ADAPTIVE REUSE OPPORTUNITY

CONFIDENTIAL MEMORANDUM

RE/MAX 360

DISCLAIMER

DISCLAIMER NOTICE: This marketing package has been collaboratively prepared by REMAX 360 Real Estate and the Property Seller to provide preliminary information to potential buyers. It should not be solely relied upon for property and operational data, and appropriate due diligence should be conducted. REMAX 360 Real Estate or its agents do not guarantee accuracy, and no liability is assumed for any information, including errors, omissions, or status changes. The indicated investment value is based on assumptions, projections, and estimates subject to economic conditions. Consulting with tax, legal, and other experts is advised to evaluate the investment. Independent confirmation of property information is your responsibility, and seeking advice from professionals is encouraged.

CONFIDENTIALITY: The enclosed information is confidential and must be kept private by all potential buyers and their legal representatives. Enclosed information should not be used or distributed for purposes other than analysis and evaluation of the proposed sale.

EXCLUSIVE: The property is exclusively listed for sale by REMAX 360 Real Estate, and all purchase negotiations will be conducted through the listing agents.

ADAPTIVE REUSE OPPORTUNITY

EXECUTIVE SUMMARY

REMAX 360 presents 25 E 4th Street — a highly adaptable ±8,175 SF freestanding commercial building in the core of Hialeah, designed for immediate occupancy by owner-users, operators, or specialty users requiring a combination of office, assembly, and warehouse functionality.

Originally built as an educational facility, the property features multiple classroom-style rooms, administrative offices, and a large open-span assembly/gym area, allowing for seamless conversion to a variety of uses, including private school, training facility, medical facility, religious facility, or creative studio.

Located one block from Hialeah City Hall and steps from Palm Avenue, the property benefits from strong centrality within one of Miami-Dade’s most densely populated and supply-constrained submarkets.

Unlike traditional flex inventory, this asset offers a plug-and-play operational layout with minimal capital required for end users, while also presenting investors with a value-add repositioning opportunity in a market where flex and small-bay products continue to outperform supply

25 E 4TH ST | HIALEAH, FL

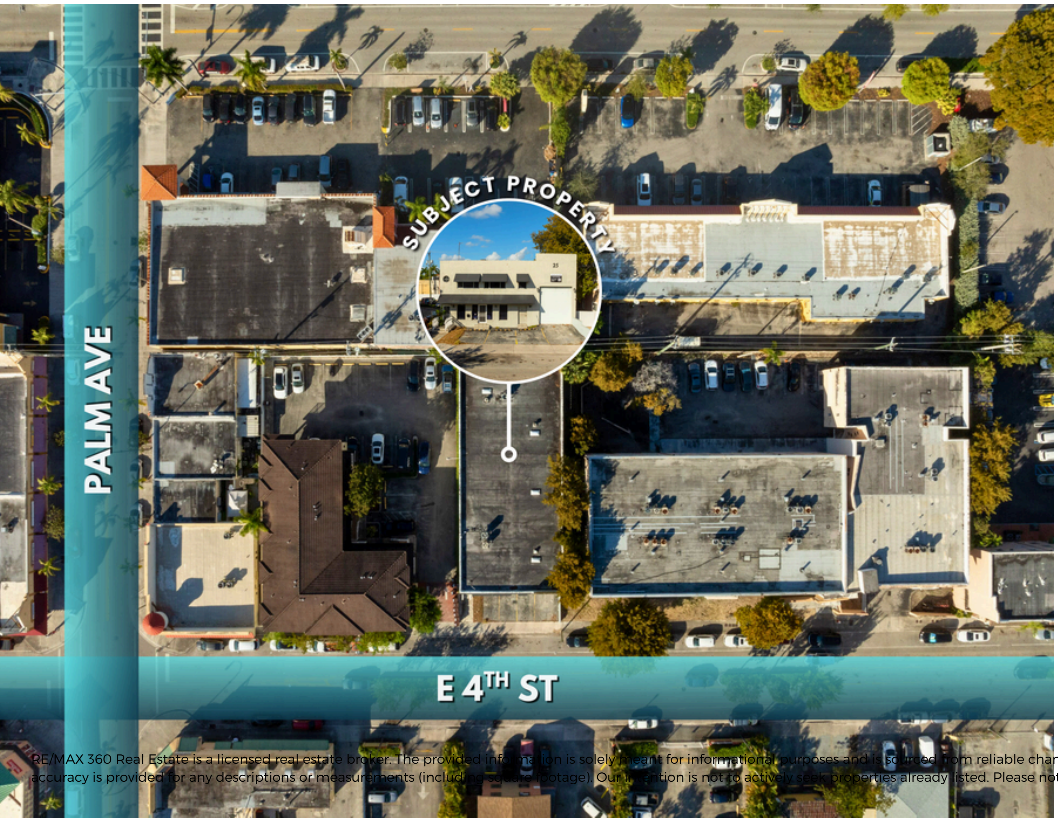
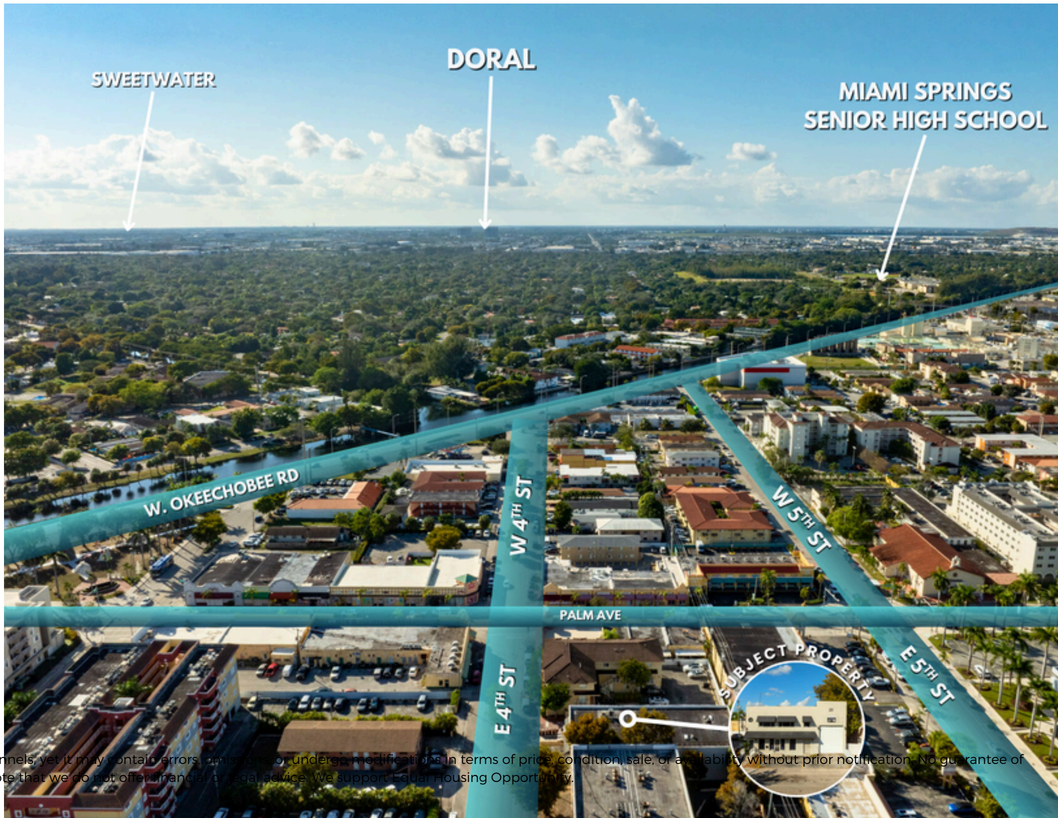
PROPERTY HIGHLIGHTS

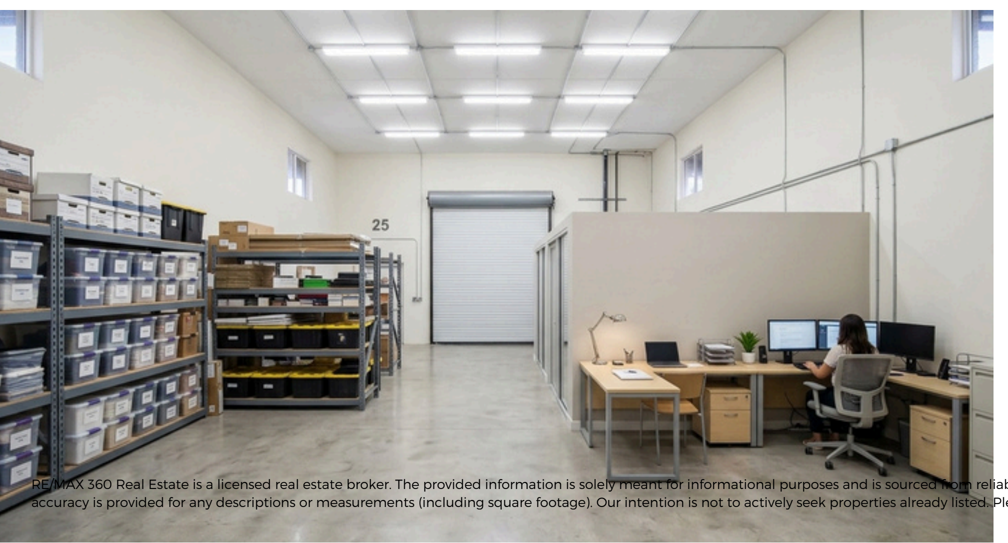
- Freestanding Flex Office & Warehouse Building
- Available For Sale or Lease
- Offered for Sale: $1,950,000.00
- Lease rate: $13,000/month
- Adjusted Area: ±8,175 SF
- Lot Size: 6,750 SF
- Floors: 2
- Zoning: CBD
- Surface parking: 5

LOCATION HIGHLIGHTS

- Folio: 04-3118-001-1800
- Sub-Market: Hialeah
- Subdivision: Town of Hialeah
- Functional blend of retail frontage, offices, and warehouse/assembly space.
- Former school build-out with classroom partitions and large open-span gym/assembly area.
- Clear-span areas with above-average ceiling height.
- Central Hialeah location, one block from City Hall.
- Immediate access to Palm Avenue retail corridor.
- Ideal for owner-users, investors, educational, medical, institutional, or creative users.


WYNWOOD
DOWNTOWN
BRICKELL
COCONUT GR
SUBJECT PROPERTY
W. OK
E 4TH ST
W 4TH ST
PALM AVE

HALLANDALE BEACH
HIALEAH
HOSPITAL
SUNNY ISLES
SUBJECT PROPERTY
PALM AVE
E 4TH ST

SUBJECT PROPERTY
PALM AVE
E 4TH ST

SWEETWATER
DORAL
MIAMI SPRINGS
SENIOR HIGH SCHOOL
W. OKEECHOBEE RD
W 4TH ST
W 5TH ST
PALM AVE
SUBJECT PROPERTY
E 4TH ST
E 5TH ST



ADAPTABLE USES

EDUCATIONAL / INSTITUTIONAL (BEST FIT)

- Existing classroom buildout already in place
- Assembly/gym area ideal for student or group use
- Minimal retrofit required

MEDICAL / WELLNESS / THERAPY

- Can convert rooms into exam/treatment areas
- Ideal for:
- Physical therapy
- Behavioral health
- Adult day care

TRADITIONAL FLEX / OFFICE-WAREHOUSE

- Can be reconfigured for:
- Light assembly
- Storage + office

CREATIVE / PRODUCTION / TRAINING FACILITY

- Open layout + ceiling height supports:
  - Studios
  - Content production
  - Vocational training

RELIGIOUS / ASSEMBLY USE

- Large open-span interior already exists
- Limited need for structural changes


VIRTUAL TOUR
25

NOTABLE *ARTICLES*

“Prestige Companies scored a $20 million construction loan for a 114-unit apartment complex in Hialeah, marking the development firm’s continued wager on the city’s multifamily market. Miami Lakes-based Prestige plans a pair of three-story buildings and 4,000 square feet of commercial space at 1001 Southeast 11th Street, according to records and the firm’s website. The project, called Market Station North, is near Tri-Rail’s Hialeah Market Station. An affiliate of Boca Raton-based Amzak Capital Management provided the loan.
Last year, Prestige bought the 2-acre development site, consisting of a 14,000-square-foot industrial facility, for $5.8 million, records show. The Hialeah City Council voted to rezone the property as a transit-oriented development district and gave final approval of the project this year. Market Station South will offer one- and two-bedroom apartments, according to Prestige’s website. Led by Marty Caparros Jr., Prestige has a real estate portfolio valued at over $1.2 billion in...

REAL ESTATE NEWS

Prestige scores $20M construction loan for 114-unit apartment complex in Hialeah Firm led by Marty Caparros Jr. paid $6M for dev site last year

Read more at TheRealDeal →

NOTABLE *ARTICLES*

"Baron Property Group scored a $206 million construction loan for the Metro Parc North apartment project in Hialeah. The New York-based firm is building the eight-story building with 661 units at 901 East 26th Street, according to a Baron news release. Construction started last month, and is expected to be completed in late 2027. Stamford, Connecticut-based Post Road Group is the lender, the release says. Ayush Kapahi of HKS Real Estate Advisors represented the borrower and lender. Designed by Modis Architects, Metro Parc North will offer studios and one-bedroom to three-bedroom units. Baron, led by Matthew Baron, originally had partnered with Coral Gables-based MG Developer on the project. In December, Baron bought out MG Developer's 50 percent stake in the project for an undisclosed amount. Baron and MG Developer, led by Alirio Torrealba, partnered on the 10-story, 559-unit Metro Parc apartment building completed this year near Metro Parc North. The duo...

REAL ESTATE NEWS

Baron scores $206M construction loan for 661-unit apartment project in Hialeah Firm bought out its partner on development, MG Developer

Read more at TheRealDeal

NOTABLE *ARTICLES*

"

Basis Industrial expanded its South Florida footprint with an $84.7 million purchase of a small bay warehouse portfolio in Hialeah from TA Realty. The deal cements Delray Beach-based Basis Industrial, led by Dan Weinstein, Anthony Scavo, Steve Garchik and Jay Massirman, as one of the largest warehouse landlords in Hialeah, according to a news release. Affiliates of Boston-based TA Realty, led by James Buckingham, sold 42 buildings spanning 396,135 square feet to Basis Industrial.The deal breaks down to $213 a square foot. Scavo represented Basis Industrial, and CBRE's Jose Lobón represented TA Realty. Basis Industrial partner NexPoint Advisors contributed more than $20 million in equity for the transaction, and the buyer also obtained financing from BankUnited and Seacoast Bank, the release states. The portfolio is 85 percent leased, trailing the area's average occupancy rate above 95 percent, offering the buyer a value-add opportunity in one of Miami-Dade...

REAL ESTATE NEWS

Basis pays $85M for value-add Hialeah industrial portfolio Delray Beach-based firm acquired 42 small bay warehouses from TA Realty

Read more at TheRealDeal →

REMAX 360

AGUSTIN DUARTE, CCIM

REMAX 360 REAL ESTATE

BROKER | OWNER

305.450.5992

ADUARTE@360MIAMIREALESTATE.COM

ADAPTIVE REUSE OPPORTUNITY

CONFIDENTIAL MEMORANDUM

Go commercial with *confidence*