

## Price Reduction



## 301 Arthur Gofrey Rd Miami Beach, FL 33139

### Investment Highlights:

- Prime location on Miami Beach's 41st Street
- Stabilized asset with 96% current occupancy
- Diverse tenant mix across key industries
- Emerging hub for finance and tech firms
- Long-term economic and demographic resilience
- Walkable area with strong surrounding amenities

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**Price:** \$17,000,000

**Occupancy:** 96%

**Type:** Office

**RBA:** ~34/ft<sup>2</sup>

**Lot Size:** 0.28 AC

**Cap:** 7.1%

### Offering Memorandum



