

OFFICE CONDO OWNERSHIP

CHASE BANK BUILDING



OWN YOUR
OFFICE

150 SE 2ND AVENUE, SUITE 1401. MIAMI, FL 33131



www.agcrea.com
305.374.2092

FOR SALE VACANT

SUITE 1401 - 1,118 RSF



OFFICE SPACE & HIGHLIGHTS

- Plenty of natural light
- 2 private offices
- Conference room
- Open space for work stations
- Great views.
- Amazing built out
- **Walk Score - 99** - Walker's Paradise
- **Transit Score - 100** - Rider's Paradise - World Class Public transportation

OWN VS LEASE

COMPARE

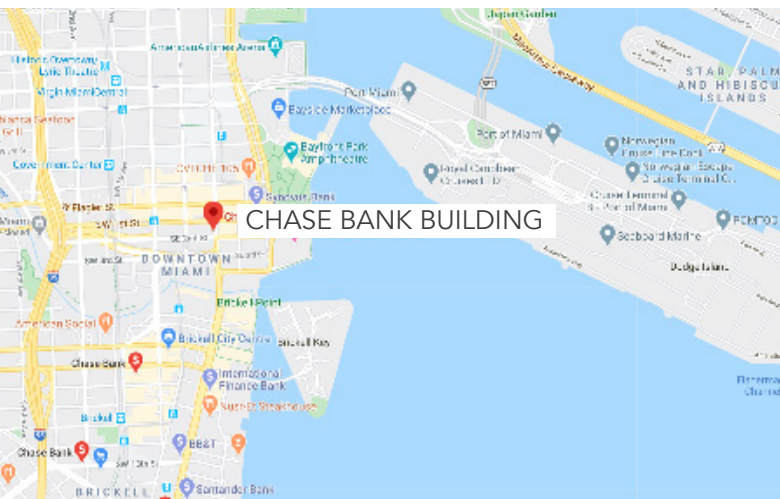
- Build equity?
- Hedge against inflation?
- Improvements contribute to future value
- Resale opportunities in years to come?
- Benefit from potential appreciation?
- Property can be put in trust?
- Deduct mortgage interest from income tax?
- Deduct Real Estate Taxes from income tax?
- Deduct depreciation expenses from income tax?

OWN

- YES
- YES
- YES
- YES
- YES
- YES
- YES
- YES
- YES

LEASE

- NO
- NO
- NO
- NO
- NO
- NO
- NO
- NO
- NO



BUILDING FEATURES

- Best location in Downtown Miami, across the street from new Wholefoods Market and easy access to I-95
- Fully renovated building including upgrades to the lobby, HVAC system, elevator modernization and renovation of all common area
- Impact resistant windows
- Valet parking lounge
- Impressive elevator landings
- Post office on premises
- Convenient ATM on lobby level

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