



360
REAL ESTATE

1110 BRICKELL

Office Condo | *For Sale*

CONFIDENTIAL MEMORANDUM

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence.

The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Billy Planes RE/MAX Commercial.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

Billy Planes RE/MAX Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Billy Planes RE/MAX Commercial has not verified, and will not verify, any of the information contained herein, nor has Billy Planes RE/MAX Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

OFFICE BUILDING FOR SALE

BILLY PLANES RE/MAX COMMERCIAL
Each office independently owned and operated

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PROPERTY SUMMARY

[VIDEO](#)[360° VIRTUAL TOUR](#)

OFFERING SUMMARY

Sale Price:	\$1,450,000
Office Condo SF:	2,501 SF
Association Condo Fee:	\$4,900/m
Included in Assoc Fee:	Electricity, Water, HVAC + Janitorial
Parking:	6 parking spaces \$240/m/space

OFFICE BUILDING
FOR SALE

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P. 3

4217 Ponce De Leon Blvd
Coral Gables, FL 33146-1826

PROPERTY DETAILS

Building Name	1110 BRICKELL
Property Type	Office
Property Subtype	Office Condo
Building Class	A
Office SF	2,501 SF
Association Condo Fee:	\$4,900/m
Included in Assoc Fee:	Electricity, Water, HVAC + Janitorial
Parking:	6 parking spaces \$240/m/space

NEW PRICE + \$25,000 SELLER CREDIT TOWARD BUYER CLOSING COSTS.

An impressive 2,501 SF Class A office condo located in one of Brickell's premier office towers, ideally positioned directly on Brickell Avenue for exceptional visibility and prestige.

The suite features executive & junior offices, conference rooms, & open workstation areas. A spacious reception area, welcoming lobby, interior restroom, & a kitchenette provide a professional and comfortable environment for staff & clients alike. Interior finishes include marble flooring, custom fine-wood wall paneling, built-in elements, and floor-to-ceiling windows.

An excellent ownership opportunity in the heart of Brickell, ideal for professional, legal, or financial firms seeking a prestigious and functional office environment.



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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS

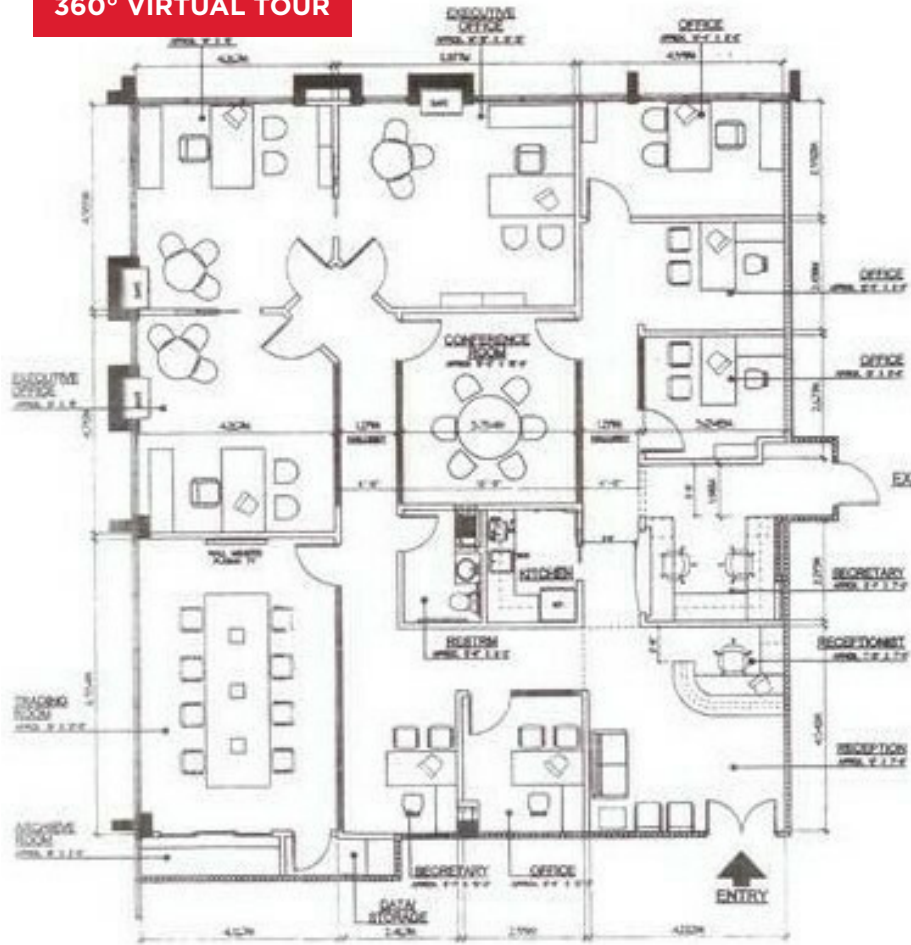


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FLOOR PLANS

360° VIRTUAL TOUR



1110 BRICKELL AVENUE, SUITE 515, MIAMI, FL, 33131

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360° VIRTUAL TOUR



FLOOR PLAN

Matterport

GROSS INTERNAL AREA
FLOOR PLAN 2,520 sq.ft.
TOTAL : 2,520 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

//ADVISOR BIO 1



BILLY PLANES

Broker - Owner - CCIM

bplanes@remax.net

Direct: **305.772.8513**

PROFESSIONAL BACKGROUND

Billy Planes, CCIM

Billy Planes, CCIM, is an owner-broker of RE/MAX 360 Real Estate in Coral Gables and Homestead. As a highly trusted advisor, Billy helps clients align their real estate needs with business, financial, and operational objectives, including commercial leasing. With over 20 years of experience in sales across office, retail, industrial, and investment properties, he has earned numerous RE/MAX Commercial and Professional accolades, establishing himself as a leader in the real estate industry.

EDUCATION

Bachelor's Degree in Business

CCIM

MEMBERSHIPS

CCIM

Billy Planes RE/MAX Commercial

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