



**FOR LEASE**

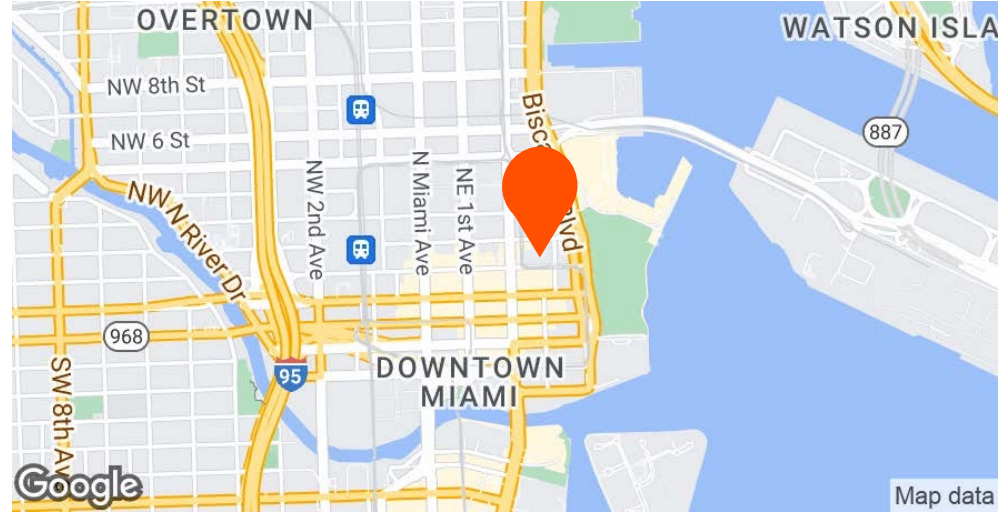
**DWN  
TWN**  
REALTY ADVISORS  
25.77°N 80.19°W

**The Jane Building**  
261 NE 1<sup>st</sup> Street, Miami, FL 33132

# The Jane Building

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Building SF:	40,000 SF
4 <sup>th</sup> Floor:	6,080 SF at \$22/SF MG
Available SF 6 <sup>th</sup> Floor:	6,200 SF at \$35/SF MG
Number of Units:	1

### PROPERTY OVERVIEW

Not your boring or expensive office space. The Jane Bldg. is a creative enclave ideal for offices users such as architects, designers, tech companies, and the creatively inclined. Currently, 6,080 SF on the fourth floor and 6,200 SF on the sixth floor are available. A blank canvas with direct elevator access high ceilings and an open floor plan. Priced to offer a space twice as cool and half the cost of traditional less interesting work space.

### PROPERTY HIGHLIGHTS

- Turnkey Creative Office Space
- Built Out And Ready For Move-In
- Well Located & Well Priced
- Adjacent To A Garage And The People Mover
- Just North Of Brickell
- In The Heart Of The CBD

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## STACKING AND FLOOR PLAN

### JANE BLDG.

L6	Available 6,200 SF
L5	LEASED
L4	Available 6,080 SF
L3	LEASED
L2	LEASED
Ground	LEASED



 EXISTING SECOND FLOOR PLAN  
FOR REFERENCE ONLY

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AERIAL



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6<sup>th</sup> FLOOR TURNKEY OFFICE SPACE IMMEDIATE OCCUPANCY

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## AERIAL PHOTOS



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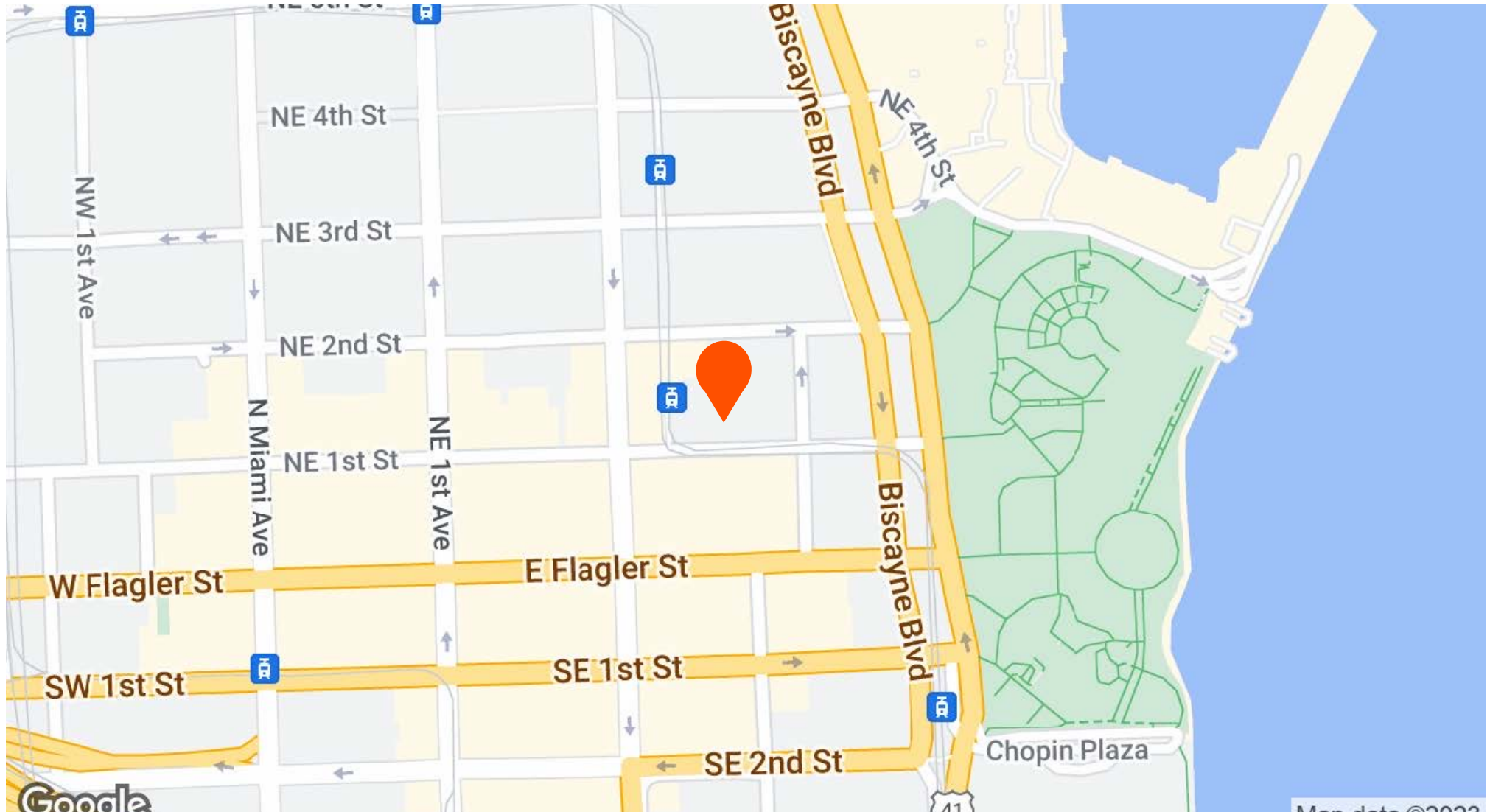
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## LOCATION MAP



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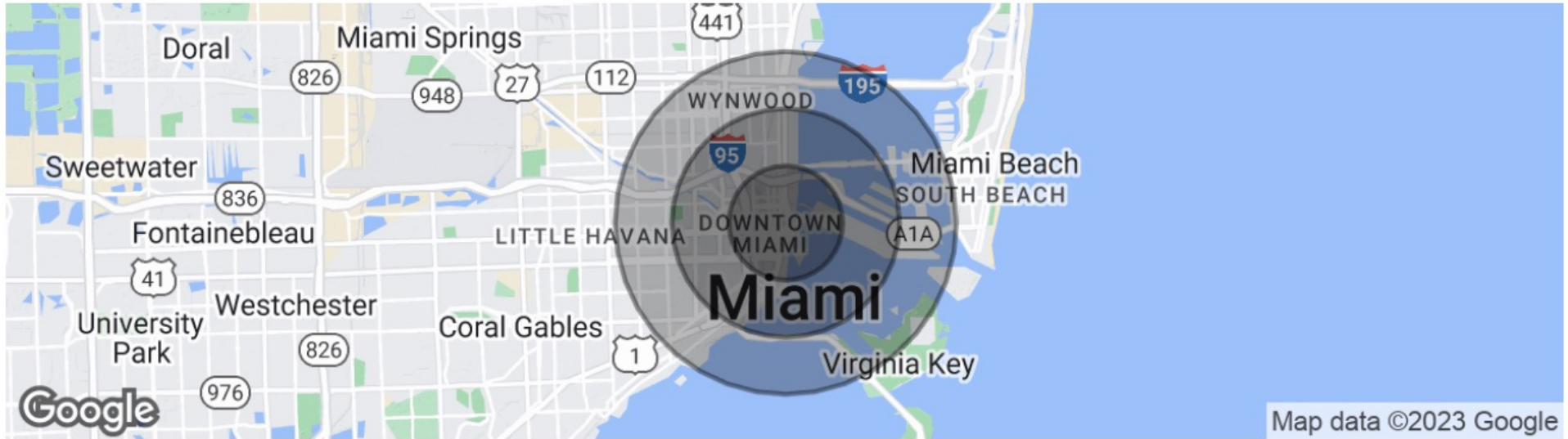
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
<b>Total population</b>	19,339	91,156	184,220
<b>Median age</b>	35.4	37.1	38.1
<b>Median age (Male)</b>	35.0	36.5	37.0
<b>Median age (Female)</b>	35.3	37.8	39.1
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
<b>Total households</b>	9,397	40,456	74,538
<b># of persons per HH</b>	2.1	2.3	2.5
<b>Average HH income</b>	\$57,853	\$57,781	\$52,612
<b>Average house value</b>	\$481,852	\$468,266	\$460,388

\* Demographic data derived from 2020 ACS - US Census

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## THE NEIGHBORHOOD



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