



Subject Property

OFFICE CONDO BUILDING FOR SALE

150 SE 2ND AVE, MIAMI,

CHASE BANK BUILDING: ENTIRE 7TH FLOOR

FA
Commercial

+ **TOTAL SIZE**
9,931 SF

+ **PRICE**
Contact
Broker

PROPERTY OVERVIEW

9 office units in Downtown Miami, a busy shopping area with cultural and event venues. During the day, the open-air malls, department stores and jewelry shops are busy with foot traffic, while at night, crowds descend on the American Airlines Arena for Miami Heat basketball games and big-name concerts.

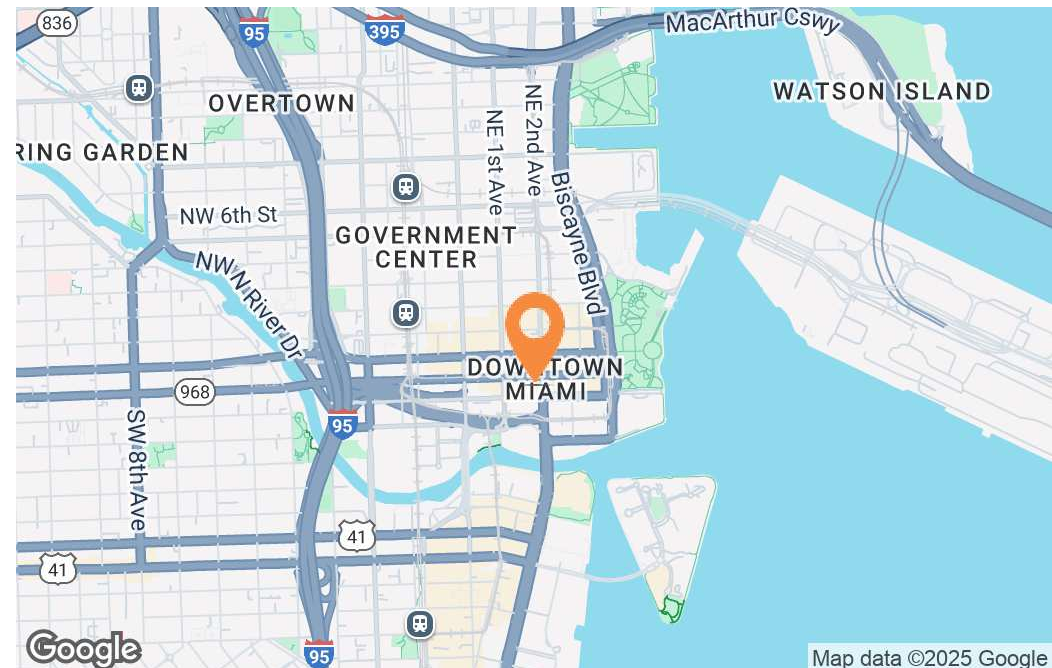
PROPERTY HIGHLIGHTS

- Entire 7th floor available for sale fully occupied.
- 8 Tenants
- 9 Office Suites

 YouTube

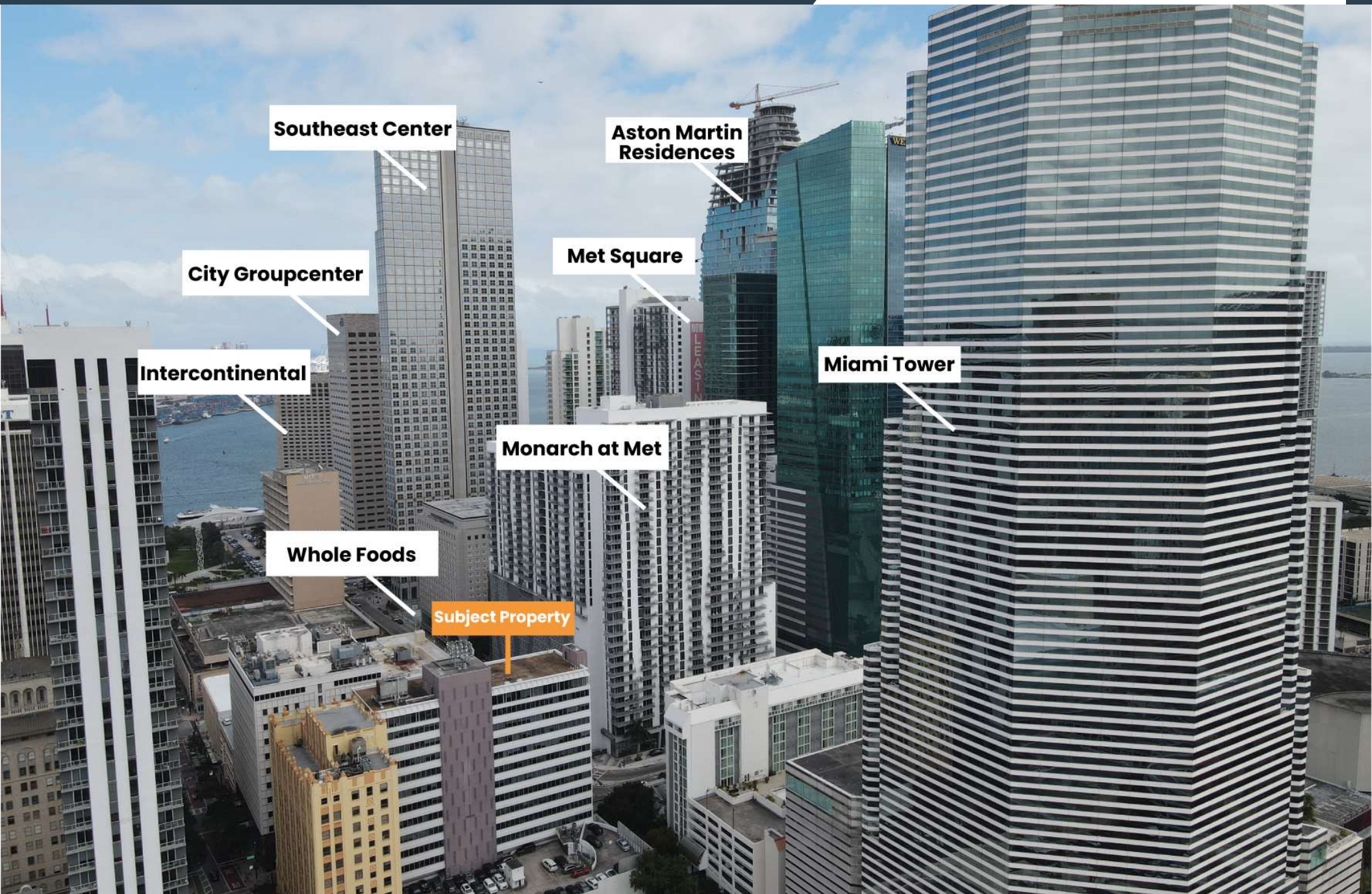


**WATCH OVERVIEW
PROPERTY VIDEO**





7TH LEVEL FLOOR PLAN

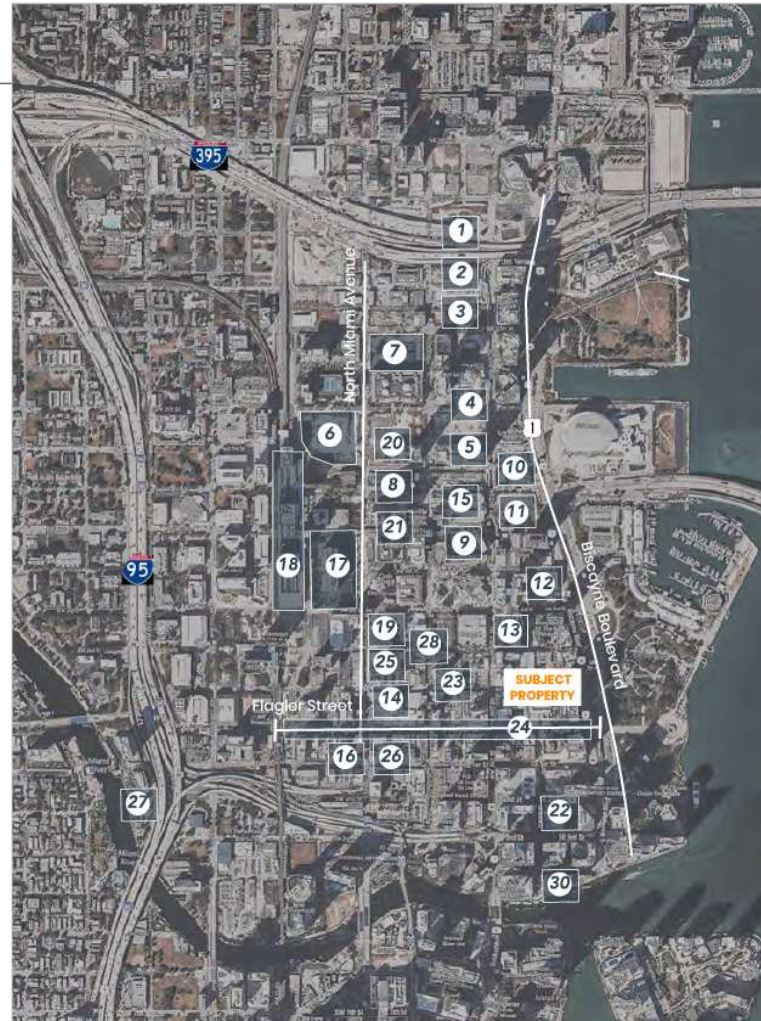






Nearby Developments

- | | |
|--|--|
| 1. Underdeck Miami | 16. Lions Group NYC
875 units |
| 2. Elleven Hotel
Residences/ Beyond
461 units 375 Hotel keys | 17. US District Courthouse |
| 3. Naftali Group
Two Supertall Towers 1.3
million total sf of
development | 18. Miami Central Station
816 units 130,000 sf of retail |
| 4. CitizenM at MWC
252 Hotel keys | 19. The District
640 units |
| 5. Bezel at MWC
434 units | 20. The Crosby at MWC
450 units |
| 6. Witkoff and Monroe
Capital
2,200 units | 21. Downtown 5 th
1,042 units |
| 7. Legacy at MWC
310 condos 210 hotel keys | 22. Monarc at Met
Apartments
462 units |
| 8. Okan tower
399 units | 23. Diamond District |
| 9. Related Group Merrimac
Ventures
450 units | 24. Flagler Street Streetscape |
| 10. Natiivo Miami
412 units | 25. Metro Mall Jewelry Center |
| 11. Elser Residences
646 units | 26. New Courthouse |
| 12. Waldorf Astoria
360 units | 27. Miami River
1,678 residential units 330 hotel rooms
196,882 sf of retail |
| 13. YotelPad
453 units | 28. Namdar
640 units |
| 14. Lalezarian Properties
565 units | 29. Hyatt Gencom
1,500 units |
| 15. 501 First Residences
448 units | 30. Aston Martin Residences
434 units |



INITIAL BUSINESS 4 FOLIOS

	SUITE	% SHARE	SIZE	CAF 19%
1	701	3,269	3,830	4558
2	706	0,858	1,005	1196
3	712	1,152	1,350	1607
4	715	1,844	2,160	
		7,123	8,345	9,931

AMENDMENT 2017 NINE (9) FOLIOS

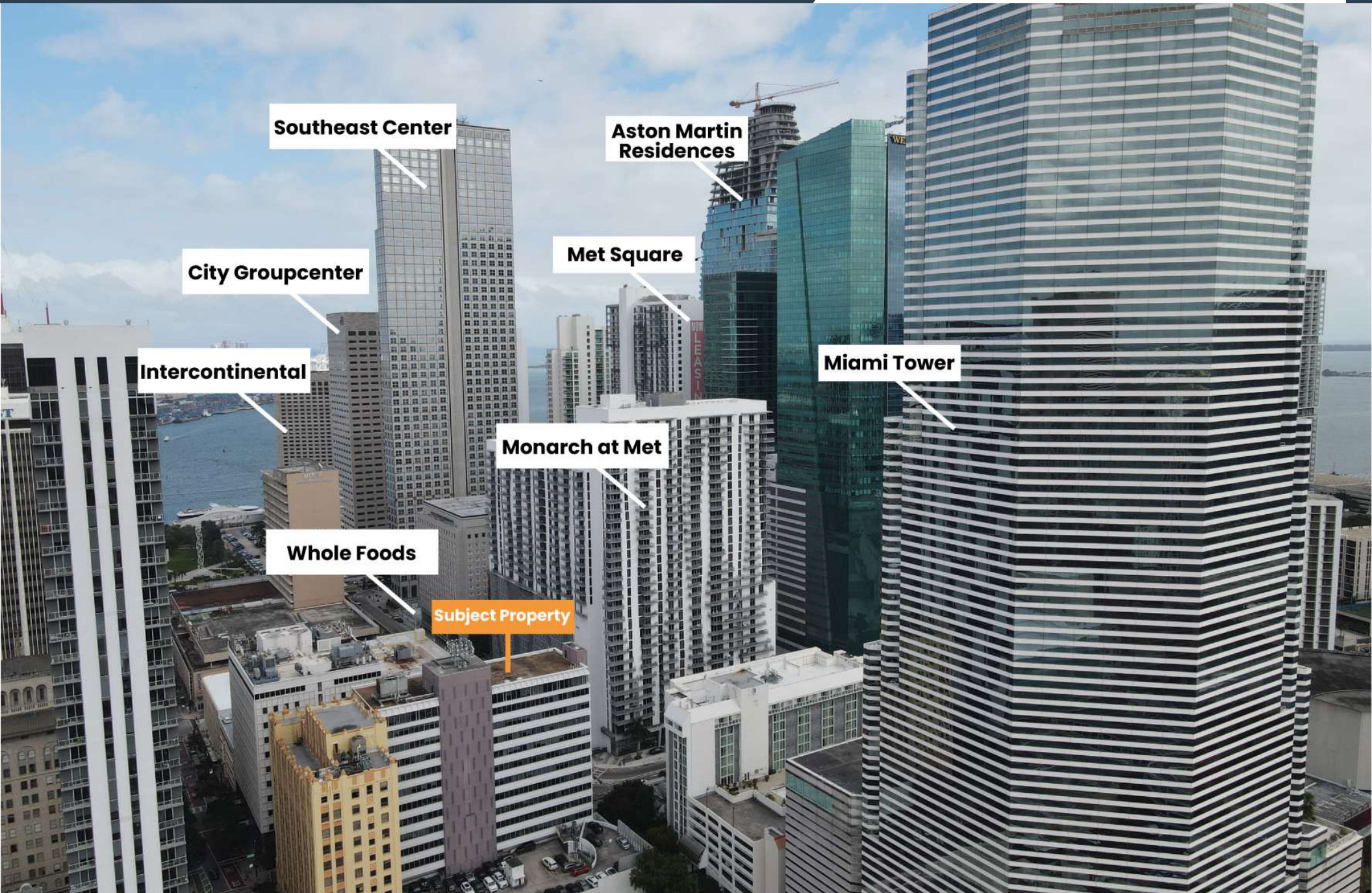
	%SHARE REAL	%SHARE/TAX ROLL	SIZE/TAX ROLL	SIZE/CONDO DOCS	CAF 19.00%	SIZE LEASE CONTRACT
701	1,015	1,015	1121	1,189	1,415	1,415
702	1,076	1,076	1188	1,261	1,501	1,501
703	1,076	1,076		565	672	
704	0,695	0,695	767	814	969	973
705	0,695	0,695	662	703	837	840
706	1,245	1,245	1374	1,458	1735	1,735
709	0,541	0,541	598	634	754	755
710	0,858	0,858	948	1,005	1,196	1,415
712	0,611	0,611	675	716	852	852
	7,123	7,717	8521	8,345	9,931	10151

Unit	Tenant	Base Rent 23	\$/Per SF	Sale Tax Rate	Sale Tax	Total Paid	Operations	Sq.Ft.	Option to renew	Increased Annual Rate	Security Deposit	Expiration
701	Merino Capital Solutions Inc.	\$ 3,773.32	\$ 32.00	6.5%	\$ 245.27	\$ 4,018.59	General Office Use	1,415	1/1	4%	\$ 4,018.59	12/31/2023
702	Nicolas Alejandro	\$ 3,000.00	\$ 23.98	6.5%	\$ 195.00	\$ 3,195.00	General Office Use	1,501	N/A	N/A	\$ 3,000.00	1/14/2024
703	B&T Global	\$ 1,773.33	\$ 32.00	6.5%	\$ 115.27	\$ 1,888.60	Exchange Consulting	665	1/1	N/A	\$ 1,468.54	1/31/2024
704	Ygal Cohen	\$ 2,675.75	\$ 33.00	6.5%	\$ 135.60	\$ 2,221.82	Asset Management	973	N/A	N/A	\$ 1,783.83	9/14/2023
705	Karyn Todd	\$ 2,272.59	\$ 32.47	6.5%	\$ 143.40	\$ 2,349.59	Law Office	840	1/3	3%	\$ 1,960.00	8/31/2026
706	Tyler Tenenbaum	\$ 4,482.00	\$ 31.00	6.5%	\$ 291.33	\$ 4,773.33	General Office Use	1,735	1/2	4%	\$ 4,482.00	2/29/2024
709	Bazoom Group US, Inc	\$ 2,453.75	\$ 39.00	6.5%	\$ 143.14	\$ 2,345.22	Real Estate Consultant	755	1/1	4%	\$ 2,032.51	8/31/2023
710	Moneyede Martin	\$ 3,787.33	\$ 38.00	6.5%	\$ 213.79	\$ 3,502.79	Law Office	1,196	N/A	4%	\$ 2,900.00	6/30/2024
712	Inoar America LLC	\$ 2,627.00	\$ 37.00	6.5%	\$ 133.90	\$ 2,193.90	Beauty Products	852	N/A	4%	\$ 2,000.00	7/22/2025
	TOTAL Base Rent:	\$ 26,845.08					TOTAL RENTED SURFACE	9,932		TOTAL Deposit:	\$ 23,645.47	

BH 150, A CONDOMINIUM
 ALLOCATION OF PERCENTAGE SHARES OF COMMON
 ELEMENTS, COMMON SURPLUS AND COMMON EXPENSES
 Continued

507	0.482%
509	0.528%
509	0.495%
510	0.906%
511	1.172%
601	1.096%
600	2.473%
604	1.093%
608	0.917%
602	1.548%
701	3.269%
715	1.844%
712	1.152%
706	0.858%
800	2.563%
801	0.802%
802	0.723%
808	1.048%
810	0.786%
804	1.215%
904	1.072%
903	0.326%
914	0.615%
913	0.562%
908	0.434%
907	0.536%
902	0.507%
901	0.691%
906	1.232%
905	1.156%
1010	0.842%
1011	0.601%
1012	0.569%
1008	0.562%
1007	0.430%
1025	0.558%







BRIGHTLINE/MIAMI CENTRAL STATION

One of the most advanced passenger rail systems in the nation connecting downtown Miami, Fort Lauderdale, West Palm Beach and Orlando. It also serves as the central hub to all forms of transportation with direct access to the Metromover, Metrostation and Tri-Rail with 280,000 square feet office, 185,000 square feet retail, 800 apartments.

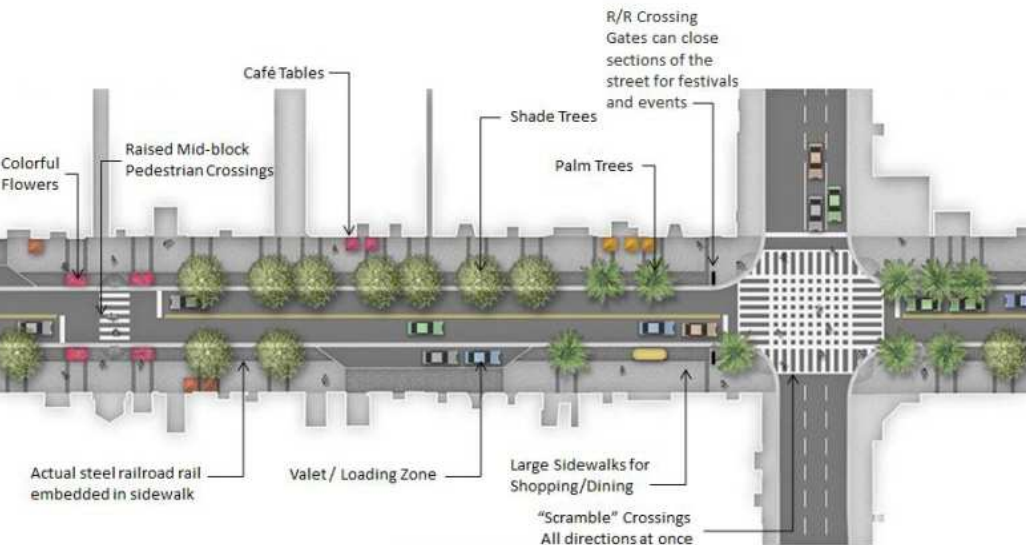


FLAGLER STREET REVITALIZATION

Flagler Street is the original Main Street, a promenade stretching from Bay to River. When Flagler Street and Miami Ave intersect it creates the four quadrants of city's grid and could not get anymore Main & Main St. The fully funded 30 million revitalization project entails a near-total redesign and reconstruction of the street from Biscayne Boulevard to the Miami-Dade County Courthouse. On-street parking will be eliminated, replacing it with valet stations, extending and level sidewalks to allow ample room for pedestrians, cafe tables, bike racks and benches. Oak trees will be planted down the entire street, while upgrading and burying the electric and sewage. Flagler Street will return to its days of glory, rivaling any Miami pedestrian mall and ultimately competing with the Worth Avenues and Rodeo Drives of the world.



Design | Concept | Plan



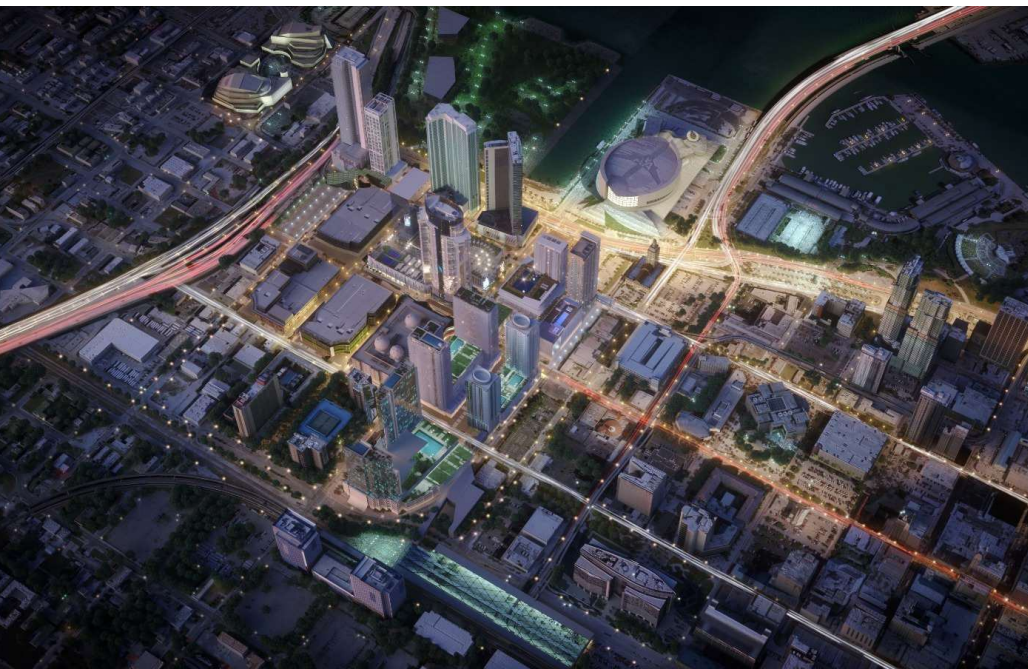
MIAMI WORLD CENTER & THE PARAMOUNT LUXURY CONDO

Miami World Center is a new mega project and Downtown's game changer. With nearly 30 acres and an estimated price tag of more than \$1.5 billion, Miami World Center will be the second largest urban development in the United States. It will include 765,000 Sq.Ft of signature retail, 4.5 acres of open space, 7,000 new parking spaces, and an ultra-modern Marriott Marquis World Convention Center Hotel with 1,800 rooms, 600,000 Sq.ft of convention space, and an 80,000 Sq.ft outdoor event deck. To top it all off – literally – the Master Plan for Miami Worldcenter will include multiple residential towers with over 1,000 units. Read more on Miami World Center.



MIAMI WORLDCENTER

OFFICE CONDO BUILDING FOR SALE





DISTANCE TO MIAMI WORLDCENTER

OFFICE CONDO BUILDING FOR SALE



MIAMI
WORLD CENTER

only 5 blocks away

Subject Property

BAYSIDE MARKETPLACE

OFFICE CONDO BUILDING FOR SALE

AN OPEN AIR SHOPPING CENTER BY THE WATER

24 million people a year visit Bayside Market. Recently the end lease was purchased by Ashkenazy and they are currently reteneting the entire marketplace with vibrant new restaurants,bars and retail. Downtown Miami's skyline has a major new \$18 million player. The Skyviews Miami Observation Wheel debuted recently at the Bayside Marketplace.The 200-foot high Ferris wheel — or observation wheel, allows you to take in spectacular views of Biscayne Bay and the city's skyline.



SE 1ST STREET

SE 1st Street is a tree-line promenade with many of the last remaining historical buildings in Miami. It stretches all the way east to Bayfront park and Biscayne Bay. Through the most recent years, there's been a profuse organic growth of European cafes, restaurant and shopping.



WHOLESALE JEWELRY SALES IN DOWNTOWN MIAMI TOTALED CLOSE TO \$1 BILLION

Downtown Miami's Jewelry District comprises four city blocks, bounded by Flagler Street, North Miami Avenue, NE 2nd Street and NE 2nd Avenue, and the main street goes through NE 1st Street. Downtown Miami did close to \$1 Billion in jewelry wholesales in 2012. The second largest jewelry center in the Nation, The Seybold Building facilitates 280 jewelers and is located near all the subject sites. Tenants in the building have confirmed that there is a waiting list to get a space, and rent is being collected for the full year in advance. Miami is competing with Los Angeles and New York to become the city with highest number of jewelry sales, and to offer the most attractive environment for shoppers as well as retailers. There is a tremendous potential in catering to Miami's jewelry market since buildings with these amenities are nonexistent today



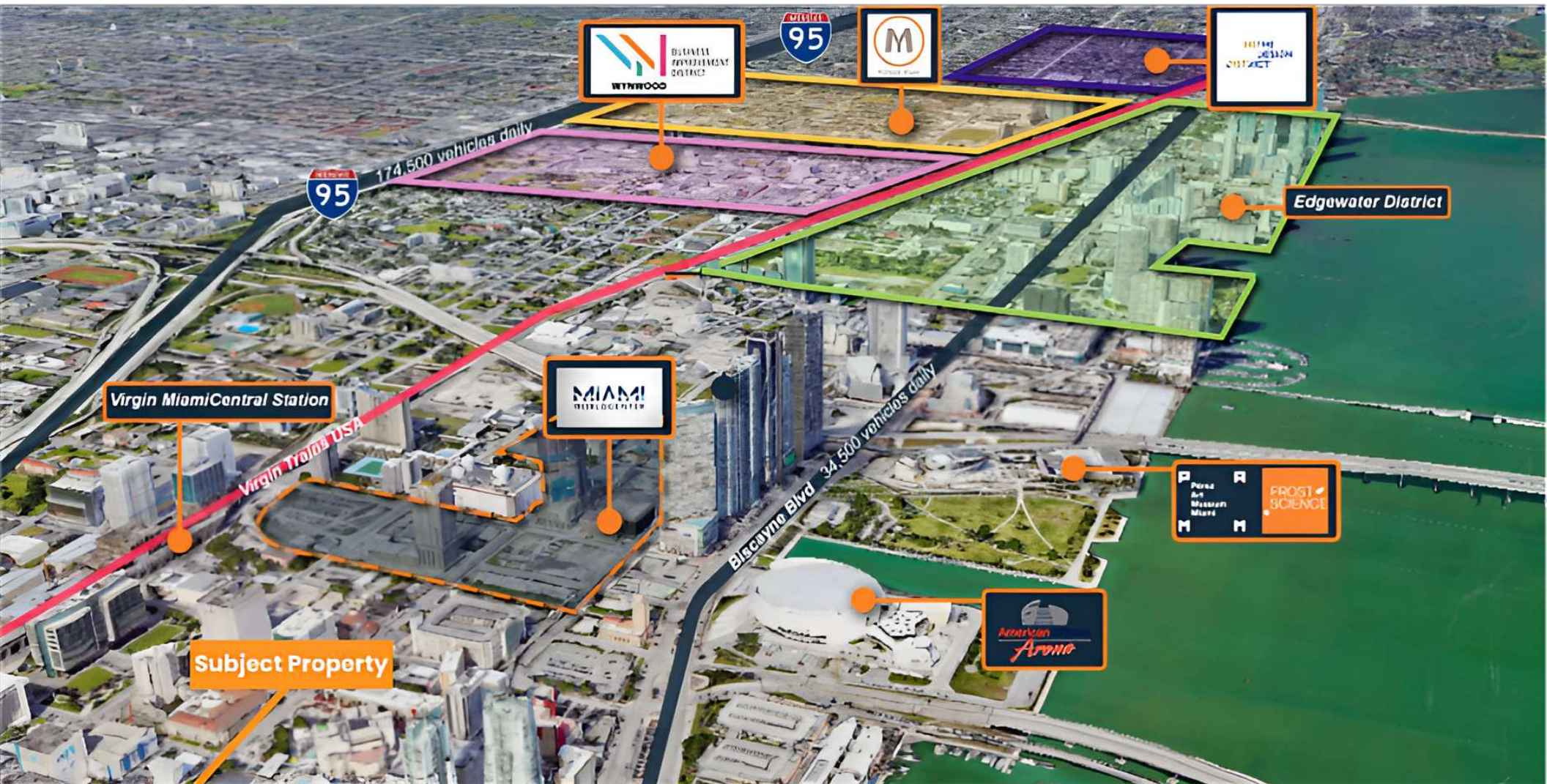


MIAMI DADE COLLEGE

The Wolfson Campus was opened in 1970 and is the only comprehensive urban campus in the city. Located within the city's financial, governmental, technological and cultural hubs, Wolfson educates over 27,000 students each year. Many of the student body is from from an international pool of students, which live in the downtown neighborhood.



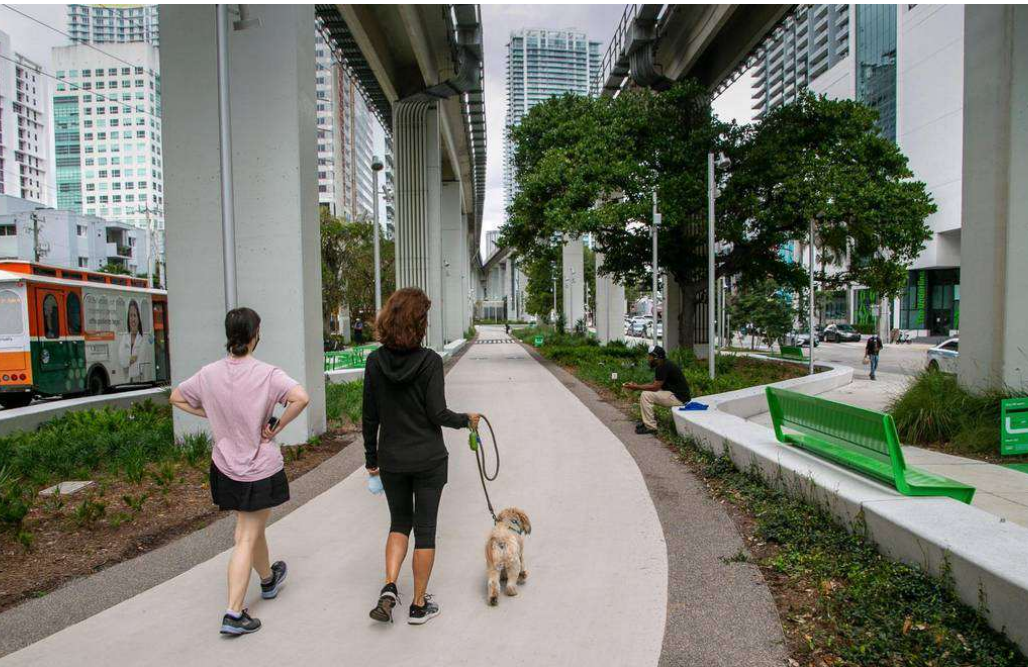






OVERVIEW

Phase 1 of the Underline has been completed and starts right in front of the AC Element Hotel. With 0.5 miles long, from the Miami River to SW 13th Street, the Underline features biking and walking trails, an Urban Gym, a Promenade, a seating area called the Oolite Room, Dining Areas, Gaming Tables, and Soccer and Basketball Courts. Upcoming Phases 2 and 3 will complete the project all the way to South Miami and span 10 miles.



OVERVIEW

Brickell City Centre brings three levels of unparalleled shopping, dining and entertainment anchored by a 107,000 square foot, ultra-modern Saks Fifth Avenue

SHOP

Luxury brands are rapidly opening their doors with premium, contemporary and blend of new-to-market brands in the mix. The 500,000 square foot vertical shopping experience is rounded out with a mix of premium and contemporary shops filled with beauty, home decor, jewelry, apparel and much more. Market Drivers - Brickell City Centre. brickellcitycentre.com

EAT + DRINK

The restaurants and bars, an integral piece of the Brickell City Centre experience, make up the third and fourth levels, an experience anchored by CMX, the VIP Cinema Experience.

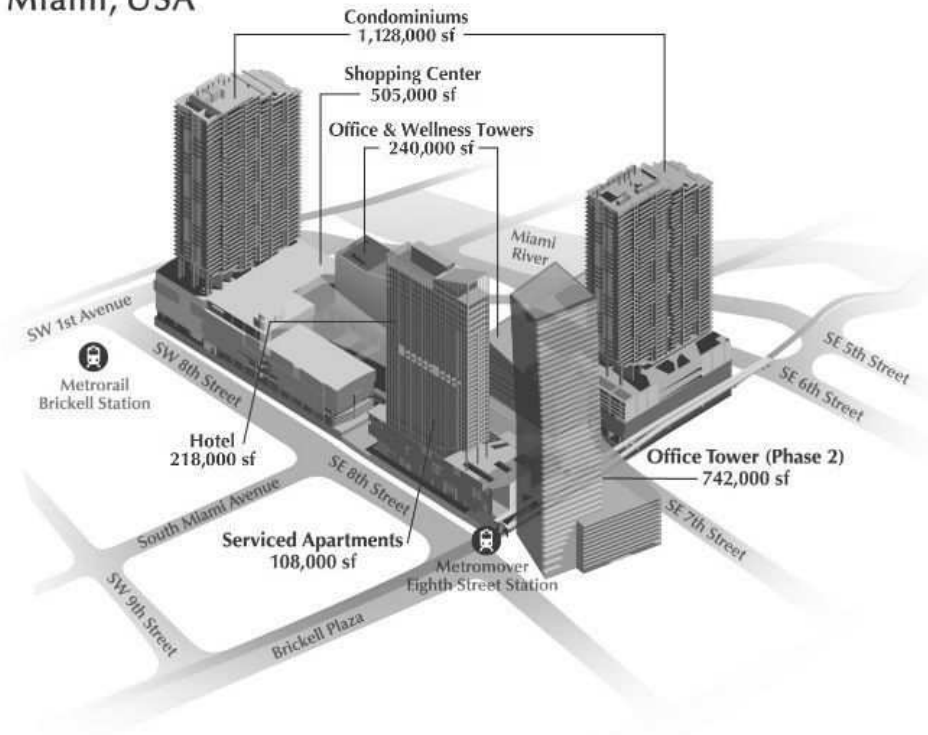


WHAT'S COMING

Developer Swire Properties has announced that it will begin focusing on developing the remaining phases at Brickell City Centre after completing a selloff of condo units there. Swire also sold two office towers at Brickell City Centre in July 2020 for \$163 million, and plans to recycle the funds into new projects. At least four new potential towers could be built by Swire at Brickell City Centre. Swire has plans for an 80-story, 1,049-foot supertower called Market Drivers - Brickell City Centre Phase 2 brickellcitycentre.com One Brickell City Centre with a mix of uses, serving as the Brickell Avenue entrance to the complex. The developer has also submitted plans for a 62-story tower on the Associated Photo site next to Brickell City Centre. Another 52-story tower is planned on the former Tobacco Road property



Brickell CityCentre Miami, USA



DEMOGRAPHICS MAP & REPORT

OFFICE CONDO BUILDING FOR SALE

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	45,855	122,137	202,363
Average Age	37.5	39.3	39.9
Average Age (Male)	38.5	39.0	39.2
Average Age (Female)	36.7	40.2	41.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	32,313	70,504	106,099
# of Persons per HH	1.4	1.7	1.9
Average HH Income	\$90,782	\$73,637	\$70,130
Average House Value	\$354,361	\$297,641	\$308,251
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	59.9%	68.6%	74.0%
RACE	1 MILE	2 MILES	3 MILES
Total Population - White	33,823	85,609	142,887
Total Population - Black	2,669	13,425	20,496
Total Population - Asian	1,554	2,724	3,331
Total Population - Hawaiian	0	3	120
Total Population - American Indian	225	312	640
Total Population - Other	1,713	4,063	8,997

* Demographic data derived from 2020 ACS - US Census



OUR SERVICES

FA Commercial is a specialized team led by Fabio & Sebastian Faerman focusing on investment sales, landlord & tenant representation, market analysis, site selection, strategy selection, and portfolio overview.

Furthermore, our approach is distinctive, comprehensive, and thorough. We capitalize on opportunities and provide clients with strategies for their real estate properties.

Fabio Faerman is the director of the commercial division at Fortune International Realty where he has been the top producer 10 years in a row. Since 2002 Fabio and his team have sold over \$1 Billion in assets across South Florida.

INVESTMENT SALES

Mitigating risk and maximizing value for clients using holistic commercial real estate services plus implementing robust and personalized marketing strategies.

OWNER REPRESENTATION

Providing unparalleled representation for property owners, connecting owners with tenants, enhancing the tenant mix, and creating property specific-solutions.

TENANT REPRESENTATION

Advising tenants on market trends, demographic analysis, site selection and lease negotiation tactics to assist clients when deciding on their investment.

FA Commercial is the expert leading with both **landlord and tenant representation**.





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by FA Commercial Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

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Subject Property

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