

DADELAND CROSSING

9480 S DIXIE HIGHWAY | MIAMI, FL 33156



SR-826/PALMETTO EXPY

826

S DIXIE HIGHWAY/US-1





TABLE OF CONTENTS

01

**INVESTMENT
HIGHLIGHTS**

02

THE PROPERTY

THE

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03

LOCATION

04

MARKET
OVERVIEW



DADDELAND CROSSING
9480 S DIXIE HWY, MIAMI, FL 33156



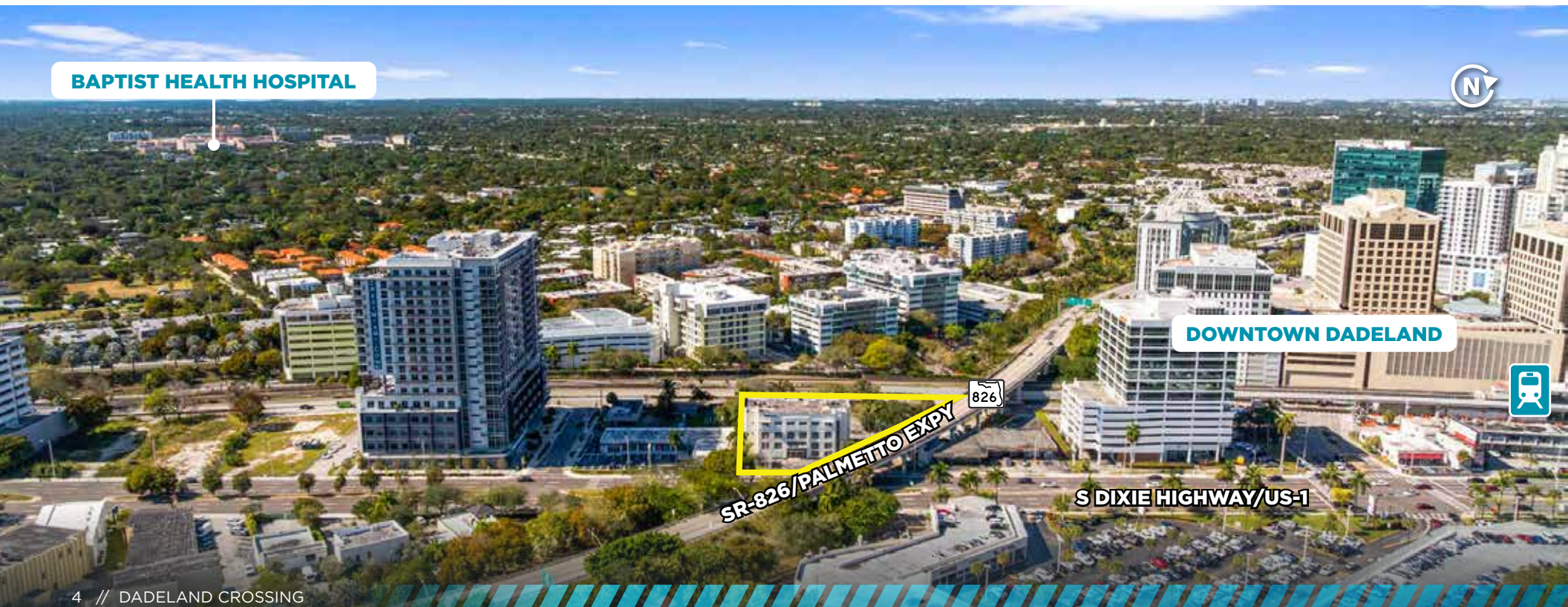
EXECUTIVE SUMMARY

Cushman & Wakefield is pleased to present **Dadeland Crossing (the "Property" or "Offering")**, an approximately one-acre, transit-oriented property ideally located at the crossroad of public and highway transit converging at the dense, infill "Dadeland Triangle" in Miami-Dade.

The highly visible Property at 9480 S Dixie Highway is currently improved with a four story, mission-critical office building, offering immediate functionality for an owner-user or investor, while also presenting compelling long-term upside through redevelopment or adaptive reuse. Dadeland Crossing is situated within walking distance of the Dadeland South Metrorail station, providing direct connectivity to Downtown Dadeland, South Miami, Brickell, and Downtown Miami.

Based on the site's zoning framework, parcel size, frontage along South Dixie Highway (US-1), and proximity to mass transit, the Property is well positioned to support a range of future uses, including multifamily rental, for-sale condominium, senior living, and/or mixed-use development, subject to approvals. Preliminary development concepts prepared by prior ownership illustrate the potential for a high-density vertical residential project, underscoring the underlying land value and future optionality of the site.

Whether pursued as an income-producing office investment, an adaptive reuse opportunity, or a long-term redevelopment play, Dadeland Crossing represents a highly flexible acquisition opportunity in one of Miami's most established and supply-constrained submarkets.





OFFERING OVERVIEW

Dadeland Crossing	Detail
Property Address	9480 S Dixie Highway, Miami, FL 33156
Site Size	Approximately 41,519 SF (±0.95 acres)
Building SF	GBA - ± 32,218 SF RBA - ± 25,420 SF
Year Built / Renovated	1994 / 2005
Frontage	Approximately 112 feet along US-1
Parking	81 spaces (15 covered) for a parking ratio of 3.19:1,000 SF
Zoning	Downtown Kendall Urban Center (DKUC) - Center Subdistrict
Current Use	4-story Office Building
Future Use Potential	Multifamily, condominium, senior living, or mixed-use (subject to approvals)
Height Max	20+ stories achievable subject to approvals
Max Resi Units	300+ units possible with density bonuses and approvals
Development Incentives	Eligible for Live Local, TOD, and RTZ benefits
Price	Market to Determine



Conference Room



Main Lobby



INVESTMENT HIGHLIGHTS



**Secure Mission-Critical
4-Story Office Building**
featuring fence, impact
windows, covered parking
and back-up generator



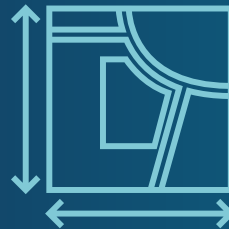
**Multiple Execution
Strategies: Office,
Adaptive Reuse,
Or Redevelopment;**
Ideal for Owner User



**Transit-Oriented Location
Near Metrorail, Busway
and Palmetto Expressway
Interchange**



**Prominent Frontage
And Visibility Along
US-1 (.56,677 VPD) with
monument and building
signage**



**Zoning Framework
Supportive Of Higher-
Density Development
(DKUC, RTZ, Live Local)**



**Located Within A Mature,
Supply-Constrained
Submarket with Excellent
Demographics**



Rear Entrance



LOCATION OVERVIEW

The property is situated within the "Dadeland Triangle", a high-density, walkable, mixed-use district. Nearby amenities include Downtown Dadeland, Dadeland Mall, and major employment centers. Regional access is provided via US-1, the Palmetto Expressway, and nearby Metrorail stations.



Downtown Dadeland

SUPERIOR TRANSIT CONNECTIVITY

- Dadeland South Metrorail - 0.25 miles
- South Dade Transitway Bus - 0.25 miles
- S Dixie Highway - Immediate
- Palmetto Expressway - 0.8 miles
- Kendall Drive - 0.5 miles
- Snapper Creek Expressway - 2.3 miles



Metrorail Station



Dadeland Mall

NOTABLE POINTS OF INTEREST

- Dadeland Mall - 0.5 miles
- Dadeland Station - 1.0 mile
- Baptist South Miami - 2.0 miles
- Baptist Health (Kendall) - 2.7 miles
- University of Miami - 2.7 miles

FAVORABLE DEMOGRAPHICS

1-2-3 MILE DEMOGRAPHICS			
	1-Mile	3-Mile	5-Mile
Population:	26,823	93,918	268,927
Median Age:	40	42.3	43.9
Avg. Income:	\$98,430	\$127,658	\$119,242
Median Home Value:	\$464,898	\$693,321	\$518,953
Bachelor's Degree or Higher:	51%	53%	46%



LOCATION OVERVIEW

SNAPPER CREEK EXPY

878

826

SR-826/PALMETTO EXPY

SW 88TH ST/KENDALL DR

S DIXIE HIGHWAY/US-1

DADELAND MALL

JCPenney Saks Fifth Avenue PURA VIDA

★ macy's

The Cheesecake Factory

CVI.CHE 105 PERUVIA & CUISINE BY JEAN CHRISTO

DICK'S SPORTING GOODS

DADELAND STATION

TARGET. Michaels Where Creativity Happens. BEST BUY. PETSMART

DOWNTOWN DADELAND

west elm CARROT EXPRESS Panera BREAD LIME FRESH MEXICAN BELL. pubbelly SUSHI FOGO DE CHÃO

PEARL DADELAND APARTMENTS

TOSCANA AT DADELAND CONDOMINIUMS

Publix



DATRAN CENTER OFFICE

METROPOLIS DADELAND APARTMENTS

GULLIVER PREP UPPER SCHOOL CAMPUS

THE SHOPPES AT DADELAND

OLD NAVY five BELOW BrandsMart USA WELLS FARGO The Container Store

HYVE DADELAND OFFICE

Dadeland South Metrorail Station

TRADER JOE'S

DADELAND PLAZA SHOPPING CENTER

CREST AT PINECREST APARTMENTS

20,020 DAYTIME EMPLOYEES
WITHIN A 1-MILE RADIUS

2.4 MSF OFFICE	3.8 MSF RETAIL	9,487 MF UNITS
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MARKET DRIVERS

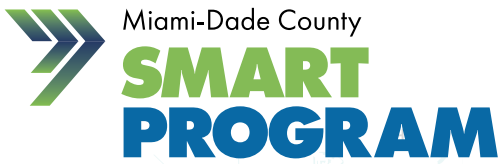
UNMATCHED TRANSIT CONNECTIVITY - IMMEDIATE ACCESS TO METRORAIL

A defining feature of 9480 S Dixie Highway is its exceptional access to public transit. The property is within walking distance of both the Dadeland North and Dadeland South Metrorail Stations, two of the busiest transit hubs in Miami-Dade County.

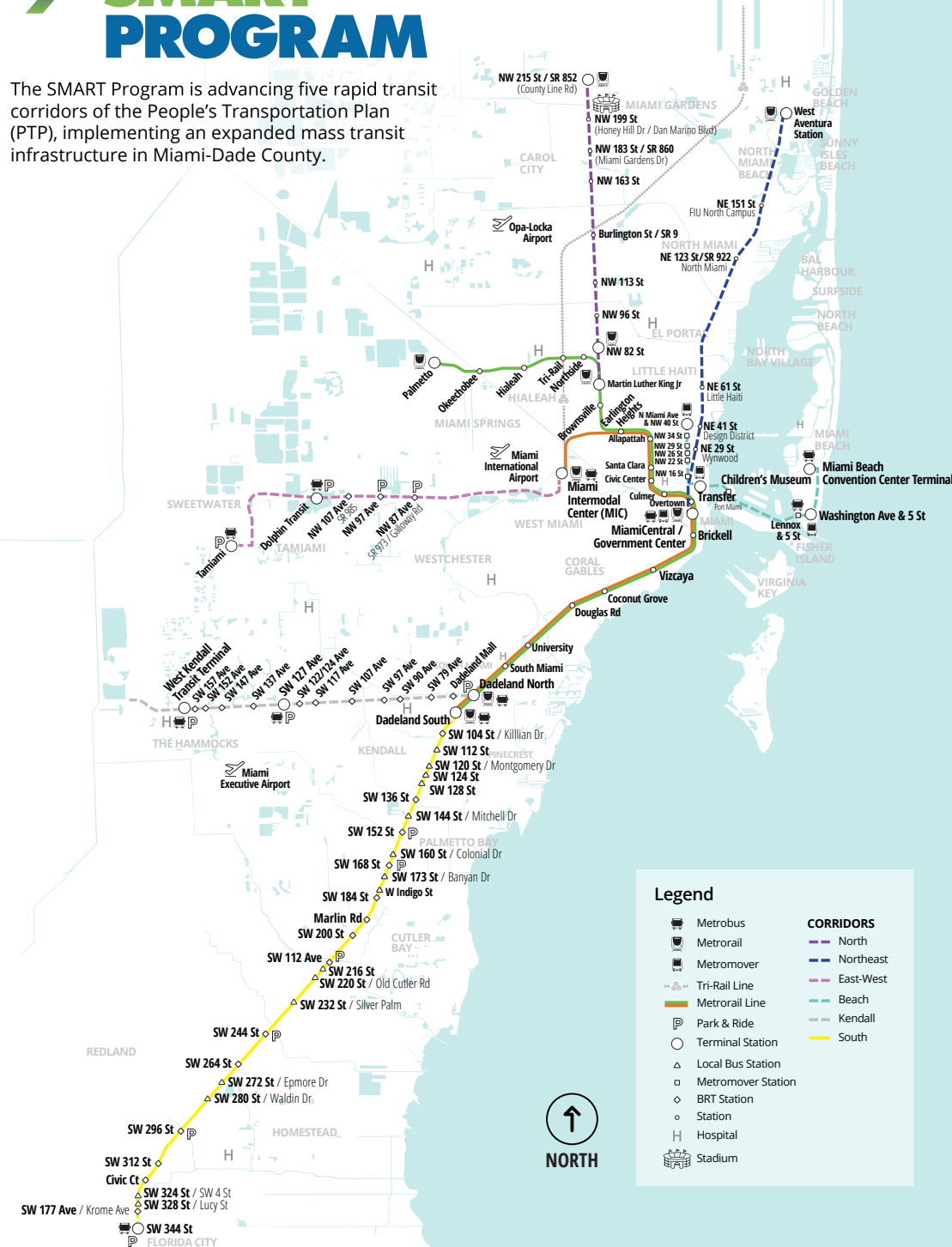
These stations provide direct, single-line connectivity to:

- Downtown Miami
- Brickell
- Coconut Grove
- Coral Gables
- Miami International Airport





The SMART Program is advancing five rapid transit corridors of the People's Transportation Plan (PTP), implementing an expanded mass transit infrastructure in Miami-Dade County.



Legend

Metrobus	CORRIDORS
Metrorail	North
Metromover	Northeast
Tri-Rail Line	East-West
Metrorail Line	Beach
Park & Ride	Kendall
Terminal Station	South
Local Bus Station	
Metromover Station	
BRT Station	
Station	
Hospital	
Stadium	

This level of connectivity significantly enhances the site's appeal for residential, mixed-use, and transit-oriented development. Residents benefit from car-optional living, convenient commuting, and reliable access to major employment centers without reliance on I-95 or US-1 traffic congestion. In addition, Dadeland South Station functions as a major park-and-ride hub and bus transfer center, further increasing daily foot traffic and reinforcing the corridor as a true transit-oriented district.

With limited land remaining in immediate proximity to these stations, 9480 S Dixie Highway represents a rare opportunity to develop within one of Miami-Dade's most established and proven transit nodes.

PRIME SOUTH MIAMI / DADELAND LOCATION

Positioned along U.S. 1 (South Dixie Highway), the site sits at the center of the South Miami-Dadeland corridor, one of the county's most supply-constrained and affluent submarkets. Surrounding neighborhoods such as Coral Gables, Pinecrest, and Kendall provide a strong demographic base, while the area's walkability and urban infrastructure continue to support new development.

REGIONAL RETAIL ANCHOR - DADELAND MALL

Located just steps away, Dadeland Mall is one of South Florida's premier shopping destinations, drawing millions of visitors annually. Its concentration of national retailers, dining options, and experiential uses drives consistent consumer traffic and reinforces the strength of the immediate trade area.

ESTABLISHED MIXED-USE ENVIRONMENT - DOWNTOWN DADELAND

Directly across from the mall, Downtown Dadeland has evolved into a vibrant mixed-use district featuring residential, office, and street-level retail. The pedestrian-friendly design and transit proximity create a true live-work-play environment that continues to attract renters and businesses alike.

HEALTHCARE AND EMPLOYMENT BASE

The broader South Miami submarket is supported by a strong healthcare presence, including South Miami Hospital and Larkin Community Hospital, along with numerous medical office users. These institutions provide stable employment and contribute to sustained residential demand in the surrounding area.

STRONG DEMOGRAPHIC FUNDAMENTALS

The Dadeland trade area benefits from above-average household incomes, strong educational attainment, and a dense population base. Combined with limited remaining infill sites near transit and retail, these fundamentals position 9480 S Dixie Highway to capitalize on continued growth and long-term demand.

WEST VIEW



BAPTIST HEALTH HOSPITAL

CREST AT PINECREST APARTMENTS

SW 88TH ST/KENDALL DR

HYDE DADELAND

DADELAND CENTRE

MIRABELLE

TOWN CENTRE I

DATRAN

 Dadeland South Metrorail Station

ONE DADELAND

OLD DIXIE HWY

S MIAMI-DADE BUSWAY

DADELAND POINT

SR-826/PALMETTO EXPY

S DIXIE HIGHWAY/US-1 (56,677 VPD)

DADELAND PLAZA



NORTH VIEW



UNIVERSITY OF MIAMI

MIAMI CBD

DADELAND STATION

DADELAND MALL

 Dadeland South Metrorail Station

SW 88TH ST/KENDALL DR

 Dadeland North Metrorail Station

GULLIVER PREP UPPER CAMPUS

DADELAND PLAZA

PALMETTO EXPY

S DIXIE HIGHWAY/US-1 (56,677 VPD)

826

SR-826/PALMETTO EXPY

PINECREST



EAST VIEW



MIAMI CBD

COCONUT GROVE

ATLANTIC OCEAN

CORAL GABLES

SOUTH MIAMI

PINECREST

S DIXIE HIGHWAY/US-1 (56,677 VPD)

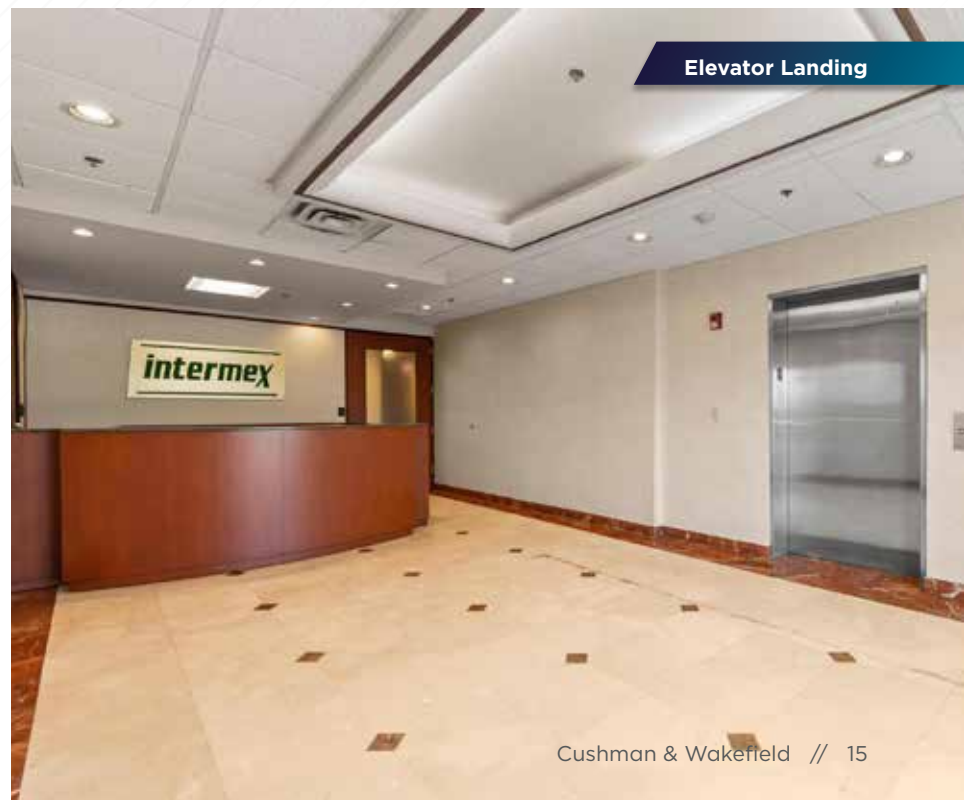
SR-826/PALMETTO EXPY 826

HYDE DADELAND

OLD DIXIE HWY
S MIAMI-DADE BUSWAY
METORAIL



Kitchen



Elevator Landing

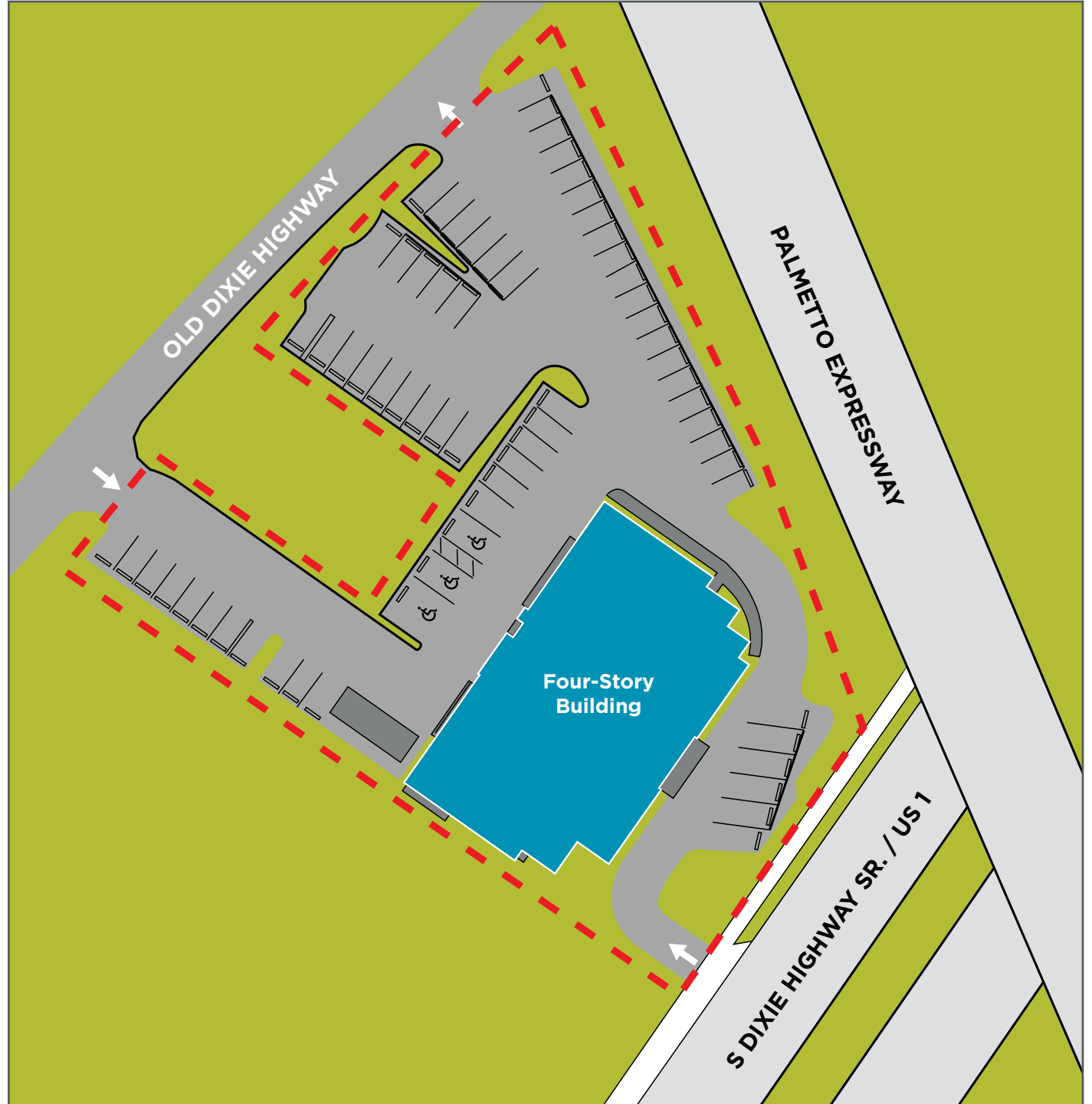


PROPERTY SPECIFICATIONS

Address:	9480 S Dixie Highway, Miami, FL 33156
PCN:	30-5002-044-0010
Site Area:	41,519 (+/- 0.95 acres)
Zoning:	Downtown Kendall Urban Center (DKUC) - Center Subdistrict
Building Size:	GBA - ± 32,218 SF RBA - ± 25,420 SF
Year Built:	1994 (renovated 2005)
Floors:	Four
Occupancy:	0%
Parking:	81 spaces (15 covered) for ratio of 3.2:1,000 SF
Access:	One point of ingress/egress on west side of southbound S Dixie Highway; one point of ingress and one point of egress on east side of Harriet Tubman Highway
Foundation:	Slab on grade
Structure:	Concrete block system; 11' slab to slab
Fenestration:	Impact resistant glass in aluminum frame; impact resistant glass storefront
Roof:	Built up roof system
Fence:	6' white aluminum fence with barrier arm access points in front and rear of property
Lighting:	Combination of troffer and parabolic fluorescent light fixtures
Interior Finishes:	Perimeter private offices with open interior bull pen area; drop down acoustical ceiling tiles and painted gypsum walls
Bathrooms:	One men's and women's restroom on each floor
Elevator:	One passenger elevator and one cargo elevator
Fire & Life Safety:	Fully sprinklered
Generator:	4,000 gallon diesel generator
Electricity:	FP&L
Water & Sewer:	Miami Dade Water & Sewer
Trash:	Waste Management
Signage:	One monument sign and building top signage facing S Dixie Highway



SITE PLAN





EXISTING OFFICE

Dadeland Crossing is currently improved with a four-story, mission-critical office building totaling approximately 32,218 gross building square feet. Originally constructed in 1994 and renovated in 2005, the building offers a functional layout suitable for a range of professional, medical, and service-oriented users. The structure is served by on-site parking, including surface and covered spaces, providing practical access for employees and visitors.

The existing improvements offer immediate utility for an owner-user seeking a presence along the US-1 corridor, as well as for an investor pursuing

near-term cash flow. Floor plate configuration and vertical circulation allow for flexible tenancy arrangements, while the site's visibility and frontage enhance branding and exposure.

From an investment perspective, the existing office component also provides optionality as interim income while a buyer evaluates longer-term redevelopment or adaptive reuse strategies. The ability to maintain operations during entitlement, design, and capital planning phases enhances overall execution flexibility and risk management.





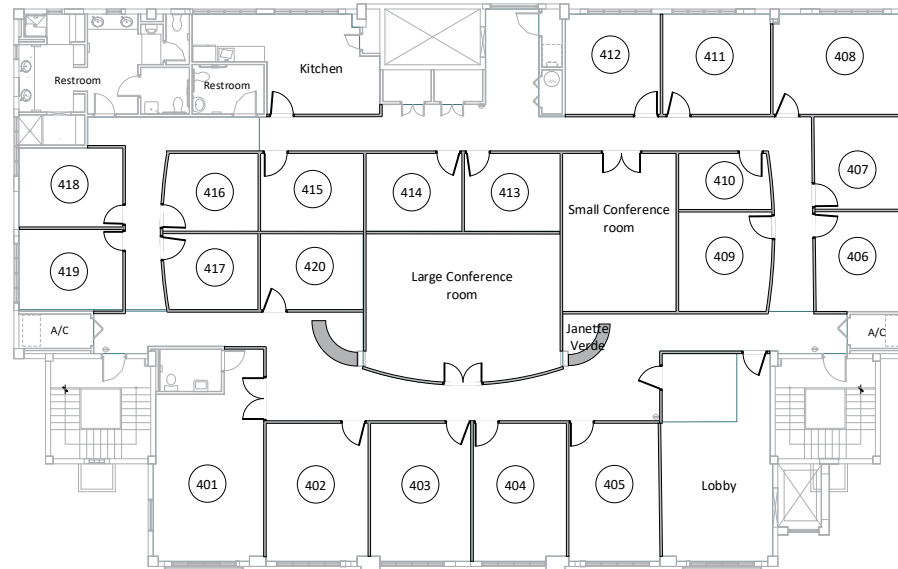
EXISTING FLOOR PLANS



LEVEL 2



LEVEL 3



LEVEL 4



DEVELOPMENT POTENTIAL

The property is located within the Downtown Kendall Urban Center zoning framework, which is intended to encourage higher-density, transit-oriented development. Preliminary concepts prepared by prior ownership illustrate the potential for a vertical residential project of up to approximately 23 stories and 372 residential units with structured parking.

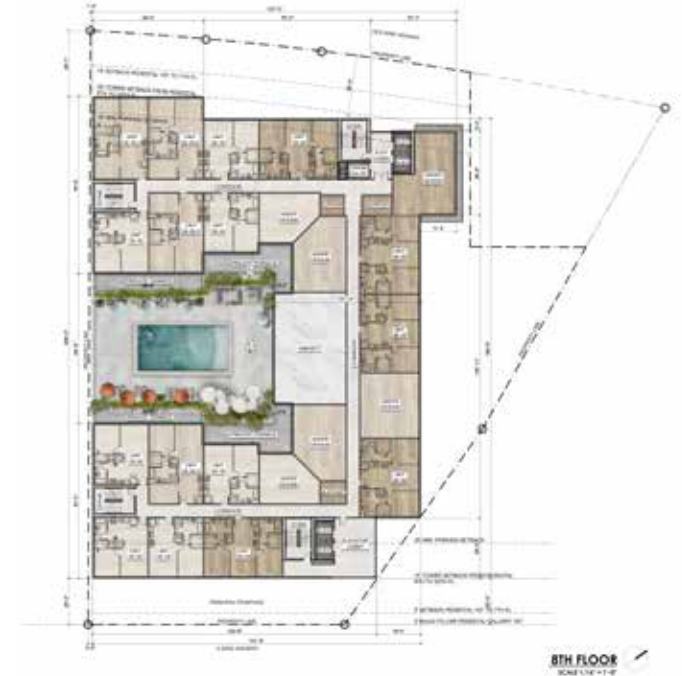
These concepts are illustrative only and subject to further design development and approvals. Potential future programs may include multifamily rental, condominium, senior housing, or mixed-use development, depending on market demand and regulatory review.







DEVELOPMENT PLANS



DEVELOPMENT PLANS



9TH TO 20TH FLOOR



22ND-23RD FLOOR



21ST FLOOR

PARKING CALCULATION					
FUNCTION	REQ.	COUNT	FACTOR	MIN. REQ.	TOTAL PS PROPP.
RESIDENTIAL					
EFF. & 1B DU	1.5 PS / DU	260	1.5	390	
2B DU	1.75 PS / DU	112	1.75	196.0	
		372		586.0	
RETAIL	1 PS/250SF	3,720	250	15	
SHARED PARKING					
HC-PS REQ. (INCLUDED IN TOTAL REQ.)					
RESIDENTIAL (FBC ACC. 208.2.3.2)	2%	586.0	0.02	12	
NON-RESIDENTIAL 8 HC PS (FBC ACC. 208.2)	1 TO 25=1	14.9		1	8 HC PS
				593	
TOTAL			0.5	297	495
50% PARKING REDUCTION					

PARKING BREAKDOWN					
LEVEL/PS TYPE	REGULAR PS	TANDEM PS.	HC-PS	STREET PS	TOTAL PS
GRD. FL.	25	0	2		27
2ND FL.	72	4	2		78
3RD FL.	72	4	2		78
4TH FL.	72	4	2		78
5TH FL.	72	4	2		78
6TH FL.	72	4	2		78
7TH FL.	72	4	2		78
TOTAL	457	24	14		495

UNIT BREAKDOWN					
FLOOR/UNIT TYPE	STUDIO	1B-1B	1B-1B-D	2B-2B	TOTAL DU
2ND FL.	0	0	0	3	3
3RD FL.	0	0	0	3	3
4TH FL.	0	0	0	3	3
5TH FL.	0	0	0	3	3
6TH FL.	0	0	0	3	3
7TH FL.	0	0	0	3	3
8TH FL.	0	9	7	6	25
9TH FL.	3	9	7	6	25
10TH FL.	3	9	7	6	25
11TH FL.	3	9	7	6	25
12TH FL.	3	9	7	6	25
13TH FL.	3	9	7	6	25
14TH FL.	3	9	7	6	25
15TH FL.	3	9	7	6	25
16TH FL.	3	9	7	6	25
17TH FL.	3	9	7	6	25
18TH FL.	3	9	7	6	25
19TH FL.	3	9	7	6	25
20TH FL.	3	9	7	6	25
21ST FL.	3	1	0	4	8
22ND FL.	3	2	1	6	12
23RD FL.	3	2	1	6	12
TOTAL	45	122	93	112	372
	12.1%	32.8%	25.0%	30.1%	100.0%



CANDIDATE FOR LIVE LOCAL UPZONING

EXPANDING HOUSING OPPORTUNITY ACROSS FLORIDA

The Live Local Act (Senate Bill 102), signed into law in 2023, is designed to address Florida’s ongoing housing affordability challenges by promoting public-private collaboration and encouraging the development of workforce and affordable housing. The Act allocates historic funding through programs such as the State Housing Initiatives Partnership (SHIP) and the State Apartment Incentive Loan (SAIL) programs, while streamlining approval processes and preempting local rent control measures.

Developers benefit from a range of incentives, including height, density, and parking bonuses, as well as administrative approval for qualifying projects. The legislation permits multifamily and mixed-use development in commercially or industrially zoned areas, encourages transit-oriented design, and allows for floor area ratio (FAR) increases up to 150% of the local maximum.

The Live Local Act also introduces tax exemptions for qualifying affordable units:

- » **75% property tax exemption for units rented to households earning up to 120% of the area median income (AMI).**
- » **100% property tax exemption for units rented to households earning up to 80% of AMI.**

These measures make it easier for developers to deliver attainable housing while maintaining project feasibility. The legislation extends through December 31, 2059, ensuring long-term stability and predictability for new investment across the state.

KEY DEVELOPMENT BENEFITS	
CATEGORY	BENEFIT
PROCESS	Administrative approval for qualifying projects
HEIGHT/DENSITY	Maximum allowable height and density within one-mile radius of subject municipality
FLOOR AREA RATIO (FAR)	Up to 150% of maximum permitted
USES	Multifamily and mixed-use permitted in commercial, industrial, or mixed-use zones
PARKING	No parking required for Transit-Oriented Developments; 20% reduction within 0.5 mile of major transit hub
OWNERSHIP	Allows market-rate multifamily units for sale
BONUSES	Height, density, and FAR bonuses must receive administrative approval

TAX INCENTIVES AND QUALIFICATIONS	
CATEGORY	DETAILS
TAX EXEMPTION	75%-100% property tax exemption depending on rent level and AMI qualification
MINIMUM REQUIREMENT	At least 71 units or 40% of development rented at or below 120% AMI
CERTIFICATION	Sworn statement restricting qualified rents and income for 3 years
EXPIRATION	Applies to 2024 tax roll and sunsets December 31, 2059
STANDARDS	Must comply with non-Live Local Act zoning regulations (setbacks, open space, etc.)
ELIGIBLE AREAS	Applicable across Florida in commercial, industrial, and mixed-use zones outside airport flight paths





MULTIFAMILY RENT COMPS

DATA AS OF FEBRUARY 2026

OBR	UNITS	AVG UNIT SIZE (SF)	OCCUPANCY	EFFECTIVE RENT	EFFECTIVE RPSF	EFFECTIVE RENT CHANGE / MONTH	EFFECTIVE RENT CHANGE/QUARTER	EFFECTIVE RENT CHANGE / YEAR
Crest at Pinecrest I	20	580	100.0%	\$2,766	\$4.77	43.2%	18.0%	29.5%
Pearl Dadeland	49	605	95.9%	\$2,057	\$3.41	-2.6%	-1.2%	-3.3%
The Palmer Dadeland II	46	512	97.8%	\$2,016	\$3.94	0.2%	0.6%	-1.5%
Motion at Dadeland	32	465		\$2,039	\$4.40	1.0%	0.6%	6.3%
AML I Dadeland	16	511	87.5%	\$2,154	\$4.30	-3.8%	-1.4%	-1.9%
Average		538	77.3%	\$2,138	\$4.01	7.6%	3.3%	5.8%

1BR	UNITS	AVG UNIT SIZE (SF)	OCCUPANCY	EFFECTIVE RENT	EFFECTIVE RPSF	EFFECTIVE RENT CHANGE / MONTH	EFFECTIVE RENT CHANGE/QUARTER	EFFECTIVE RENT CHANGE / YEAR
Motion at Dadeland	121	765		\$2,478	\$3.23	-0.4%	1.1%	5.3%
Crest at Pinecrest I	201	701	92.8%	\$2,675	\$3.82	20.0%	7.4%	14.1%
The Palmer Dadeland II	173	809	97.7%	\$2,609	\$3.30	-0.3%	-0.2%	-0.1%
Pearl Dadeland	259	779	94.2%	\$2,313	\$3.01	5.1%	4.0%	-3.4%
AML I Dadeland	171	718	94.2%	\$2,288	\$3.19	-0.4%	-5.7%	-3.0%
Average		754	82.2%	\$2,463	\$3.30	4.8%	1.3%	2.6%

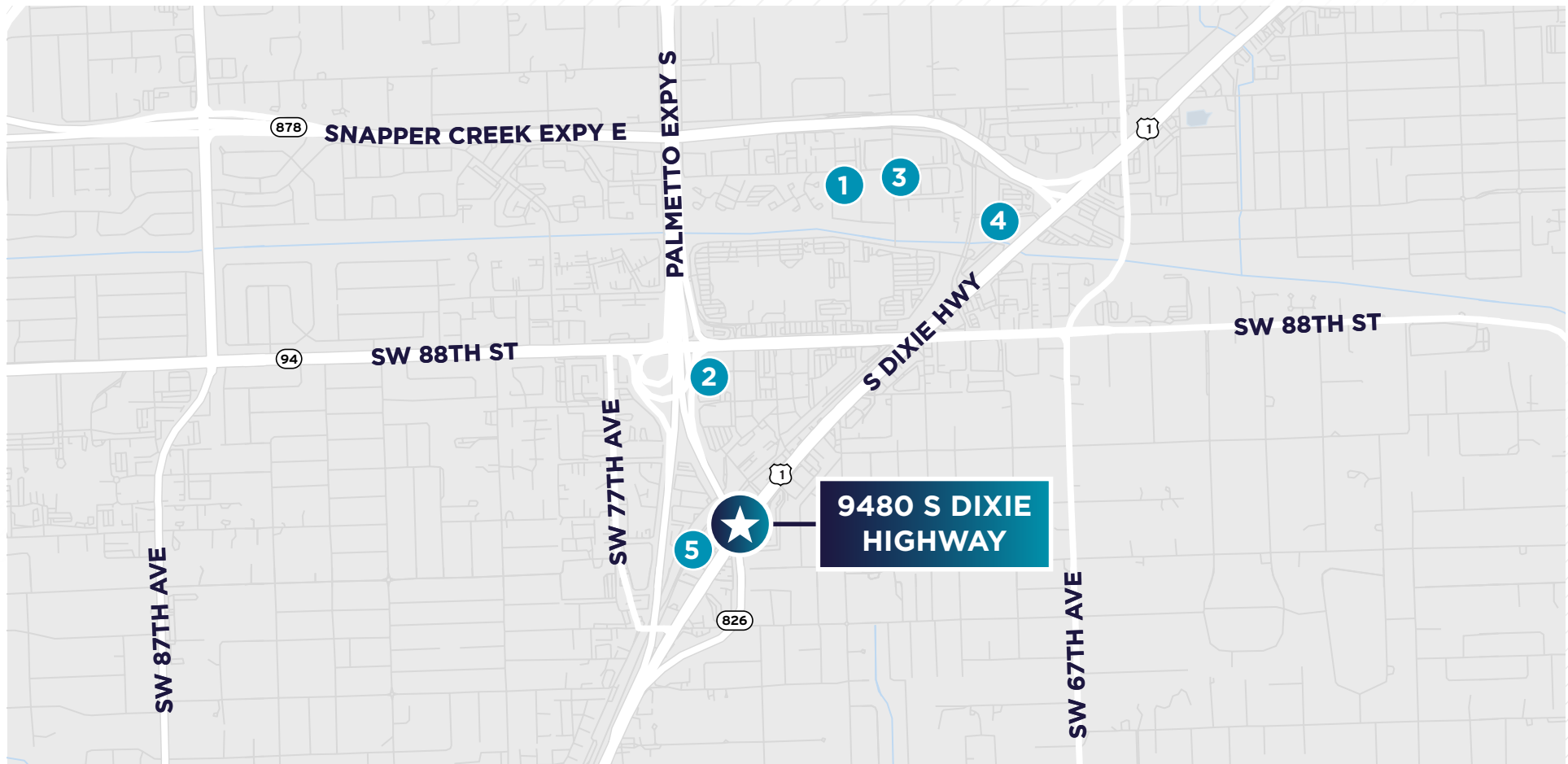
2BR	UNITS	AVG UNIT SIZE (SF)	OCCUPANCY	EFFECTIVE RENT	EFFECTIVE RPSF	EFFECTIVE RENT CHANGE / MONTH	EFFECTIVE RENT CHANGE/QUARTER	EFFECTIVE RENT CHANGE / YEAR
Motion at Dadeland	126	1101		\$3,179	\$2.89	1.2%	-0.1%	7.4%
AML I Dadeland	159	1026	91.2%	\$2,834	\$2.77	-4.7%	-5.5%	-7.4%
Pearl Dadeland	90	1076	93.3%	\$2,851	\$2.66	1.1%	4.5%	-1.9%
Crest at Pinecrest I	71	1010	91.0%	\$3,473	\$3.43	16.6%	9.3%	9.9%
The Palmer Dadeland II	182	1138	97.8%	\$2,954	\$2.60	0.0%	-2.5%	-1.4%
Average		1078	75.1%	\$3,012	\$2.80	2.9%	1.1%	1.3%

3BR	UNITS	AVG UNIT SIZE (SF)	OCCUPANCY	EFFECTIVE RENT	EFFECTIVE RPSF	EFFECTIVE RENT CHANGE / MONTH	EFFECTIVE RENT CHANGE/QUARTER	EFFECTIVE RENT CHANGE / YEAR
Crest at Pinecrest I	4	1288	0.0%	\$5,032	\$3.91	26.2%	15.6%	22.0%
Pearl Dadeland	14	1375	78.6%	\$3,848	\$2.80	-0.3%	0.8%	-6.4%
AML I Dadeland	4	1386	75.0%	\$3,652	\$2.64	-7.9%	-11.6%	-13.6%
Motion at Dadeland	15	1365		\$3,895	\$2.86	0.5%	1.6%	0.5%
The Palmer Dadeland II	21	1330	95.2%	\$3,585	\$2.69	-4.8%	-1.3%	-6.2%
Average		1350	58.6%	\$3,833	\$2.84	2.7%	1.0%	-0.8%





#	PROPERTY NAME	ADDRESS	YEAR BUILT	TOTAL UNITS	AVERAGE UNIT SIZE (SF)	EFFECTIVE RENT	EFFECTIVE RPSF	OCCUPANCY	DISTANCE TO SUBJECT
1	AMLI Dadeland	8250 SW 72nd Ct	2015	350	856	\$2,545	\$2.973	92.0%	0.2 miles
2	Pearl Dadeland	7440 N Kendall Dr	2017	412	843	\$2,454	\$2.907	93.5%	0.3 miles
3	The Palmer Dadeland II	8215 SW 72nd Ave	2020	422	944	\$2,742	\$2.901	97.6%	0.3 miles
4	Motion at Dadeland	8400 S Dixie Hwy	2019	294	907	\$2,803	\$3.089		0.5 miles
5	Crest at Pinecrest I	9600 S Dixie Hwy	2023	296	775	\$2,894	\$3.708	91.6%	0.7 miles





KENDALL/DADELAND—MULTIFAMILY OVERVIEW

The Kendall / Dadeland corridor represents one of Miami-Dade County's most established and supply-constrained urban nodes, supported by strong demographics, excellent regional connectivity, and sustained multifamily demand. Located approximately 10 miles southwest of Downtown Miami and directly adjacent to the Dadeland Metrorail stations, the area has evolved into a highly desirable mixed-use district serving as a residential, retail, and employment hub for South Miami-Dade County.

The submarket benefits from direct access to several of the county's primary transportation corridors, including U.S.-1 (South Dixie Highway), the Palmetto Expressway (SR-826), Snapper Creek Expressway (SR-878), and the Miami-Dade Metrorail system. This connectivity provides efficient access to the region's principal employment centers, including Downtown Miami, Brickell, Coral Gables, Coconut Grove, and Miami International Airport. As a result, the Dadeland area has become one of Miami's most active transit-oriented development nodes, supporting continued residential densification and mixed-use investment.

MULTIFAMILY MARKET FUNDAMENTALS

The Kendall East / Coral Gables multifamily submarket contains approximately 9,900 market-rate apartment units and represents roughly 5.5% of the Miami metropolitan apartment inventory. Over the past decade the submarket has experienced steady but controlled growth, with more than 4,300 units delivered since 2016. Despite this development activity, market fundamentals remain healthy and continue to outperform the broader Miami market.

Current market conditions indicate average asking rents of approximately \$2,650 per unit with vacancy levels near 6.5%. Vacancy in the Kendall East / Coral Gables submarket remains below the Miami metro average, reflecting the area's consistent renter demand and limited availability of comparable development sites in close proximity to transit and employment centers.

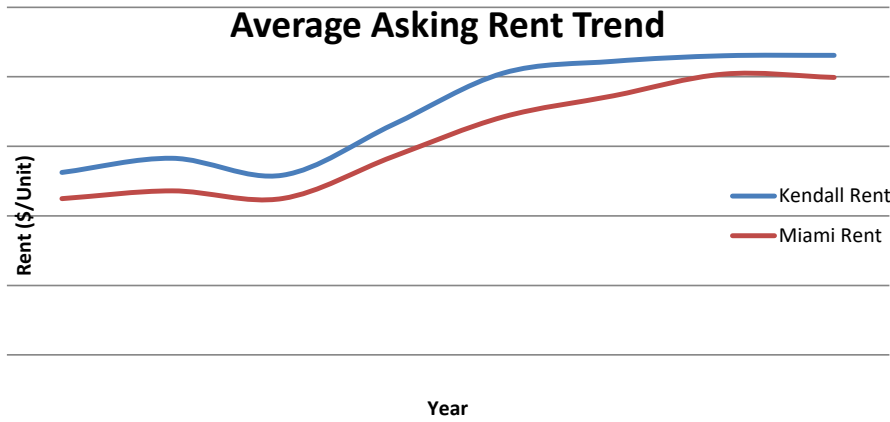
The submarket's inventory is primarily composed of mid- and high-quality Class A and Class B product. Newer communities in the immediate Dadeland trade area regularly achieve rents exceeding \$3,000 per unit for two-bedroom apartments, reflecting the strength of the location and the area's affluent demographic base.

RENT PERFORMANCE AND DEMAND DRIVERS

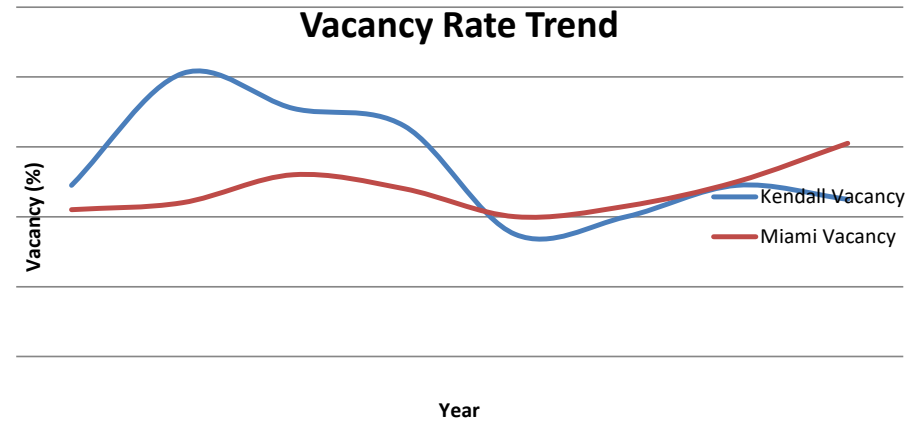
Multifamily rents throughout the Kendall / Dadeland corridor have increased significantly since 2020, driven by continued population growth, strong household formation, and rising barriers to homeownership throughout South Florida. While rent growth has moderated slightly following several years of exceptional increases, long-term fundamentals remain positive as the submarket continues to benefit from sustained migration and employment growth throughout Miami-Dade County.

Comparable Class A apartment communities in the Dadeland trade area currently achieve effective rents generally ranging between approximately \$2,400 and \$2,900 per unit with occupancy levels typically above 90%. This pricing reflects the premium associated with the area's walkability, access to transit, and proximity to major retail destinations including Dadeland Mall and Downtown Dadeland.

Average Asking Rent Trend



Vacancy Rate Trend





KENDALL/DADELAND—MULTIFAMILY OVERVIEW

SUPPLY PIPELINE AND DEVELOPMENT TRENDS

Development activity within the Kendall submarket has remained relatively measured compared to other areas of Miami, particularly the urban core. The current development pipeline includes approximately 440 units under construction, representing only a small percentage of the existing apartment inventory. This level of supply is notably lower than the broader Miami development pipeline and suggests continued balance between supply and demand over the near to medium term.

Recent multifamily development has largely been concentrated near the Dadeland and Downtown Kendall areas where proximity to Metrorail stations and major retail amenities has driven the majority of development activity. Several recently delivered communities have helped modernize the local housing inventory while maintaining strong occupancy levels across the submarket.

DEMOGRAPHIC AND ECONOMIC PROFILE

The Dadeland trade area benefits from strong demographic fundamentals and a highly educated workforce. Within a three-mile radius of the property the surrounding area includes approximately 97,000 residents and more than 39,000 households. Median household income within this radius exceeds \$115,000 and is projected to grow meaningfully over the coming years, further supporting long-term residential demand.

Educational attainment levels within the area are also well above national averages, with a large percentage of residents holding bachelor's or graduate degrees. This demographic profile continues to attract both employers and residents seeking access to quality housing within close proximity to Miami's primary employment corridors.

INVESTMENT OUTLOOK

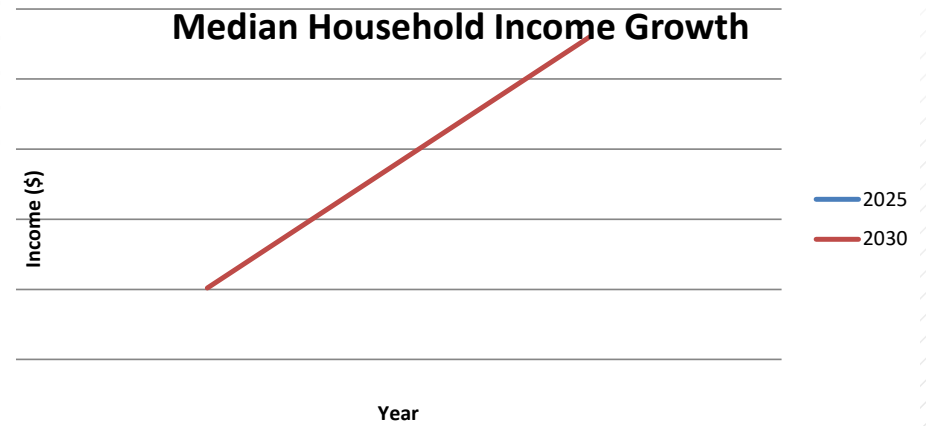
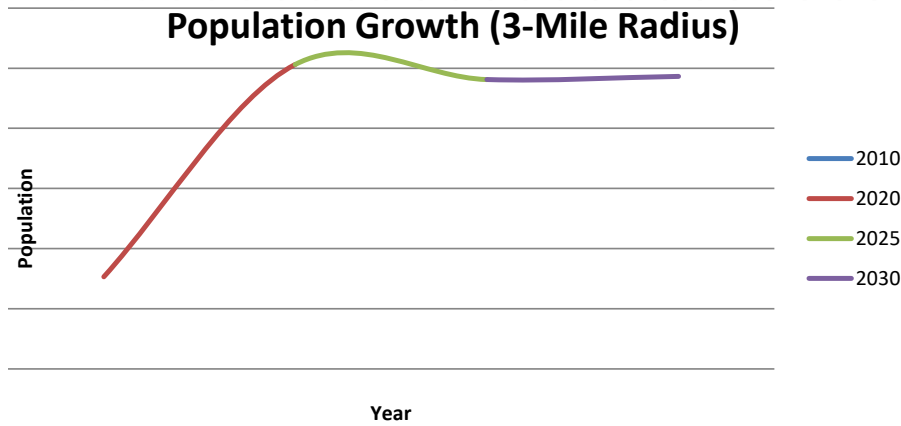
The Kendall / Dadeland corridor continues to demonstrate strong long-term fundamentals driven by its transit connectivity, affluent demographics, proximity to employment centers, and limited supply of infill development sites. Institutional and private capital continues to target the area for multifamily investment, with recent apartment sales indicating pricing levels generally consistent with the broader Miami market.

Given the limited availability of development sites within walking distance of the Dadeland transit corridor, properties located in this immediate area are expected to remain highly desirable for both residential investment and future redevelopment opportunities.

CONCLUSION

Overall, the Kendall / Dadeland submarket represents one of the most stable and attractive residential investment locations in South Miami-Dade County. The area's established infrastructure, high household incomes, and strong transit connectivity continue to support long-term housing demand and sustained real estate value.

As development opportunities become increasingly scarce within the immediate transit district, well-located properties within the Dadeland corridor are expected to command continued investor interest and maintain strong positioning within the broader Miami real estate market.





MIAMI-DADE COUNTY Q4 OFFICE MARKET OVERVIEW

ECONOMY

Miami-Dade County's economic growth has moderated from prior expansionary levels but remains positive. Total employment growth has slowed relative to peak post-relocation years, though key office-using sectors including professional and business services and financial activities continue to report net job gains. The unemployment rate remains below long-term historical averages and in line with statewide trends. Population growth and in-migration continue to support labor force expansion, while business formation activity remains elevated relative to pre-2020 levels. Although office-using employment growth has normalized, tenant demand remains supported by sustained corporate presence, regional headquarters activity, and continued capital investment across core employment corridors.

SUPPLY

Market vacancy declined to 8.6% as of 1Q 2026, down from a pandemic-era peak of approximately 10.1% in 2021, representing the lowest vacancy rate among Florida's six major office markets and remaining materially below the national average in the mid-teen range. Over the past 12 months, approximately 533,000 square feet of new office space have been delivered. The active development pipeline totals approximately 2.48 million square feet, representing roughly 2.1% of existing inventory, with projects currently under construction approximately 62% preleased and largely concentrated within core submarkets.

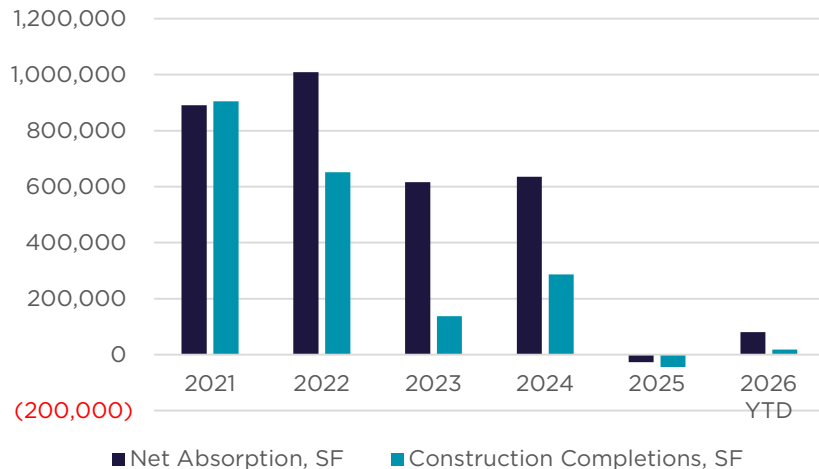
DEMAND

As of 1Q 2026, Miami-Dade County recorded approximately 190,000 square feet of positive net absorption. Demand remains concentrated in higher-quality product, with the 4- and 5-Star segment recording approximately 585,000 square feet of net absorption over the past 12 months. Leasing activity has shifted toward more affordable, favorably located submarkets including Coral Gables, Miami Airport, Coconut Grove, Downtown, and Brickell, which collectively accounted for approximately 75% of total leasing activity over the past year. Large tenant leasing activity has followed this trend; one notable example includes ADP's planned relocation from Brickell to the Miami Airport submarket, reflecting movement from higher-cost CBD space to a comparatively more cost-efficient corridor while maintaining regional accessibility.

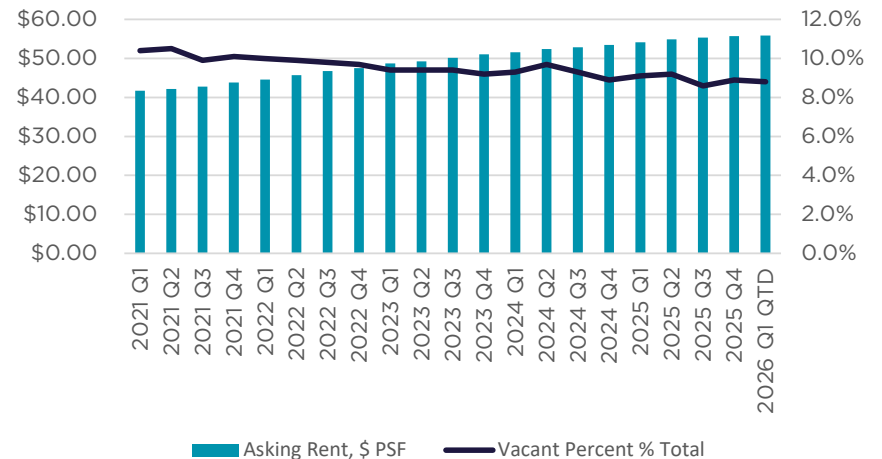
RENTAL RATES

Average asking rents are approximately \$54.84 per square foot (full service) as of 1Q 2026, reflecting approximately 3.6% year-over-year growth. More affordable submarkets with proximity to Miami's CBD, including Coral Gables, Miami Airport, and Coconut Grove, have recorded stronger positive rent growth relative to higher-priced CBD locations. Sublease availability totals approximately 1.1-1.2 million square feet, primarily within 4- and 5-Star buildings, and is generally priced at a discount to direct availability, contributing to moderated rent growth despite stable vacancy levels.

SPACE DEMAND/DELIVERIES



OVERALL VACANCY & ASKING RENT





MIAMI-DADE COUNTY Q4 OFFICE MARKET OVERVIEW

SUBMARKET	INVENTORY (SF)	DIRECT VACANT (SF)	SUBLET VACANT (SF)	OVERALL VACANCY RATE	CURRENT QTR OVERALL NET ABSORPTION (SF)	YTD OVERALL NET ABSORPTION (SF)	YTD LEASING ACTIVITY (SF)*	UNDER CNSTR (SF)	OVERALL AVG ASKING RENT (ALL CLASSES)**	OVERALL AVG ASKING RENT (CLASS A)**
Brickell Avenue	6,907,638	1,049,073	11,614	15.4%	13,353	110,872	284,584	0	\$90.15	\$107.51
Downtown Miami	6,259,252	1,261,528	14,809	20.4%	-45,497	-12,707	257,798	0	\$66.97	\$72.55
MIAMI CBD TOTALS	13,166,890	2,310,601	26,423	17.7%	-32,144	98,165	542,382	0	\$75.93	\$83.09
Airport West	8,775,187	1,281,742	9,689	14.7%	-16,080	110,104	528,975	0	\$45.96	\$48.09
Biscayne/Wynwood/Design	2,540,172	586,082	18,441	23.8%	95,142	181,910	243,875	166,800	\$83.82	\$89.42
Coconut Grove	1,153,766	78,475	0	6.8%	-26,363	-20,641	18,314	40,133	\$68.25	\$76.00
Coral Gables	5,861,934	904,364	6,973	15.5%	-35,984	-124,405	403,403	85,000	\$59.51	\$60.67
Coral Way	397,940	9,450	0	2.4%	0	-9,450	1,153	0	\$41.57	N/A
Miami Beach	1,503,615	249,434	0	16.6%	-6,241	26,491	61,199	169,792	\$80.25	\$80.31
Miami Lakes	1,415,144	149,813	0	10.6%	-22,678	-36,440	36,161	0	\$35.98	\$36.45
Northeast Dade	1,703,950	99,968	2,758	6.0%	-10,464	-40,487	53,797	113,650	\$53.18	\$58.89
S. Gables/S.Miami	326,238	10,140	0	3.1%	0	0	2,704	0	\$54.50	N/A
South Dade	2,734,008	260,632	0	9.5%	-18,911	5,455	50,492	0	\$47.49	\$63.05
SUBURBAN TOTALS	26,411,954	3,630,100	37,861	13.9%	-41,579	92,537	1,400,073	575,375	\$57.55	\$62.12
MIAMI TOTALS	39,578,844	5,940,701	64,284	15.2%	-73,723	190,702	1,942,455	575,375	\$64.48	\$70.36



COMPETITIVE SET



	DADELAND CROSSING	TWO DATRAN CENTER	ONE DATRAN CENTER	ONE DADELAND
Address	9480 S Dixie Hwy	9130 S Dadeland Blvd	9100 S Dadeland Blvd	9350 S Dixie Hwy
RBA	32,216	264,444	277,025	183,854
Rent/SF/Yr	\$45.00, FSG	\$55.00, FSG	\$55.00, FSG	\$48.00 - 50.00, FSG
Year Built	1994	1986	1984	1989
Year Renovated	2005	2003	2003	2020
Percent Leased	0.00%	92.46%	88.02%	89.40%
Typical Floor Size	8,054	10,879	15,080	13,132
Parking Ratio	2.64	2.50	0.98	0.02
# Of Stories	4	20	17	14



COMPETITIVE SET



DADELAND PROFESSIONAL BUILDING

9700 DADELAND

HYVE DADELAND

Address	9655 S Dixie Hwy	9700 S Dixie Hwy	9300 S Dadeland Blvd
RBA	30,000	70,667	84,411
Rent/SF/Yr	\$42.00, FSG	\$40.00, FSG	\$42.00, FSG
Year Built	1971	1982	1972
Year Renovated	2000	2018	2010
Percent Leased	100.00%	100.00%	90.65%
Typical Floor Size	10,000	10,000	11,339
Parking Ratio	4.00	3.00	3.00
# Of Stories	3	11	7



Secure Covered Parking



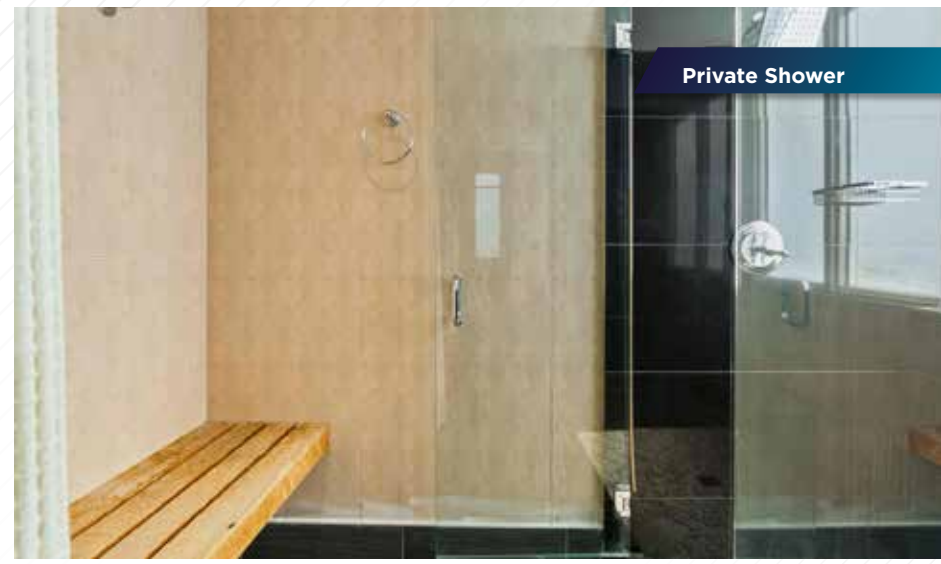
Surface Parking



Bullpen Cubicles



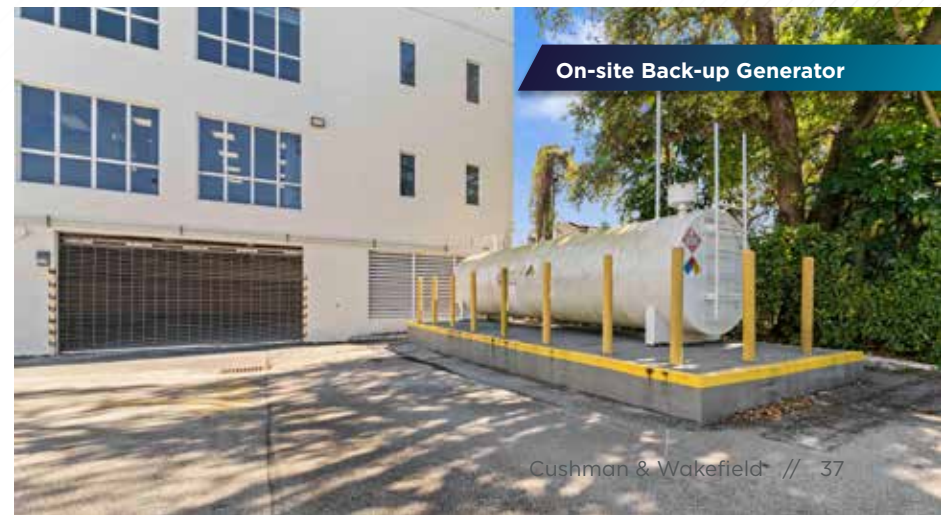
Front Entrance



Private Shower



Conference Room



On-site Back-up Generator

DADELAND CROSSING

9480 S DIXIE HIGHWAY, MIAMI, FL 33156

CONTACT INFORMATION

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