



FOR LEASE

**529 W FLAGLER STREET
MIAMI, FL 33130**

**ENTIRE OFFICE BUILDING OUTSIDE
DOWNTOWN MIAMI**

STL
COMMERCIAL

OVERVIEW

Presenting for lease a nearly 10,000 SF office building and 25,639 SF lot just outside of Downtown Miami.

The building is spacious, consisting of two floors. On the first floor, there are 6 offices, 2 large common rooms, 1 large storage space, 2 smaller storage rooms, and 2 bathrooms. On the second floor, there are 8 offices, 2 large common rooms, several storage closets, a kitchen, and 2 bathrooms. The property is perfect for a business that wants to occupy an entire building.

The building has unique mid-century modern charm, and is filled with natural light. It is turn-key for immediate occupancy by an office user. However, the landlord will also allow appropriate time for a user to renovate the space to their liking.

In addition to the building, an expansive lot is included in the lease price. There is a paved parking lot as well as more land behind the building. The property is in a prime location, located just off the river and only several blocks away from Downtown Miami and Brickell, with very easy access to I-95.

SITE SUMMARY

BUILDING SIZE: 9,340 SF

LOT SIZE: 25,639 SF

BEST USE: Office

OTHER ALLOWED USES: Retail, Entertainment/F&B,
Automotive (by warrant)

ZONING: T6-12-O

ASKING PRICE: Year 1: \$12/SF gross
Year 2: \$19/SF+NNN
Year 3 and beyond:
3% standard increases

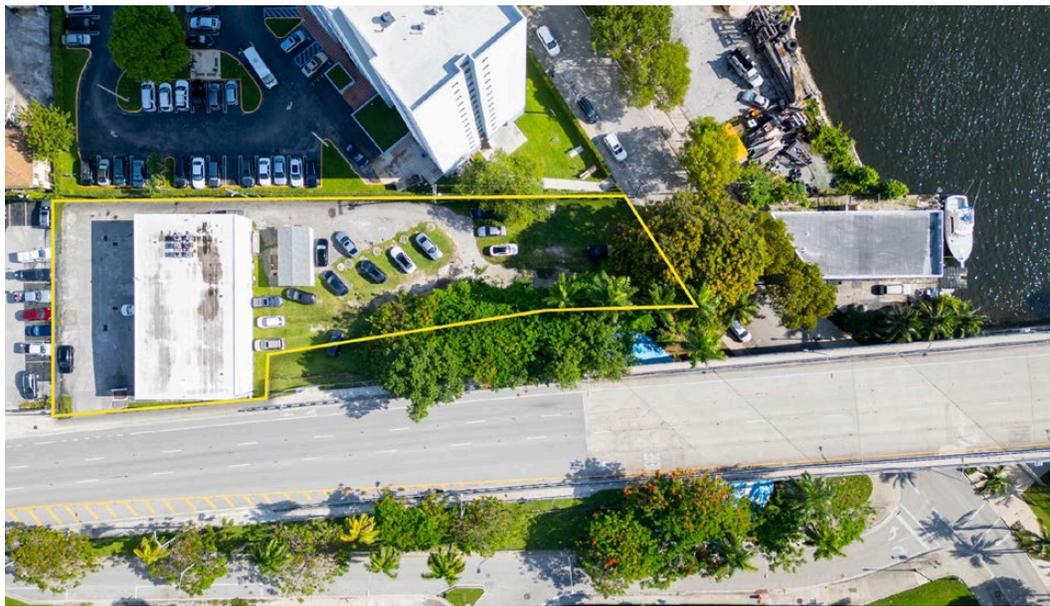


529 W FLAGLER STREET - MIAMI, FL 33130

ALEX TSOULFAS | PRESIDENT | 305.972.7217
JULIETTE GRUENER | DIRECTOR OF OPERATIONS | 305.905.1420

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

AERIAL PHOTOS



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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AERIAL CONTEXT



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AERIAL CONTEXT

DOWNTOWN

BRICKELL



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