

# ICONIC OFFICE BUILDING ON THE MIAMI RIVER

528 NW 7th Avenue | Miami, FL 33136  
OFFERING MEMORANDUM



ONE | Sotheby's  
INTERNATIONAL REALTY



# Iconic Office Building on the Miami River

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01

Executive Summary

Investment Summary



OFFERING SUMMARY	
ADDRESS	528 NW 7th Avenue Miami FL 33136
COUNTY	Miami-Dade
BUILDING SF	15,784 SF
LAND ACRES	.42
LAND SF	18,375 SF
YEAR BUILT	2016
APN	01-3135-027-1410
# OF PARCELS	1
ZONING TYPE	D1 (Industrial)
BUILDING CLASS	A
NUMBER OF STORIES	4
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	32

FINANCIAL SUMMARY	
PRICE	\$22,000,000
PRICE PSF	\$1,393.82

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	62,039	313,256	544,145
2024 Median HH Income	\$37,089	\$62,841	\$60,741
2024 Average HH Income	\$64,610	\$104,442	\$104,114

## INVESTMENT SUMMARY

ONE Sotheby's International Realty is thrilled to present an unparalleled opportunity: an iconic landmark building at 528 NW 7th Avenue, perfectly positioned along the vibrant Miami River. This architectural masterpiece spans 15,784 sq ft over three stories of premium office space, making it an ideal mixed-use property that offers either a landlord the ability to command top-tier rents or an owner/user the chance to step into a turnkey property in a prime Miami location. Additionally, its versatile design makes it a sought-after event venue for exclusive gatherings, and offers the flexibility to repurpose the existing structure for a new vision or use.

**Designed by the world renowned firm, Oppenheim Architecture & Design**, the building is rich in amenities, featuring two elevators, an on-site generator, an electric parking gate, luxurious restrooms on each floor equipped with European fixtures, and elegant exterior balconies. Beyond these exceptional features, it also boasts a rare 70+ foot dock with an approximate 3.5 foot draft—a true gem in Miami's competitive market.

This prime location offers seamless access to major highways, including I-95 and SR 836 (Dolphin Expressway), and is just minutes from Miami River Landing, Brickell, and Downtown Miami.

## HIGHLIGHTS

- Trophy 15,784 SF Office Building on the Miami River
- Designed by World Famous Oppenheim Architecture
- Three Story Multi-plan Layout with Two Elevators
- Exterior Balconies Overlooking the Miami River
- 32 Covered Parking Spaces
- 70+ Foot Dock Slip with an Approximate 3.5 ft Draft
- On-site Generator and Electric Gate
- Marquee Signage Opportunity

Explore a video tour of this showpiece property by visiting the following link: [528 NW 7th Avenue](#)





02

Property Description

Property Features



# BUILDING & ARCHITECTURE INFORMATION

Designed by World Renowned Firm

## OPPENHEIM ARCHITECTURE AND DESIGN

<https://oppenoffice.com/>


The building was designed with simplicity in mind, featuring large floor plates that allow user flexibility and evoke the feeling of open space. Inside, the program includes office and studio space, conference rooms, lounges, balconies and common areas that maximize both interior and exterior views.

The building form draws inspiration from its adjacent context and scale - citing both the inherent industrial and nautical overtones of the location. The resulting 4- story structure resembles a stack of shipping containers - a common spectacle visible from the project site strategically arranged to create large unique volumes and sheltered spaces that accommodate various uses. The elegant, yet simple, exterior is the perfect amalgamation of raw steel accents, pristine glass windows and the exposed concrete that envelops each rectangular form, combined to create a timeless piece.



[https://www.archdaily.com/906581/glf-headquarters-oppenheim-architecture-plus-design/5bfbe12308a5e566ee000917-glf-headquarters-oppenheim-architecture-plus-design-photo?next\\_project=no](https://www.archdaily.com/906581/glf-headquarters-oppenheim-architecture-plus-design/5bfbe12308a5e566ee000917-glf-headquarters-oppenheim-architecture-plus-design-photo?next_project=no)





4th Floor: 6,388 SF

3rd Floor: 6,381 SF

2nd Floor: 3,015 SF

Total Area: 15,784 SF

20,100 Vehicle Per Day  
NW 7TH AVE



## EXTERIOR PHOTOS





# INTERIOR PHOTOS





## INTERIOR PHOTOS





# INTERIOR PHOTOS





## OUTDOOR PHOTOS











HOSPITAL DISTRICT

A & E DISTRICT

RIVER LANDINGS MALL

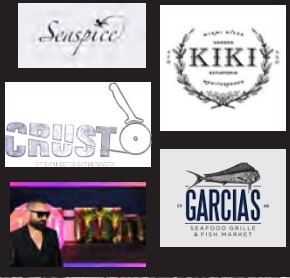
SUBJECT PROPERTY

KASEYA CENTER

BRIGHTLINE

BAYSIDE MARKETPLACE

MARLINS STADIUM







**BRIGHTLINE**

**SEASPICE BRASSERIE & LOUNGE**

**MODERN GARDEN**

**GARCIA'S SEAFOOD GRILLE**

**KIKI ON THE RIVER**

**HABIBI ON THE RIVER**

**NW 7TH AVE**

**MIAMI RIVER**

**10200 Vehicle Per Day**

**NW 7TH AVE**



WYNWOOD

EDGEWATER

A & E DISTRICT

DOWNTOWN MIAMI

Marquee signage opportunity

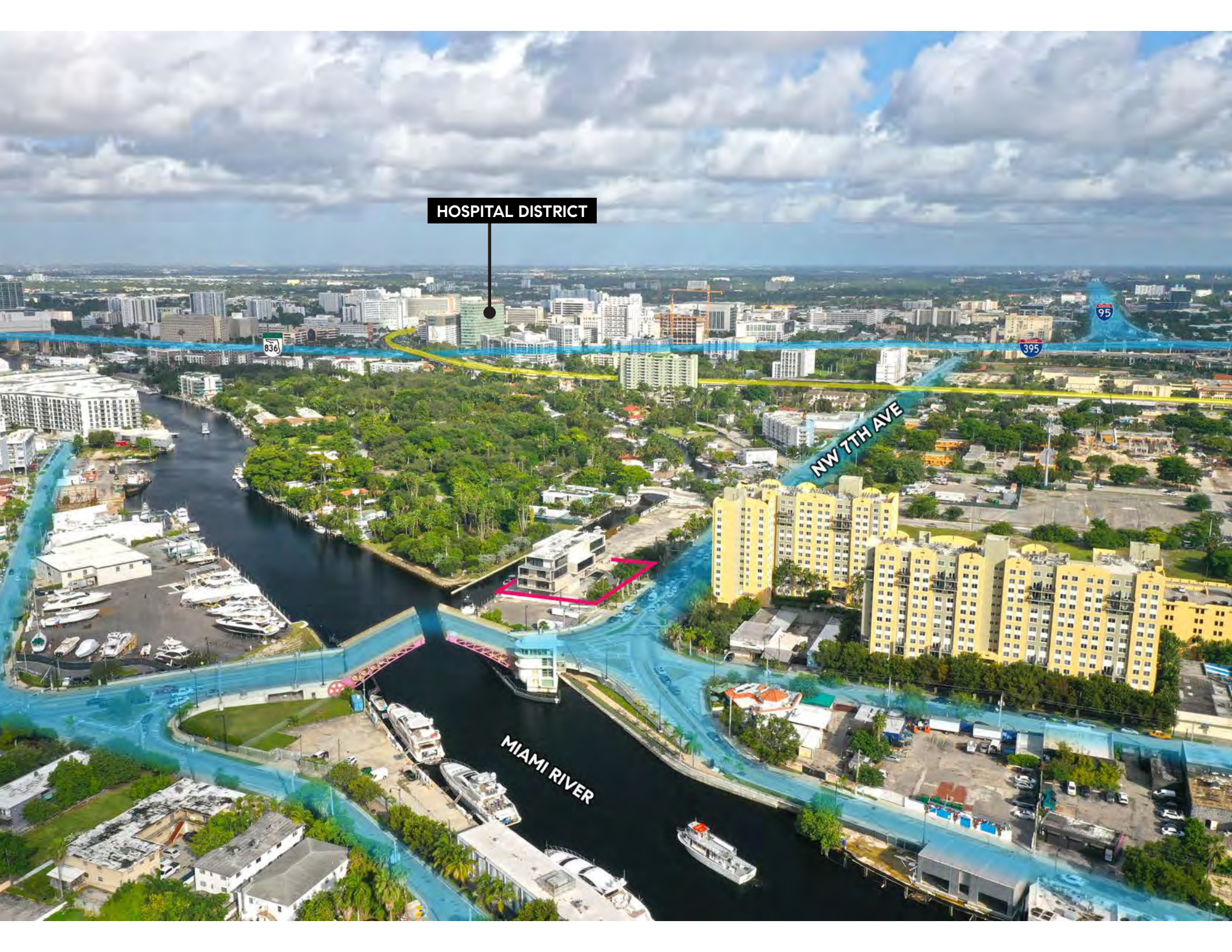
18' floor-to-ceiling impact glass

32 covered parking spaces

70+ foot dock slip accommodate up to 3.5 feet in depth

NW 7TH AVE





HOSPITAL DISTRICT

836

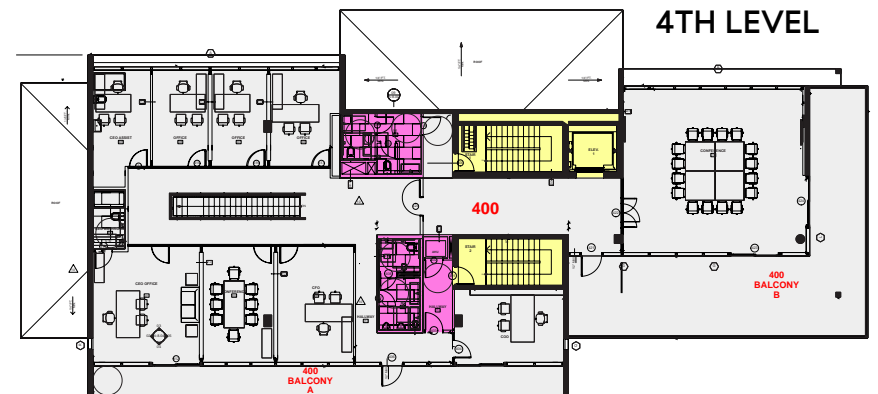
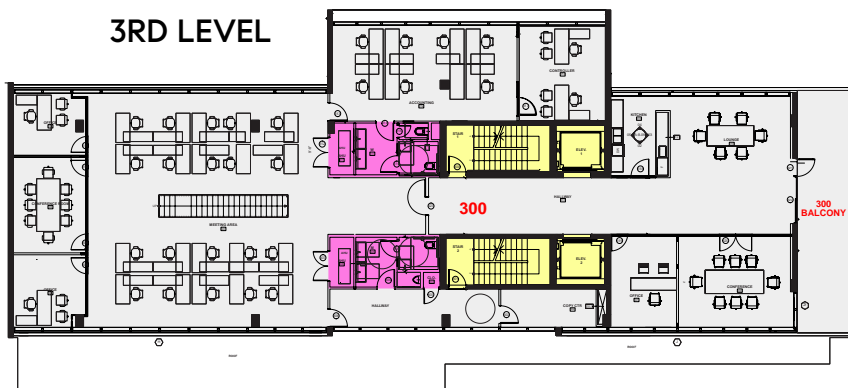
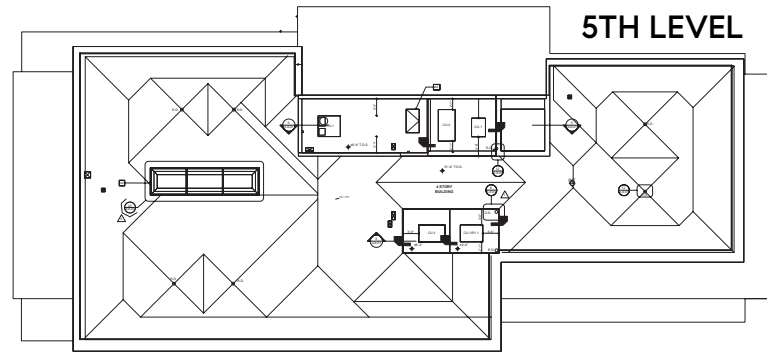
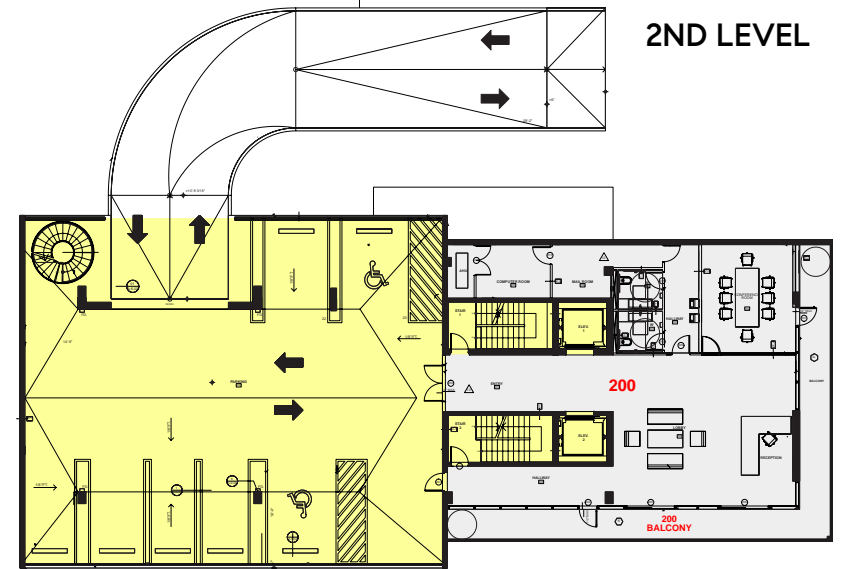
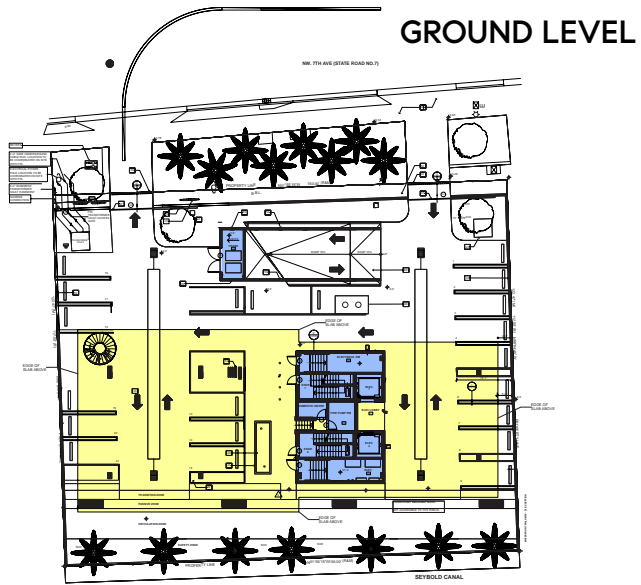
395

95

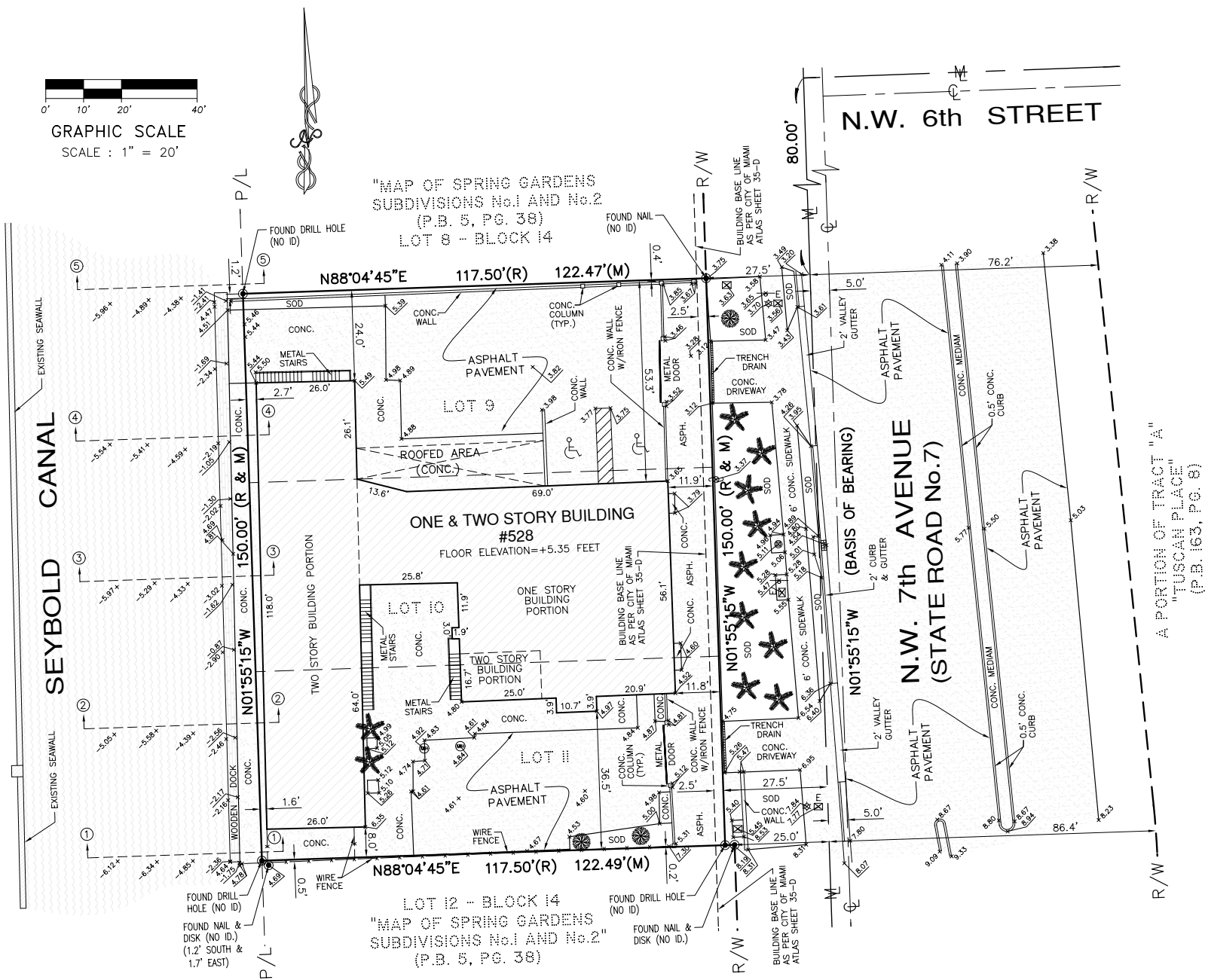
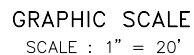
NW 7TH AVE

MIAMI RIVER













02

## Demographics

Demographics

Demographic Charts



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	45,194	231,170	443,977
2010 Population	49,430	263,224	484,148
2024 Population	62,039	313,256	544,145
2029 Population	71,632	347,811	580,291
2024 African American	9,350	27,562	74,817
2024 American Indian	543	1,811	2,519
2024 Asian	684	5,237	8,217
2024 Hispanic	46,508	228,290	364,496
2024 Other Race	10,834	48,852	74,143
2024 White	16,943	99,445	169,190
2024 Multiracial	23,670	130,277	215,120
2024-2029: Population: Growth Rate	14.60 %	10.55 %	6.45 %
2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	6,207	20,363	34,406
\$15,000-\$24,999	3,972	14,169	25,793
\$25,000-\$34,999	2,734	12,608	21,632
\$35,000-\$49,999	3,571	14,029	25,285
\$50,000-\$74,999	2,980	14,832	25,135
\$75,000-\$99,999	2,666	15,076	26,274
\$100,000-\$149,999	2,620	20,193	32,704
\$150,000-\$199,999	1,157	11,288	18,324
\$200,000 or greater	1,225	17,262	30,125
Median HH Income	\$37,089	\$62,841	\$60,741
Average HH Income	\$64,610	\$104,442	\$104,114

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	19,514	94,800	194,845
2010 Total Households	19,594	105,620	198,405
2024 Total Households	27,132	139,823	239,679
2029 Total Households	32,572	162,091	264,945
2024 Average Household Size	2.16	2.20	2.24
2000 Owner Occupied Housing	1,540	26,865	60,933
2000 Renter Occupied Housing	15,857	58,655	112,385
2024 Owner Occupied Housing	3,160	36,753	73,115
2024 Renter Occupied Housing	23,972	103,070	166,564
2024 Vacant Housing	3,788	21,562	40,354
2024 Total Housing	30,920	161,385	280,033
2029 Owner Occupied Housing	3,768	40,584	79,771
2029 Renter Occupied Housing	28,803	121,508	185,173
2029 Vacant Housing	3,231	19,996	39,329
2029 Total Housing	35,803	182,087	304,274
2024-2029: Households: Growth Rate	18.60 %	15.00 %	10.10 %

Source: esri



2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	6,196	32,086	50,511
2024 Population Age 35-39	5,075	27,232	45,185
2024 Population Age 40-44	4,475	23,753	40,701
2024 Population Age 45-49	3,823	20,391	35,858
2024 Population Age 50-54	3,634	20,461	36,668
2024 Population Age 55-59	3,479	19,120	34,633
2024 Population Age 60-64	3,585	18,393	33,706
2024 Population Age 65-69	3,040	14,657	26,890
2024 Population Age 70-74	2,635	12,197	22,390
2024 Population Age 75-79	2,158	9,535	17,692
2024 Population Age 80-84	1,561	6,781	12,363
2024 Population Age 85+	1,718	7,533	13,849
2024 Population Age 18+	52,394	266,088	457,452
2024 Median Age	39	39	40

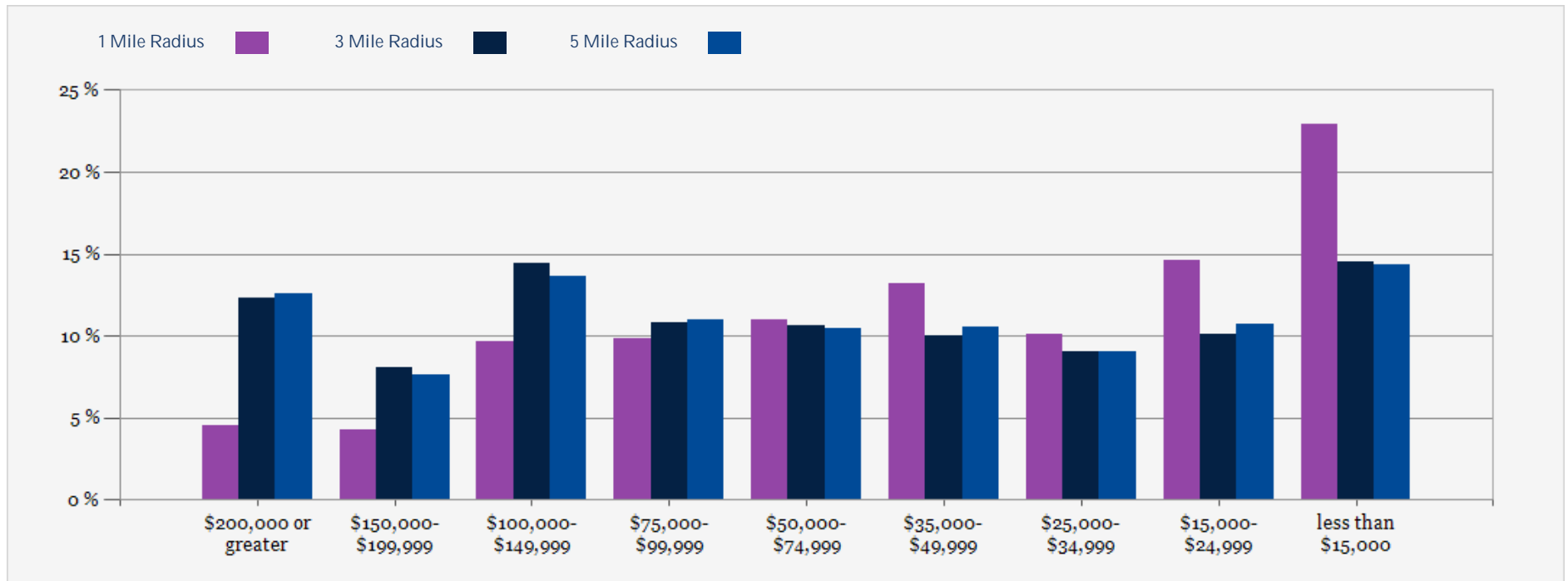
2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$55,623	\$85,635	\$80,035
Average Household Income 25-34	\$80,245	\$119,252	\$112,922
Median Household Income 35-44	\$47,833	\$84,843	\$81,104
Average Household Income 35-44	\$77,395	\$126,907	\$123,554
Median Household Income 45-54	\$45,731	\$79,415	\$79,574
Average Household Income 45-54	\$73,540	\$121,996	\$123,268
Median Household Income 55-64	\$34,044	\$55,006	\$57,496
Average Household Income 55-64	\$60,724	\$101,411	\$105,236
Median Household Income 65-74	\$24,142	\$36,620	\$39,327
Average Household Income 65-74	\$51,502	\$77,475	\$83,579
Average Household Income 75+	\$34,514	\$52,329	\$61,267

2029 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2029 Population Age 30-34	6,663	32,138	48,552
2029 Population Age 35-39	6,277	31,384	48,873
2029 Population Age 40-44	5,338	27,261	44,477
2029 Population Age 45-49	4,719	24,496	41,094
2029 Population Age 50-54	3,921	21,017	35,866
2029 Population Age 55-59	3,851	20,745	36,074
2029 Population Age 60-64	3,758	19,105	33,434
2029 Population Age 65-69	3,809	18,121	32,237
2029 Population Age 70-74	3,354	14,719	26,237
2029 Population Age 75-79	2,844	11,895	21,077
2029 Population Age 80-84	2,173	8,524	15,395
2029 Population Age 85+	2,106	8,449	15,202
2029 Population Age 18+	61,165	296,724	490,420
2029 Median Age	40	40	41

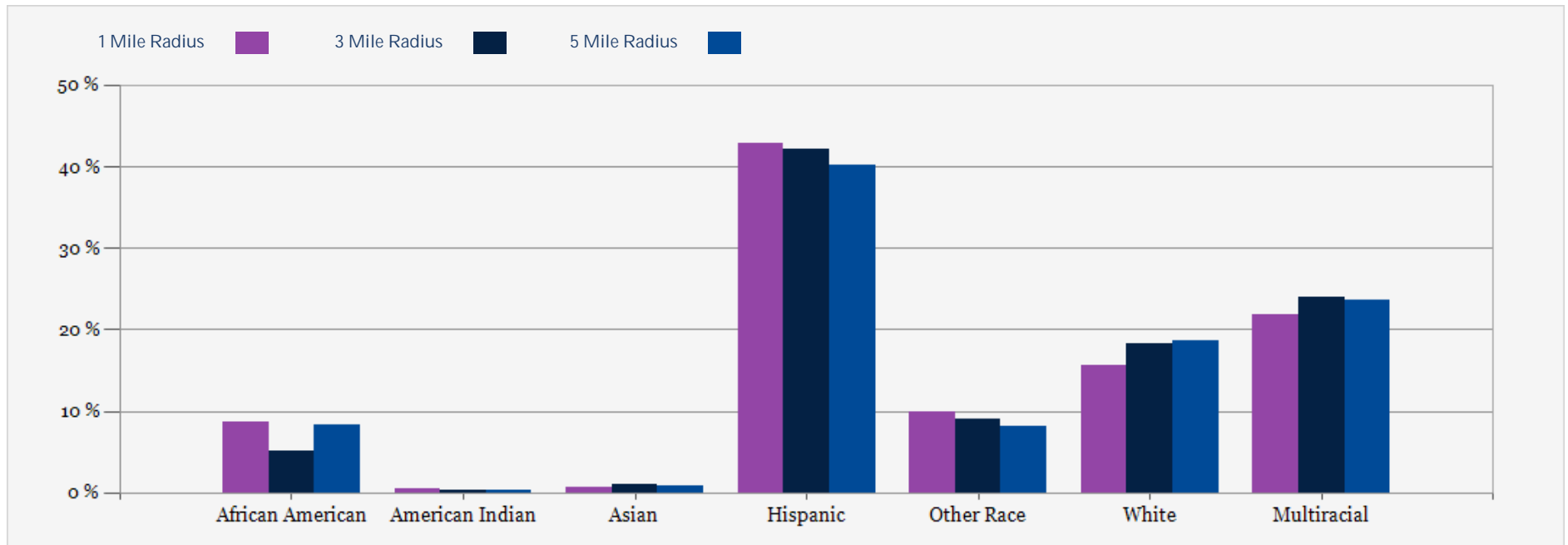
2029 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$76,332	\$96,039	\$91,351
Average Household Income 25-34	\$98,818	\$133,769	\$129,168
Median Household Income 35-44	\$69,946	\$102,298	\$98,597
Average Household Income 35-44	\$99,700	\$148,446	\$144,809
Median Household Income 45-54	\$64,863	\$101,990	\$100,941
Average Household Income 45-54	\$95,921	\$146,807	\$147,277
Median Household Income 55-64	\$47,472	\$82,237	\$82,961
Average Household Income 55-64	\$83,436	\$127,083	\$129,655
Median Household Income 65-74	\$32,335	\$51,697	\$54,442
Average Household Income 65-74	\$71,782	\$98,996	\$103,909
Average Household Income 75+	\$51,472	\$70,651	\$79,838



## 2024 Household Income

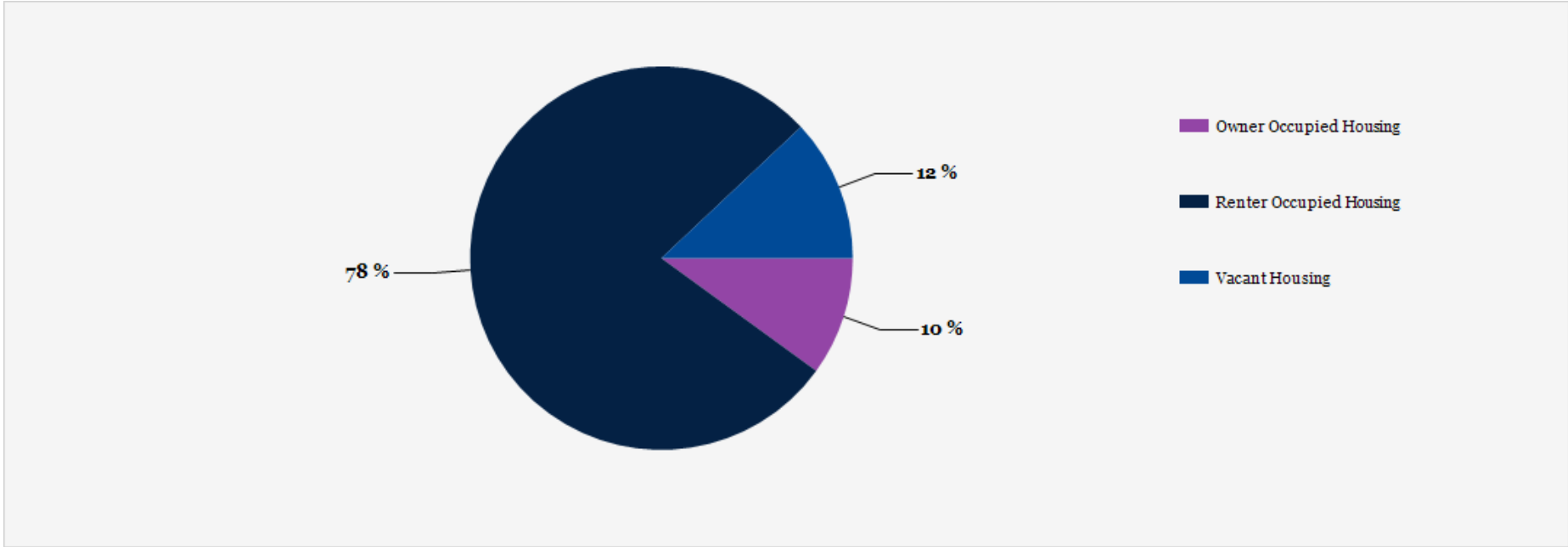


## 2024 Population by Race

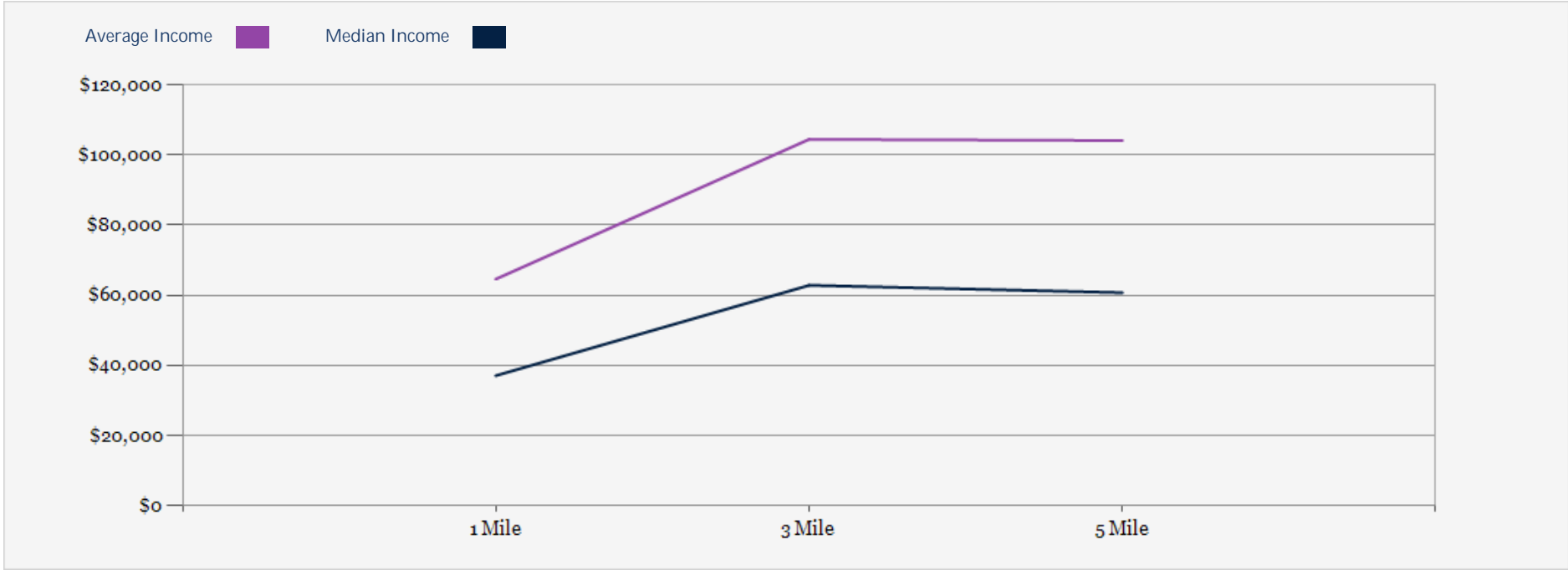




2024 Household Occupancy - 1 Mile Radius



2024 Household Income Average and Median







03

Company Profile

Advisor Profile





Manny Chamizo III  
Global Commercial Director

Manuel Chamizo III is a seasoned professional with over 39 years of progressive management and brokerage experience, encompassing all aspects of operational responsibility. As ONE Sotheby's Global Commercial Director, he acquired a wealth of knowledge and expertise in the commercial real estate field. Manny is ONE Sotheby's Global investment specialist servicing private capital investors in Florida as well as South and Central America. Manny Chamizo is widely recognized as a leading investment properties expert. His expertise in understanding the capital markets, knowing and accessing private capital investors, as well as the underwriting and development of projects and properties in South Florida. In addition, he has represented numerous private investors in the disposition and acquisition of commercial properties. Leading Manny Chamizo to a career completion of over a billion in total transaction value. With over three decades of experience in commercial real estate, covering retail, multi-family, land development as well as industrial sales and commercial development. His moniker of "Connect With the Well Connected" rings true with his ability of enhancing value and reducing the risk for clients by providing clearly defined solutions, to the client's real estate needs, on either an occupier or an investment basis. Manny is also an investor in retail & multifamily assets his knowledge in real estate, insurance, and capital investments places him as an elite standing amongst his peers. A Platinum Level Top producer since 2006 Manny has been awarded the 2017 CoStar Power Broker Award for Retail Transactions. In addition, The Miami Realtor Association and The Realtor Commercial Alliance (RCA) the leader in top-tier Realtors in Florida, recently recognized Manny as the RCA National Commercial Realtor of the Year for his success and profitability. Among his many other accolades and maintaining the title of Top Producer 2018-2023, he has also been named #1 Commercial Agent Company-Wide 2022-2023 for ONE Sotheby's International Realty. Manny takes pride in the many intricacies of commercial real estate and aims to negotiate far above his colleagues. Due mostly in part to his extensive knowledge in all aspects of buying and selling commercial real estate as well as the complex insurance coverages earned him the cover of Miami Business Review, as well as South Florida Business Journal.



# Iconic Office Building on the Miami River



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