



7950 PROFESSIONAL CENTER OFFICE CONDO PORTFOLIO

7950 NW 53rd St Miami, FL 33166

Investment Highlights:

- 17,650 SF across individually 41 deeded condos
- Can be purchase in tranches or entire portfolio
- General & medical office permitted uses
- Fully leased NNN through November 2026
- Condo sell-off or lease-up exit strategies
- Magaya remains anchor tenant post-2026
- Magaya Top 100 Logistics IT Provider 2025

Alex Zylberglait

Executive Managing Director Investments
Office: 786.522.7056
Mobile: 305.345.7776
Alex.Zylberglait@marcusmillichap.com
License: FL BK 3015211

Michael Crocchiola

Director Investments
Office: 786.522.7005
Mobile: 305.942.7757
Michel.Crocchiola@marcusmillichap.com
License: FL SL 3283127

Price: \$11,100,000

Occupancy: 100%

Type: Office Condos

RBA: 17,650 ft²

Lot Size: 3.64 AC

Cap Rate: 9.3%

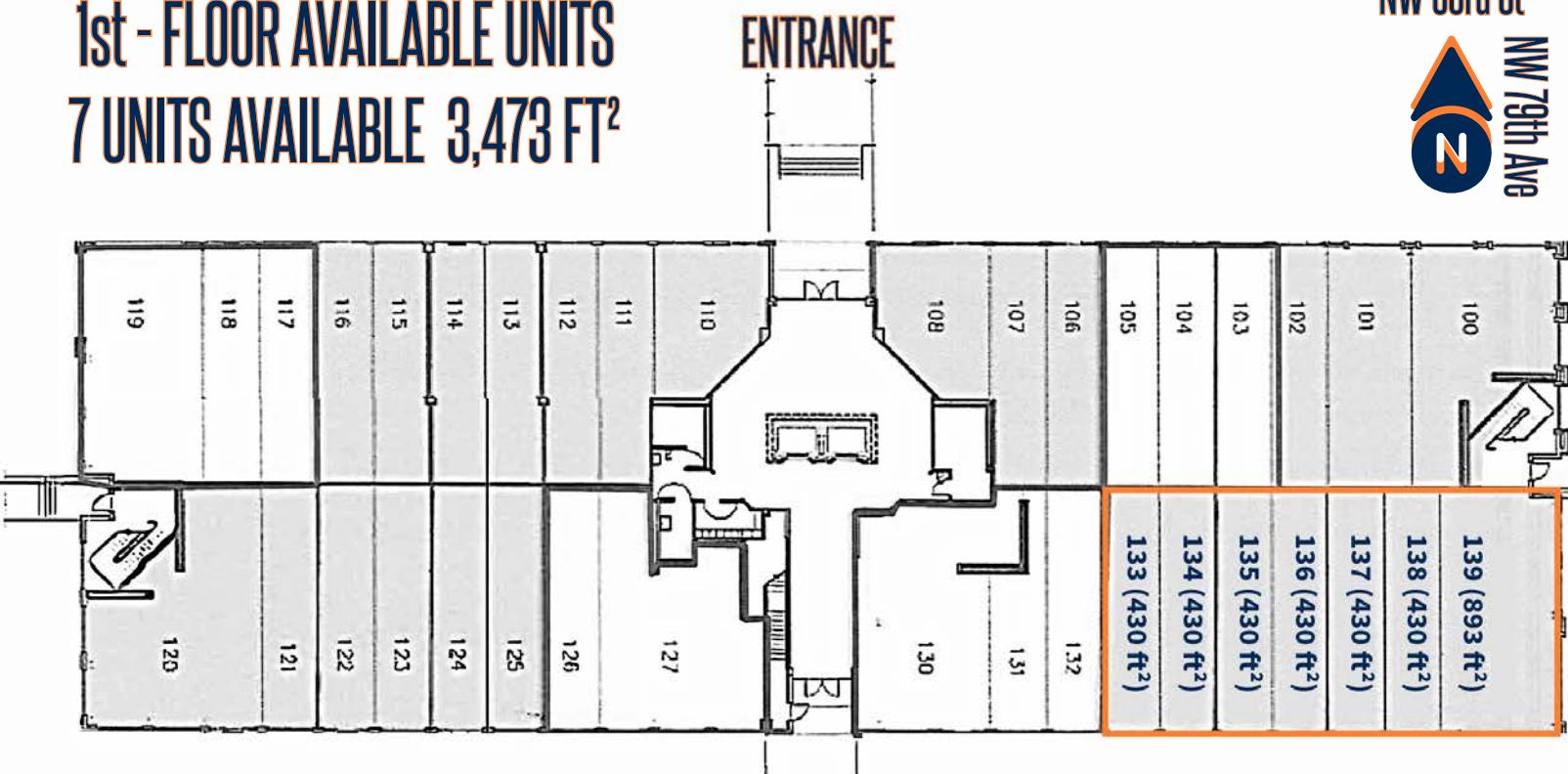
Offering Memorandum



NW 53rd St



1st - FLOOR AVAILABLE UNITS 7 UNITS AVAILABLE 3,473 FT²



3rd - FLOOR AVAILABLE UNITS 32 UNITS AVAILABLE 14,177 FT²

