,098.90**

Insurance **\$75**

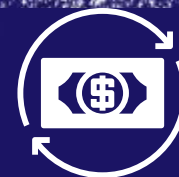
CAM - LANDLORD IS RESPONSIBLBLE FOR 46.02% OF CAM **\$1,662.45**

MONTHLY OPERATING EXPENSES **\$2,836.45**

MONTHLY NET INCOME **\$6,996.98**

YEARLY NET INCOME **\$83,963.76**

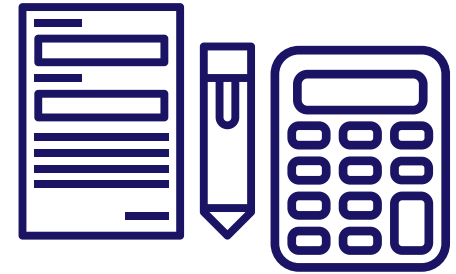
CAP RATE **3.36%**



Lease abstract



- **Rent Commencement Date:** December 1th, 2025
- **Lease Expiration Date:** November 30th, 2030
- **Initial Term:** 5 Years
- **Renewal Term(s):** Two 5-year options
- **Rental Increases:** 8% escalation at the start of each renewal period
- **Lease Type:** NNN
- **Landlord Responsibility:** Maintenance and replacement of the roof and structure
- **Administrative Fee:** None
- **ROFR (Right of First Refusal):** None
- **Termination Option:** None
- **Assignment/Subletting:** USPS may assign/sublet with Landlord consent while remaining liable



| Expense | Financially Responsible | Managerially Responsible | Notes |
|--------------------------------|-------------------------|--------------------------|--|
| Real Estate Taxes | Tenant | | Tenant pays 53.98% based on occupied space |
| Insurance | Tenant | Tenant | USPS maintains Fire, General Liability, and Property Insurance |
| Common Area Maintenance | Tenant | Tenant | Tenant pays 53.98% of CAM expenses |
| Building Repairs & Maintenance | Tenant | Tenant | Tenant responsible for interior maintenance |
| Parking Lot | Tenant | Tenant | Tenant directly responsible |
| Roof and Structure | Landlord | Landlord | Landlord responsible |
| HVAC | Tenant | Tenant | Tenant responsible for HVAC repairs and maintenance |
| Utilities | Tenant | Tenant | Tenant responsible for all utilities |

Rent schedule

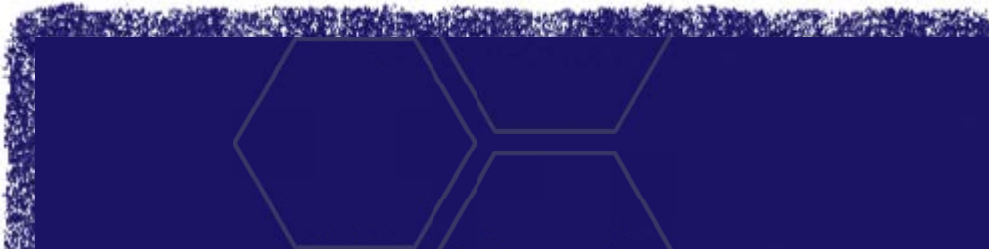
Includes income from storage tenants



| Period Start | Period End | Annually (\$) | Yearly Storage Rent(\$) | Annual Rent (Including Storage) | Monthly (\$) | Expenses (CAM+Property taxes) | Net Income | RPS F (\$) | Increase | cap rate |
|----------------|----------------|---------------|-------------------------|---------------------------------|--------------|-------------------------------|--------------|------------|----------|----------|
| Current | Dec 15th, 2025 | \$88,000 | \$30,000 | \$118,000.00 | \$9,833.33 | \$33,136.20 +/- | \$83,963.76 | \$33.79 | N/A | 3.36% |
| Dec 16th, 2025 | Nov 30th, 2030 | \$113,000 | \$30,000 | \$143,000.00 | \$11,916.67 | \$33,136.20 +/- | \$108,963.80 | \$40.95 | 29.7% | 4.36% |
| Dec 1st 2030 | Nov 30th 2035 | \$122,040 | \$30,000 | \$152,040.00 | \$12,670.00 | \$33,136.20 +/- | \$118,003.80 | \$43.54 | 8% | 4.72% |
| Dec 1st, 2035 | Nov 30th, 2040 | \$131,800 | \$30,000 | \$161,800.00 | \$13,483.33 | \$33,136.20 +/- | \$127,763.80 | \$46.33 | 8% | 5.11% |

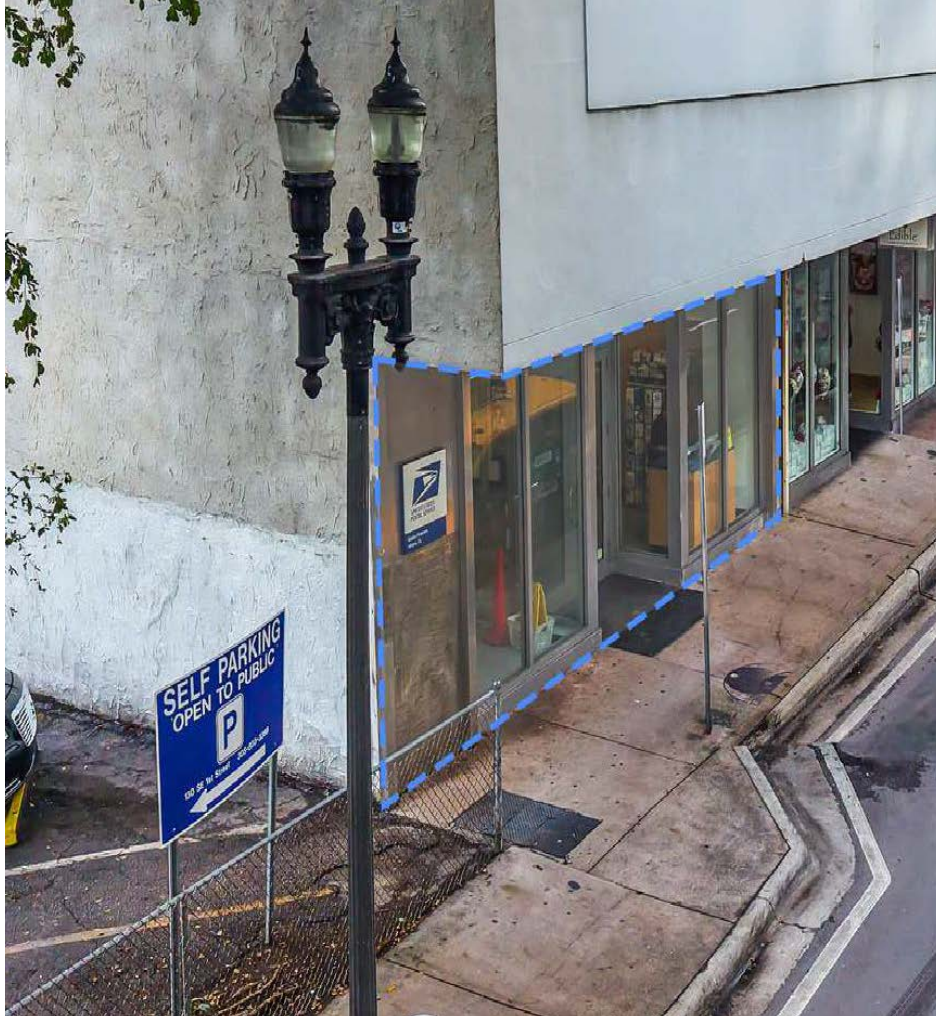
\$ NOI \$83,963.76

8% rent hike at renewal period



FINANCIAL SUMMARY

FINANCIAL SUMMARY



INVESTMENT OVERVIEW

150 SE 2ND AVE STE 103 MIAMI, FL 33131

| | |
|---------------------|-------------|
| Price | \$2,500,000 |
| Price per SF | \$716 |
| Price per Unit | \$2,500,000 |
| CAP Rate | 3.36% |
| Total Return (yr 1) | 83,963.76 |

OPERATING DATA

150 SE 2ND AVE STE 103 MIAMI, FL 33131

| | |
|--|-------------|
| Gross Scheduled Income | \$9,833.33 |
| Total Scheduled Income | \$9,833.33 |
| Gross Income | \$9,833.33 |
| Operating Expenses (CAM + Property Taxes) | \$2,836.35 |
| Monthly Net Operating Income | \$6,996.98 |
| Net Operating Income | \$83,963.76 |
| Pre-Tax Cash Flow | \$83,963.76 |



Highlights



- Government Guaranty - Backed by the U.S. Government – Leased by the United States Postal Service (USPS), a nationwide tenant fully backed by the U.S. government, ensuring long-term security and uninterrupted rental income.
- Partial NNN Lease Structure - Partial NNN lease where USPS covers a significant portion of operating expenses, minimizing landlord responsibilities and ensuring predictable cash flow.
- Scheduled Rent Escalations - 8% Rent Increases at Lease Renewals – USPS lease features an 8% rent escalation at the start of each 5-year renewal period, boosting income and offering protection against inflation.
- Strong Traffic Counts - High Visibility & Daily Exposure – Located in the prestigious Chase Building in Downtown Miami, a high-foot-traffic area with thousands of professionals, residents, and visitors daily.
- Prime Corner Location – The property benefits from constant pedestrian and vehicular traffic, driven by its proximity to major financial districts and transit hubs.
- Desirable South Florida Location - High-Demand Miami Market – Miami's booming economy, business-friendly environment, and no state income tax make this an attractive investment with strong appreciation potential.
- Dense & Growing Demographics - Thriving Urban Core – The property is surrounded by a rapidly growing population of high-income professionals, businesses, and luxury developments.
- Exceptional Market Growth – Downtown Miami's residential and commercial expansion continues to drive increasing demand for USPS services, further securing the tenant's long-term viability.

SALE COMPARABLES



**150 SE 2ND AVE #103,
MIAMI FL 33131**

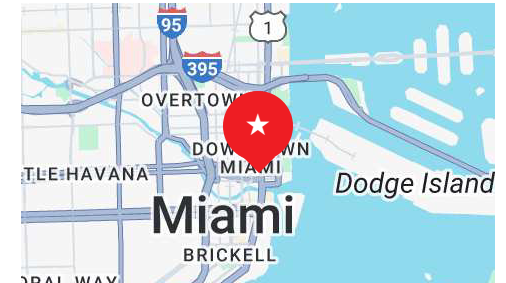
SALE COMPS



NNN TENANT- USPS IN THE CHASE BUILDING IN DOWNTOWN MIAMI

150 SE 2nd Ave, Miami, FL 33131

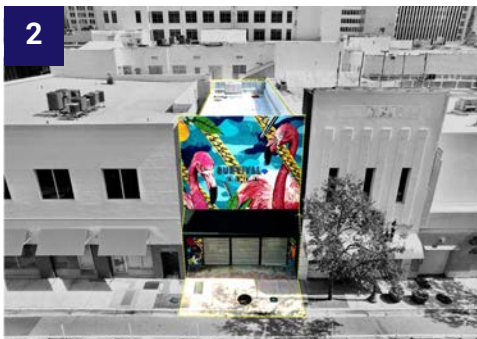
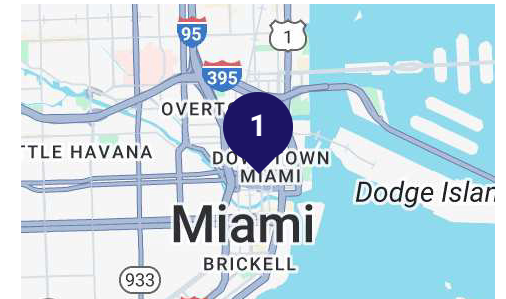
| | | | |
|-------------|-------------|------------|----------|
| Price: | \$2,500,000 | Bldg Size: | 3,492 SF |
| No. Units: | 1 | Cap Rate: | 4.96% |
| Year Built: | 1967 | Price/SF: | \$715.92 |



16-20 W FLAGLER ST

16-20 W Flagler St, Miami, FL 33130

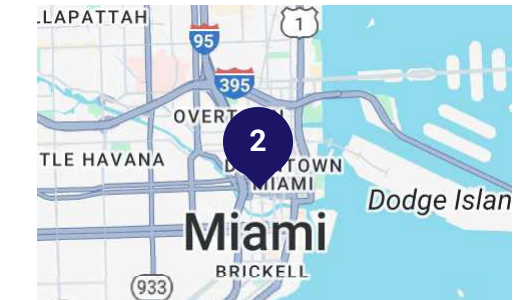
| | | | |
|-------------|-------------|------------|----------|
| Price: | \$3,500,000 | Bldg Size: | 4,775 SF |
| Lot Size: | 5,865 SF | Cap Rate: | N/A |
| Year Built: | 1957 | Price/SF: | \$732.98 |



31 N MIAMI AVE

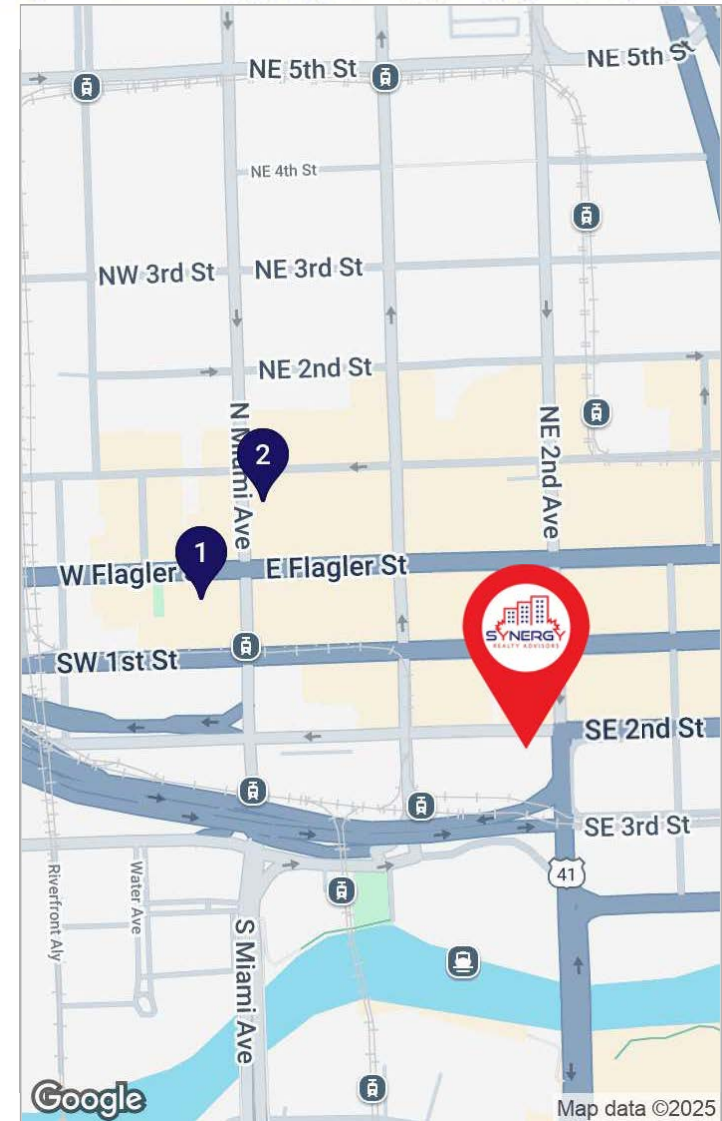
31 N Miami Ave, Miami, FL 33128

| | | | |
|-------------|-------------|------------|----------|
| Price: | \$2,475,000 | Bldg Size: | 3,237 SF |
| Lot Size: | 2,178 SF | Cap Rate: | N/A |
| Year Built: | 1987 | Price/SF: | \$764.60 |



SALE COMPS MAP & SUMMARY

| NAME/ADDRESS | PRICE | BLDG SIZE | PRICE/SF | LOT SIZE |
|--|--------------------|-----------------|-----------------|-----------------|
| NNN TENANT- USPS IN THE CHASE BUILDING IN DOWNTOWN MIAMI 150 SE 2nd Ave Miami, FL | \$2,500,000 | 3,492 SF | \$715.92 | - |
| 16-20 W Flagler St 16-20 W Flagler St Miami, FL | \$3,500,000 | 4,775 SF | \$732.98 | 5,865 SF |
| 31 N Miami Ave 31 N Miami Ave Miami, FL | \$2,475,000 | 3,237 SF | \$764.60 | 2,178 SF |
| AVERAGES | \$2,987,500 | 4,006 SF | \$748.79 | 4,022 SF |



DEMOGRAPHICS

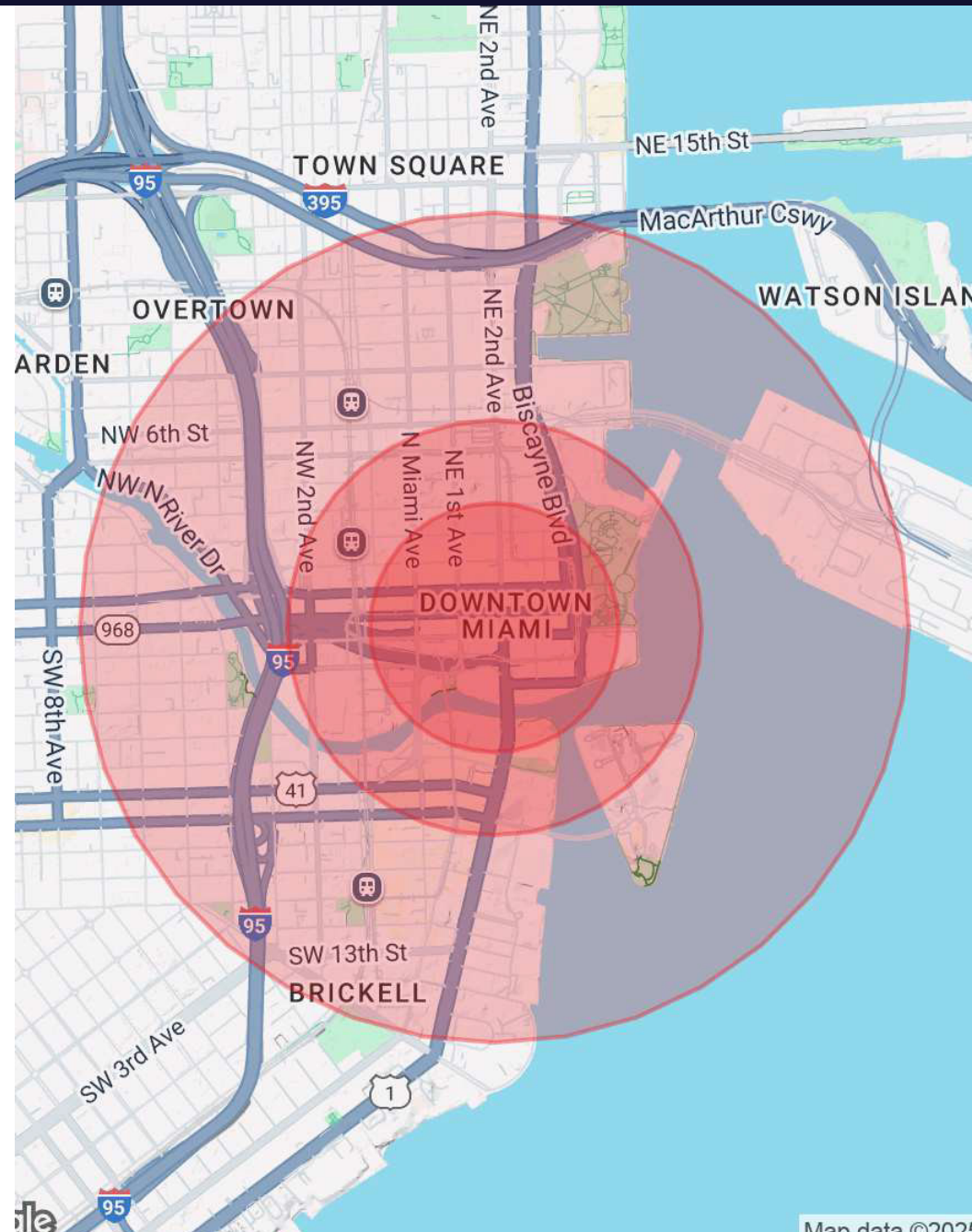
Section 5



DEMOGRAPHICS MAP & REPORT

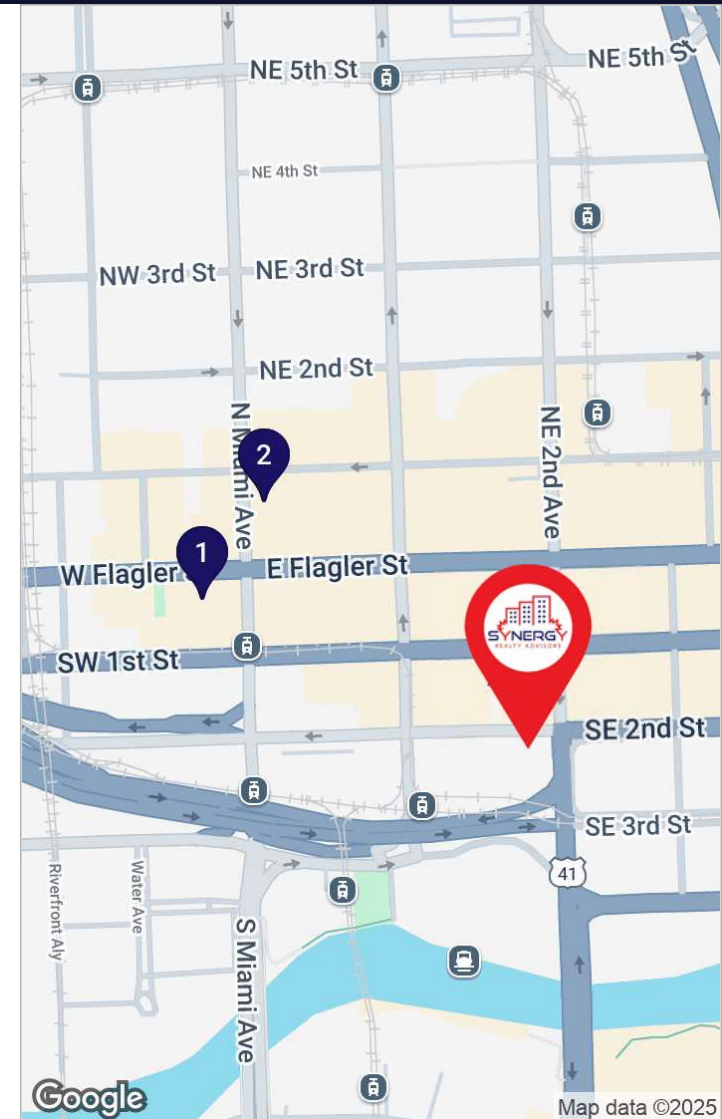
| POPULATION | 0.3 MILES | 0.5 MILES |
|----------------------|-----------|-----------|
| Total Population | 9,506 | 25,250 |
| Average Age | 37 | 37 |
| Average Age (Male) | 37 | 37 |
| Average Age (Female) | 37 | 37 |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES |
| Total Households | 5,586 | 12,739 |
| # of Persons per HH | 1.7 | 2 |
| Average HH Income | \$131,782 | \$151,196 |
| Average House Value | \$787,209 | \$718,610 |

Demographics data derived from AlphaMap



SALE COMPS MAP & SUMMARY

| | NAME/ADDRESS | PRICE | BLDG SIZE | NO. UNITS | CAP RATE | LOT SIZE |
|---|---|--------------------|-----------------|-----------|-------------|-----------------|
| | NNN TENANT- USPS IN THE CHASE BUILDING IN DOWNTOWN MIAMI 150 SE 2nd Ave Miami, FL | \$2,500,000 | 3,492 SF | 1 | 4.96% | - |
| | 16-20 W Flagler St 16-20 W Flagler St Miami, FL | \$3,500,000 | 4,775 SF | - | - | 5,865 SF |
| 2 | 31 N Miami Ave 31 N Miami Ave Miami, FL | \$2,475,000 | 3,237 SF | - | - | 2,178 SF |
| | AVERAGES | \$2,987,500 | 4,006 SF | | NAN% | 4,022 SF |





ADVISOR BIOS

ADVISOR BIO



GIOVANNI VASQUEZ

President | Managing partner

gvasquez@synergyrealtymiami.com

Direct: 786.202.3303

PROFESSIONAL BACKGROUND

Giovanni Vasquez has 10 years of experience in the real-estate industry, He specializes in commercial and residential transactions throughout South Florida.He currently handles :

- Small to large multifamily properties
- Large and mid size multi-tenant office buildings
- Owner user office and retail properties
- Small to mid size shopping centers
- Industrial properties
- Various types of development land
- Business Development
- Marketing
- Agent Recruitment

EDUCATION

Mr. Vasquez graduated from Florida International University with a business management degree. He gained extensive experience in the fields of sales, marketing, business development, and design by working for behemoth corporations such as Televisa and Linkeo. These skills have allowed him to close multimillion dollar properties that have been headlined in major real estate articles.



1839 S.W. 27TH AVE
MIAMI FL 33145

ADVISOR BIO



ANDROS SARDUY

asarduy@synergyrealtymiami.com

Direct: 305.297.3557

PROFESSIONAL BACKGROUND

Andros is a top producing listing agent with ten years of experience in commercial real estate and luxury sales. His portfolio of sales include:

- Sold the most concrete plants in South East Florida in the last ten years
- Small to large multifamily properties
- Large and mid size multi-tenant office buildings
- Owner user office and retail properties
- NNN retail assets
- Small to large size shopping centers
- Industrial properties & Businesses
- Various types of development land
- Waterfront homes and other luxury properties

EDUCATION

Andros has a degree in finance from Florida International University and has made a career out of closing complex transactions that require the repositioning of multi or single tenant buildings to achieve the highest price for his clients. An expert negotiator, Andros will often get creative to close difficult deals and get the job done.



1839 S.W. 27TH AVE
MIAMI FL 33145

