

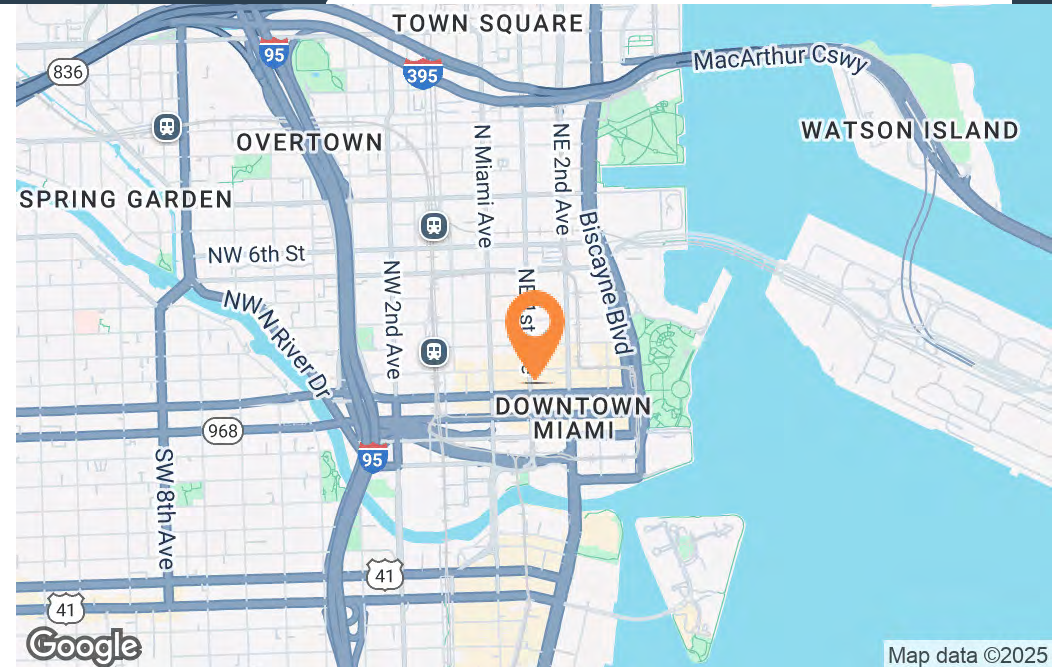
PRIME RETAIL SPACE FOR LEASE | DOWNTOWN MIAMI



OFFICE BUILDING FOR LEASE



101 E FLAGLER ST



+ PROPERTY TYPE

Retail

+ AVAILABLE SF

4,227 SF

+ LEASE TYPE

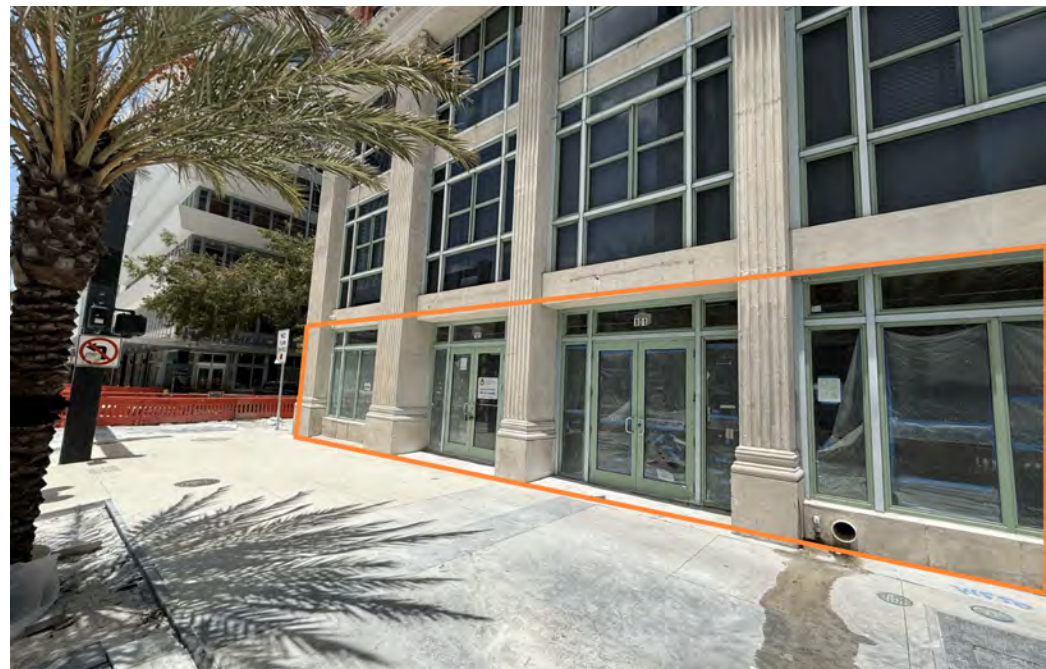
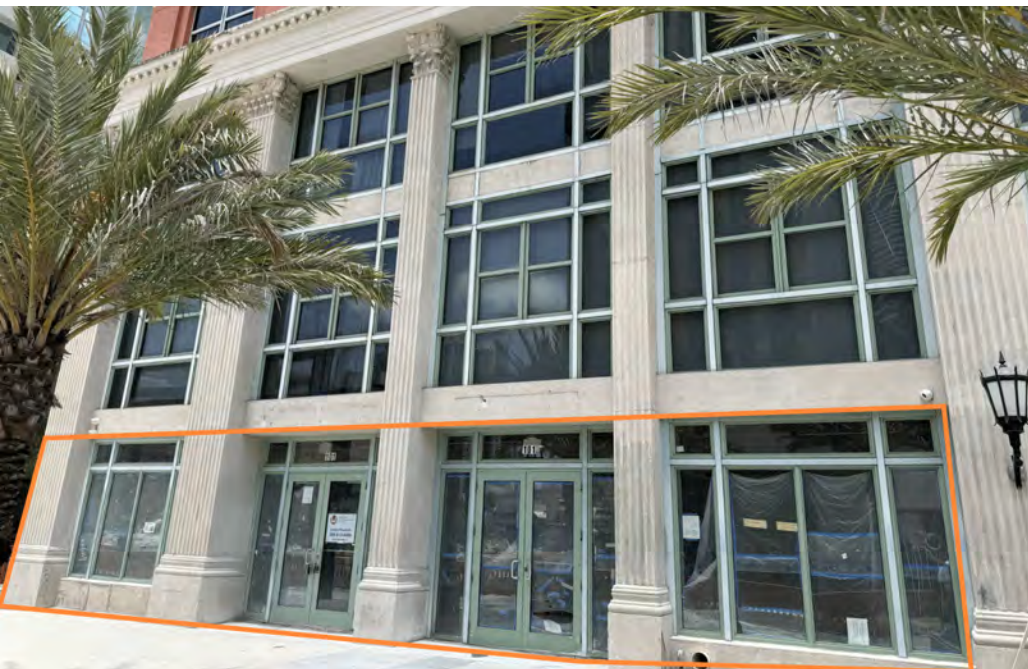
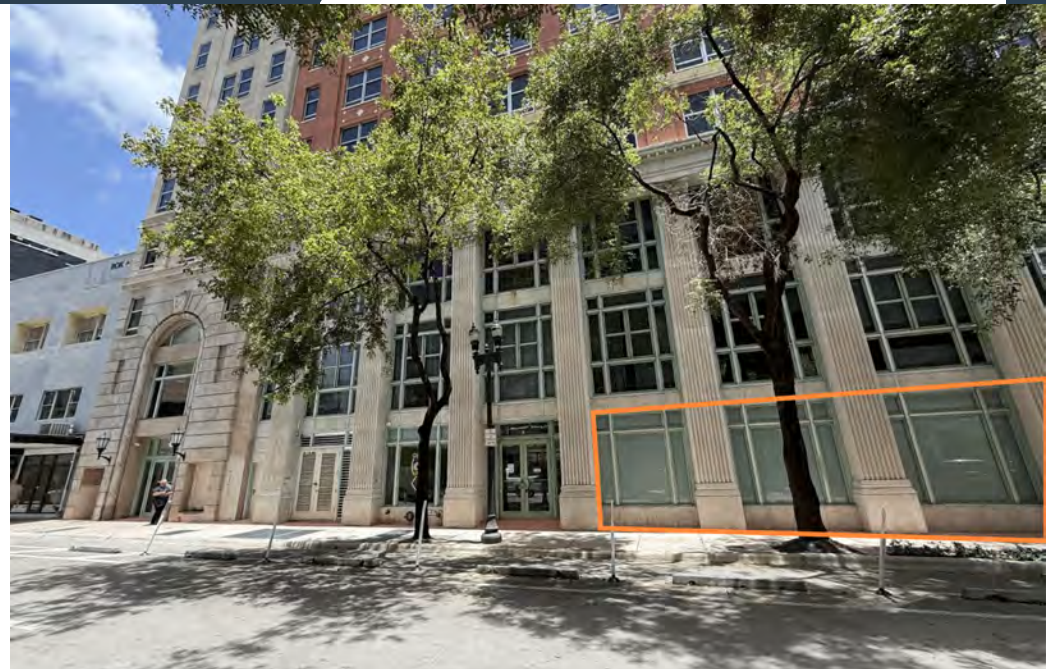
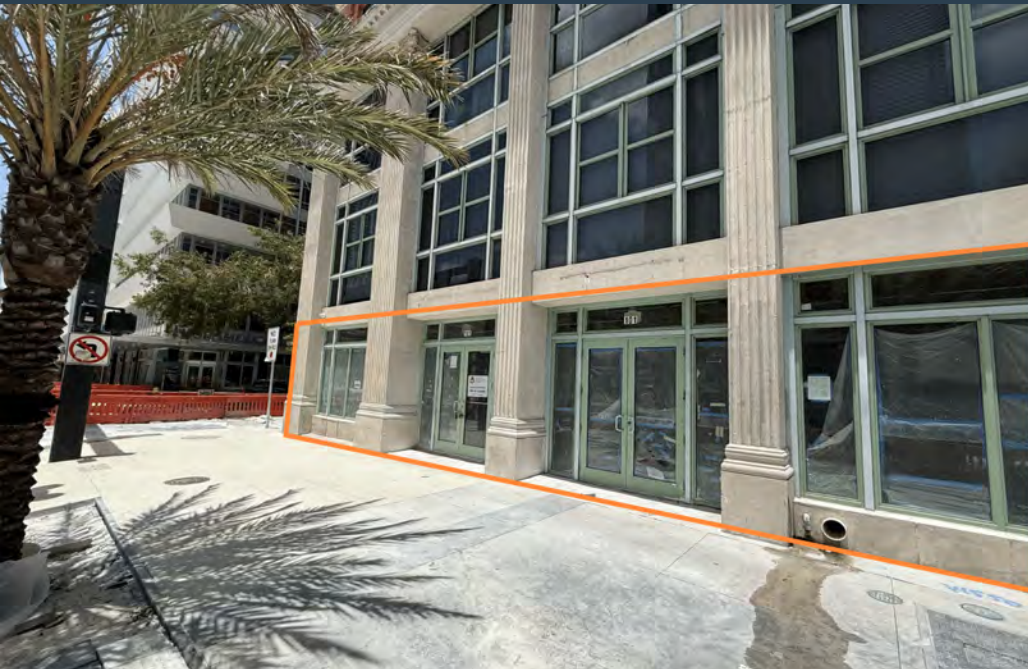
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PROPERTY OVERVIEW

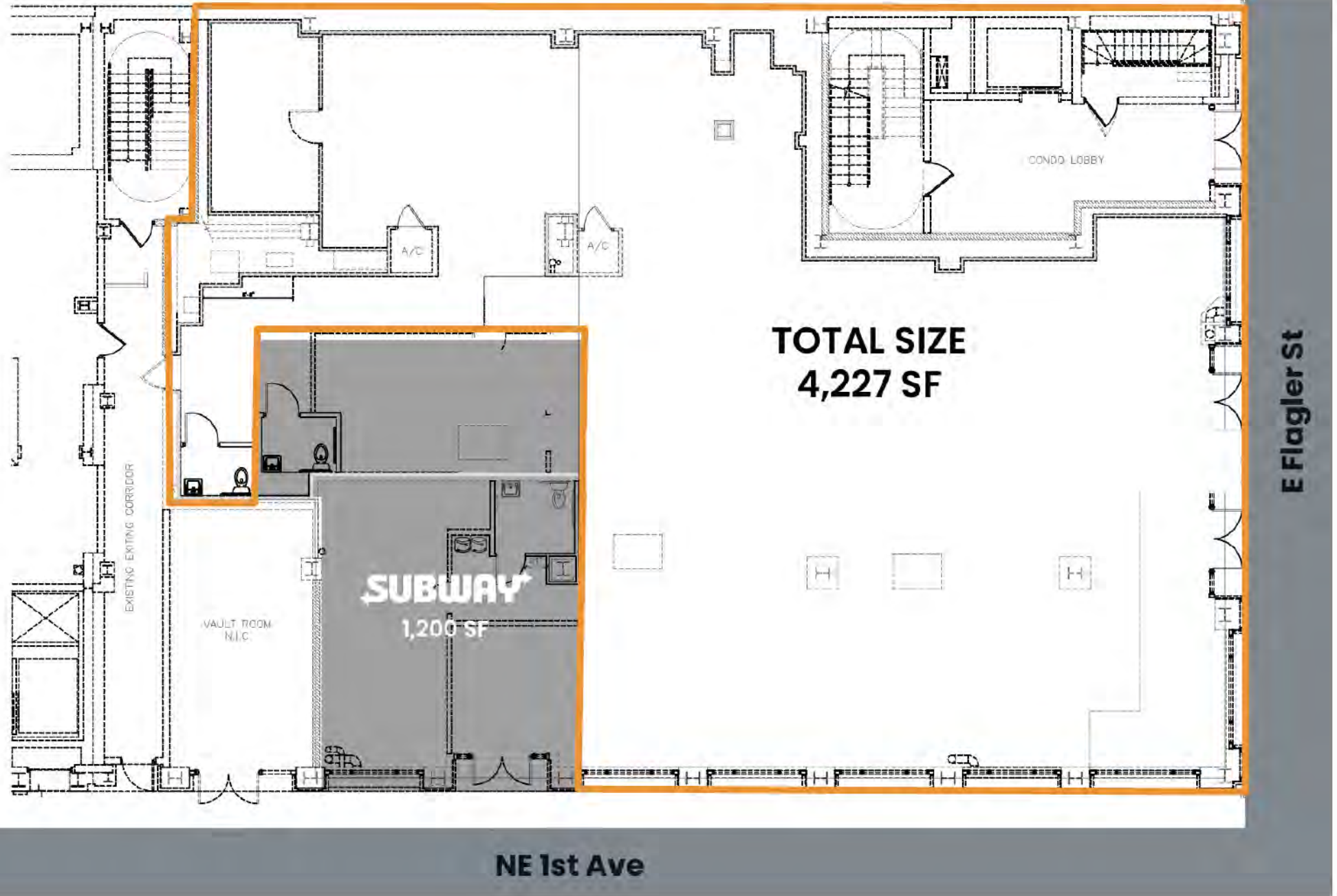
This prime commercial property offers excellent visibility on E Flagler Street, perfect for businesses seeking a high-traffic location to showcase their offerings. The surrounding area includes retail, restaurants, banks, and residential towers, creating a vibrant commercial environment. With close proximity to Bayfront Park, Miami Dade College, and Government Center, the property provides convenient access to key destinations. Don't miss the chance to capitalize on this exceptional leasing opportunity, complete with potential signage opportunities.

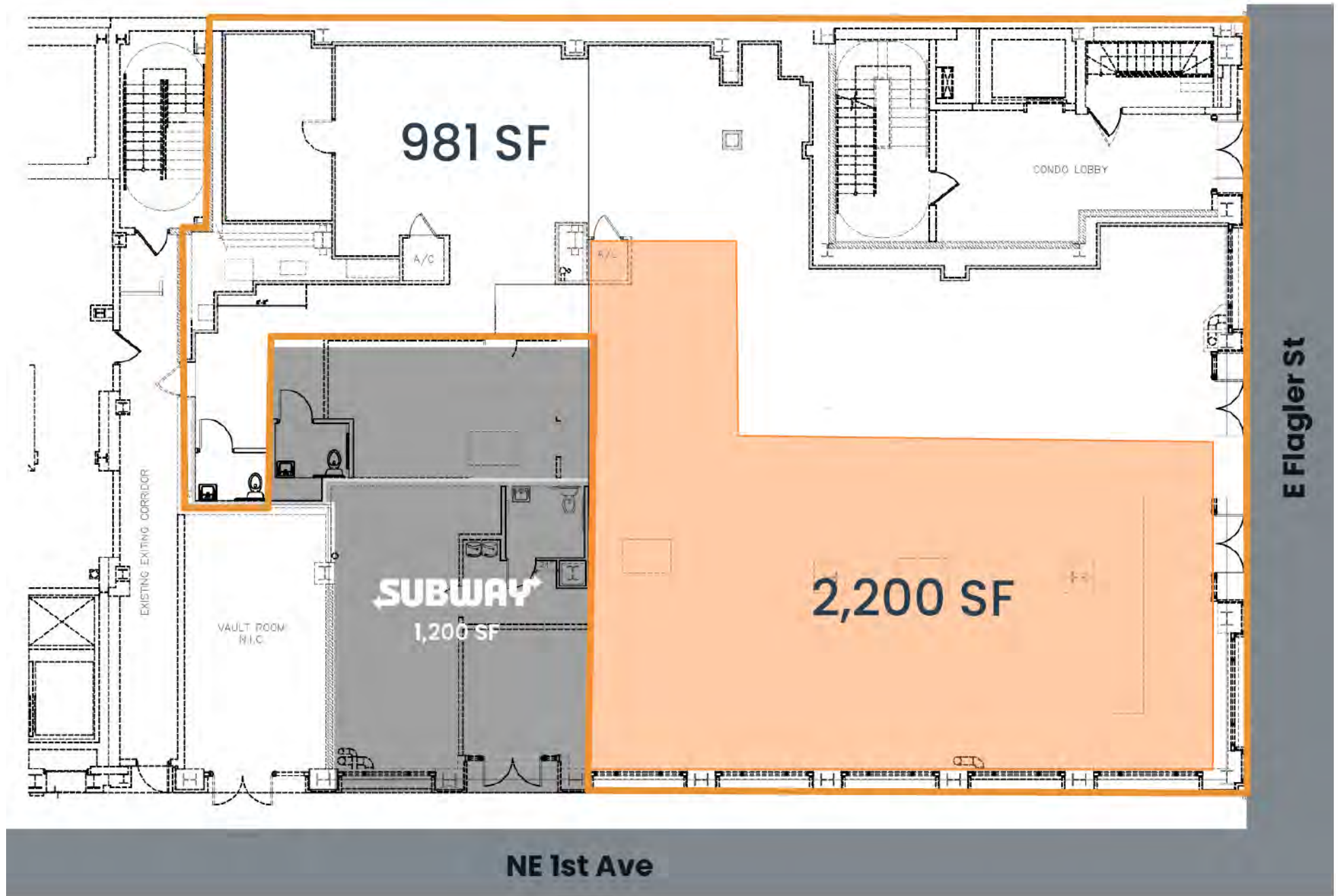
PROPERTY HIGHLIGHTS

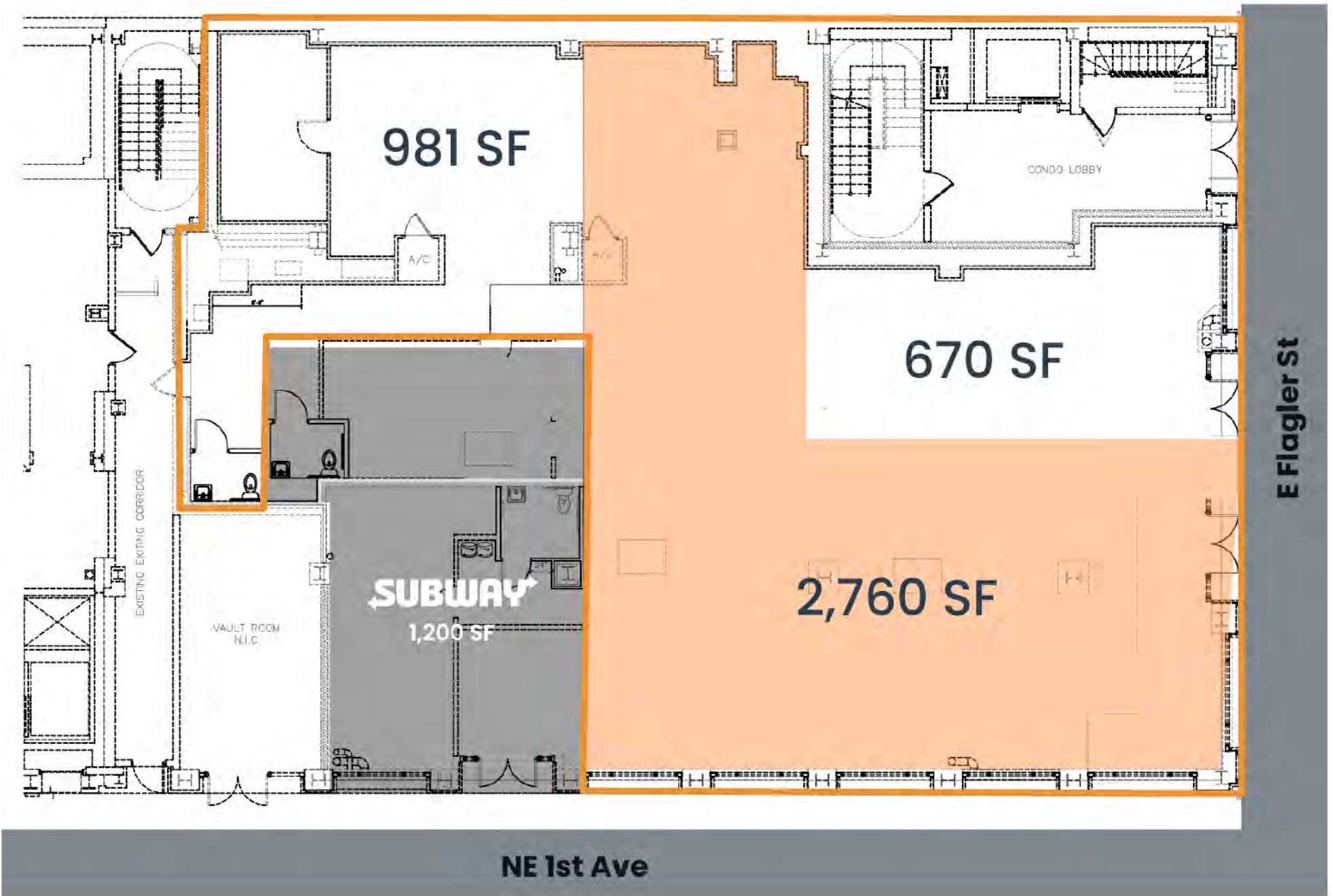
- **Available for lease with four flexible floor plan divisions to choose from**
- Excellent visibility on E Flagler Street Prime downtown Miami location with high foot traffic
- Surrounded by retail, restaurants, banks, and residential towers
- Walking distance to Bayfront Park, Miami Dade College, and Government Center
- Signage opportunities available

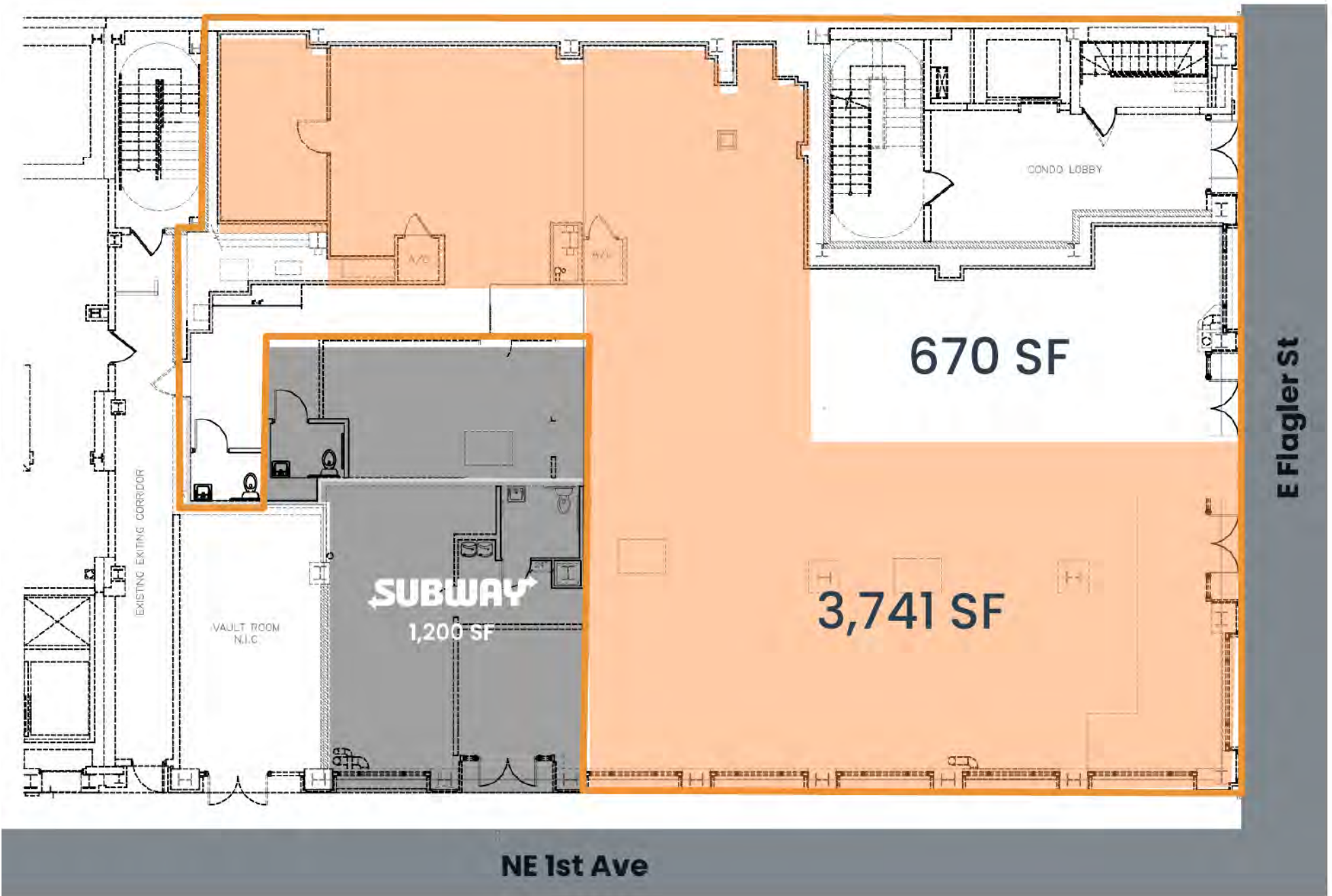


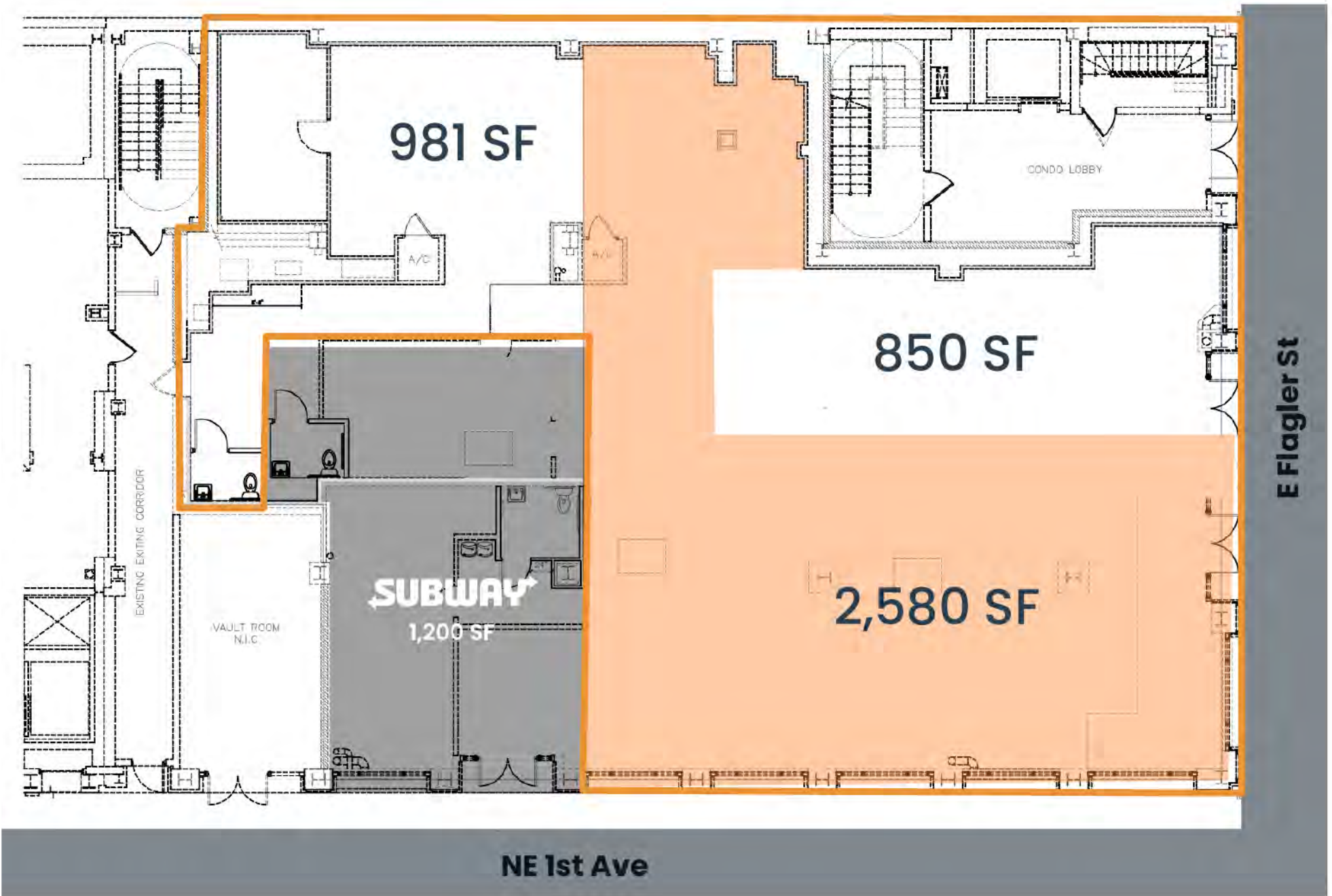






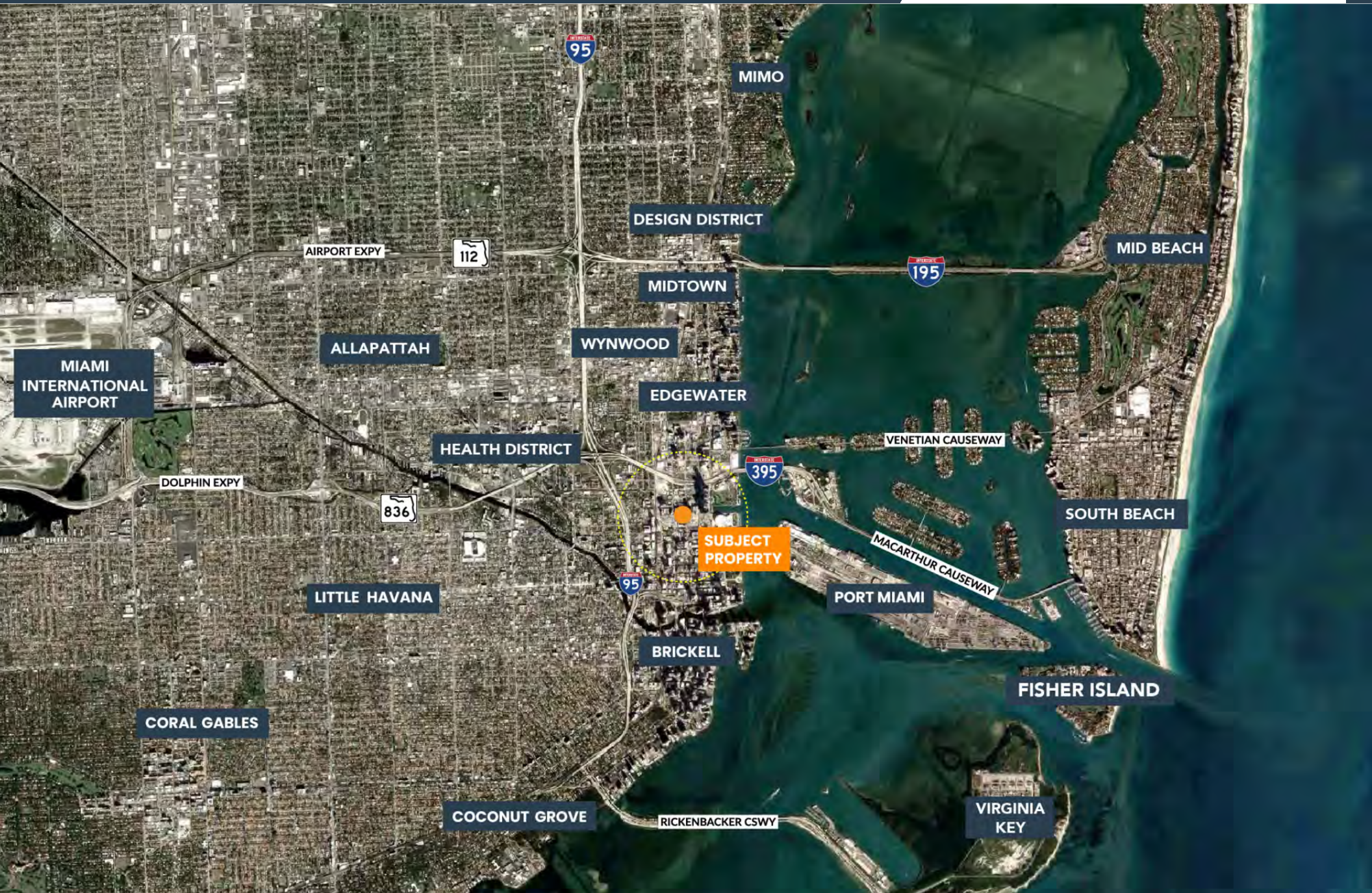








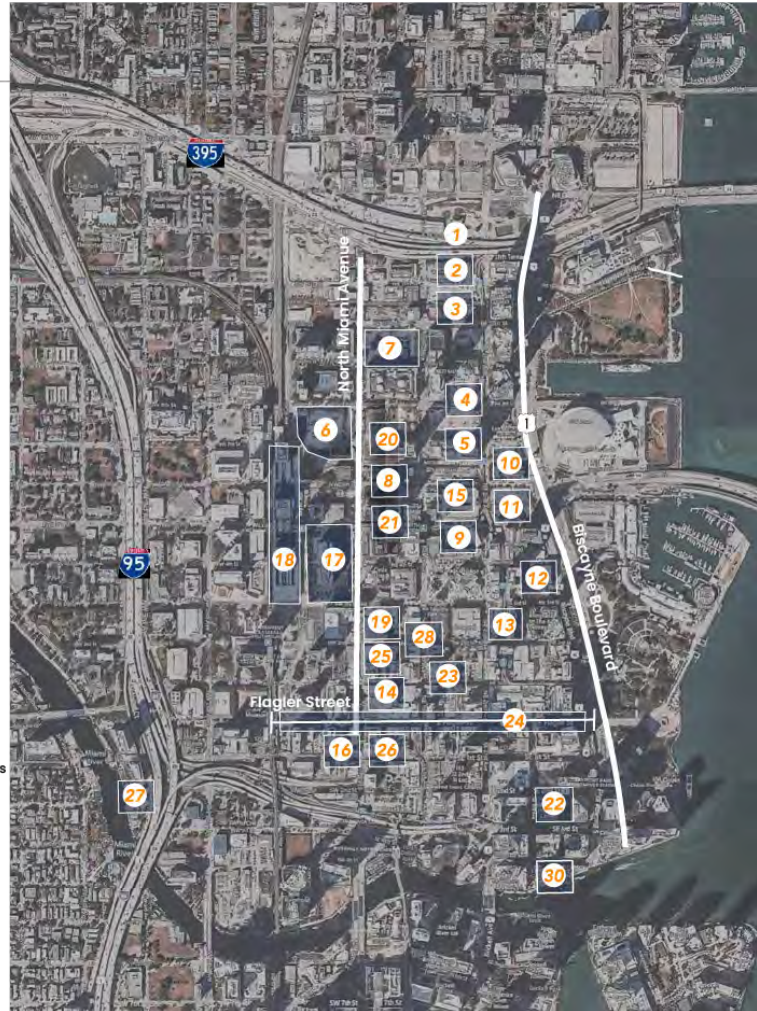




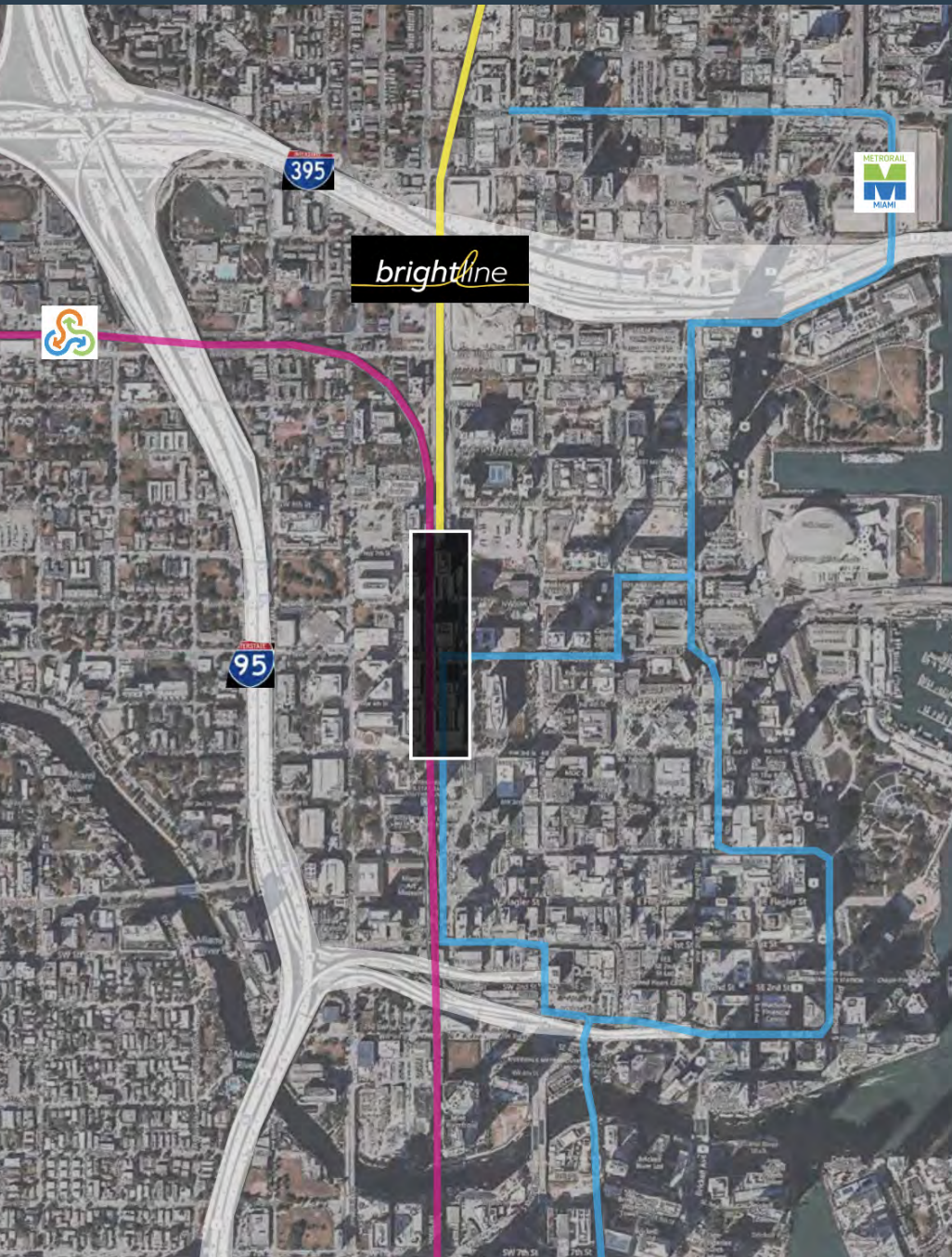


Nearby Developments

- | | |
|--|--|
| 1. Underdeck Miami | 16. Lions Group NYC
675 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. Nativo 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 |







BRIGHTLINE/MIAMI CENTRAL STATION

MiamiCentral is a mixed-use railroad station development in the Government Center district of Downtown, Miami, Florida. Currently, the station serves an inter-city rail service named Brightline and connects to the adjacent Government Center station serving Metrorail, Metromover, and bus lines. In the next few years, the station will serve Tri-Rail commuter rail.

METROMOVER STATION

Metromover is a free mass transit automated people mover train system operated by Miami-Dade Transit in Miami, Florida, United States. Metromover serves the Downtown Miami, Brickell, Park West and Arts & Entertainment District neighborhoods. Metromover connects directly with Metrorail at Government Center and Brickell stations. It also connects to Metrobus with dedicated bus loops at Government Center and Adrienne Arsht Center station.

METRORAIL STATION

Metrorail is the heavy rail rapid transit system of Miami and Miami-Dade County. Metrorail is composed of two lines of 23 stations on 24.4 miles of standard gauge track. Metrorail connects to the Metromover in Downtown, which provides metro service to the entirety of Downtown and Brickell. Additionally, it connects to South Florida's commuter rail system at Tri-Rail station, as well as Metrobus routes at all stations.

I-395 SIGNATURE BRIDGE

SR 836 beginning at NW 17 Avenue and continuing through the SR 836/I-395/I-95 (Midtown) Interchange to the MacArthur Causeway Bridge. The limits on I-95 are from NW 8 Street to NW 29 Street. Construction is expected to be completed in the fall of 2024 at a cost of \$818 million.

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.



DISCOVER DOWNTOWN MIAMI



Miami Worldcenter



Miami Central Station

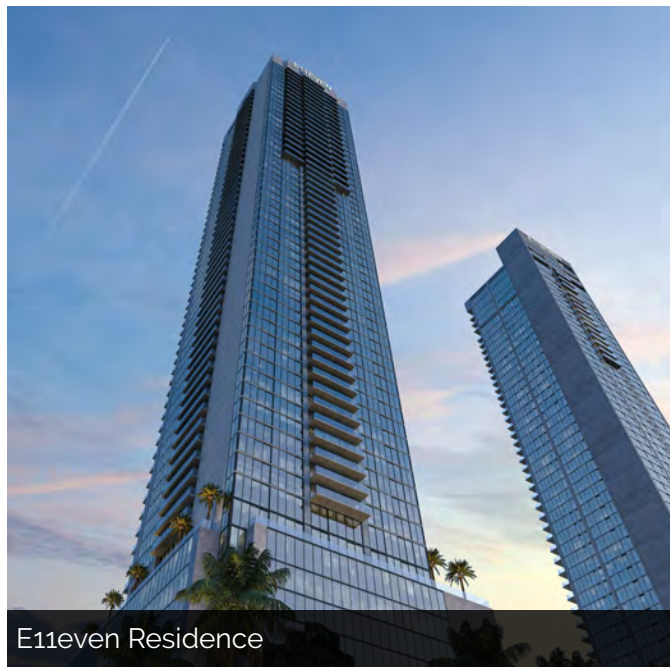
OFFICE BUILDING FOR LEASE



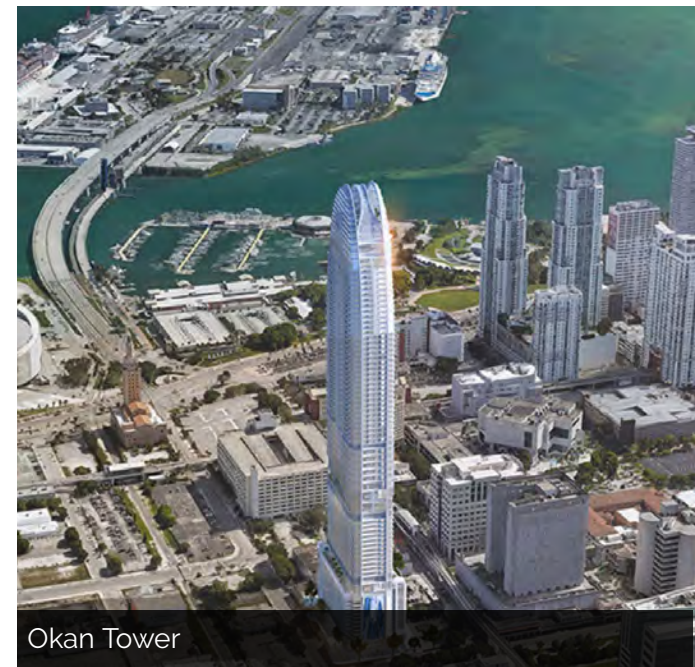
Waldorf Astoria Hotel & Residences Miami



Aston Martin Residences



E11even Residence

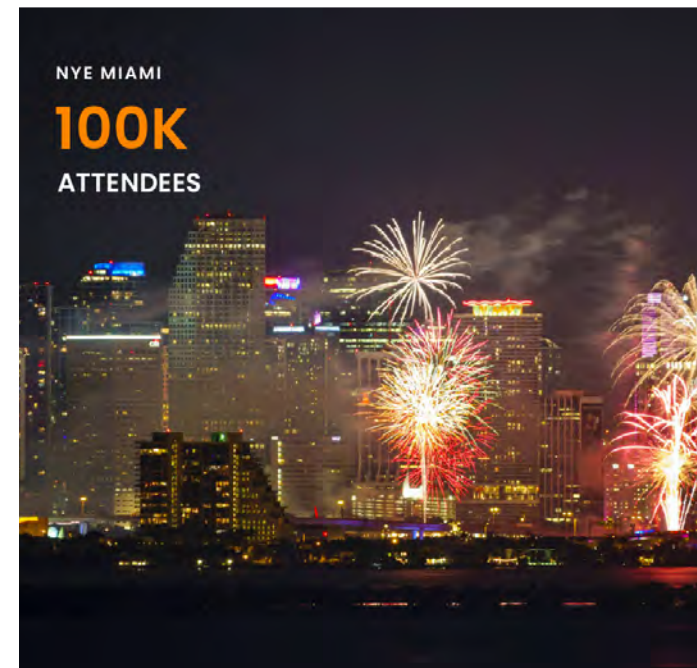
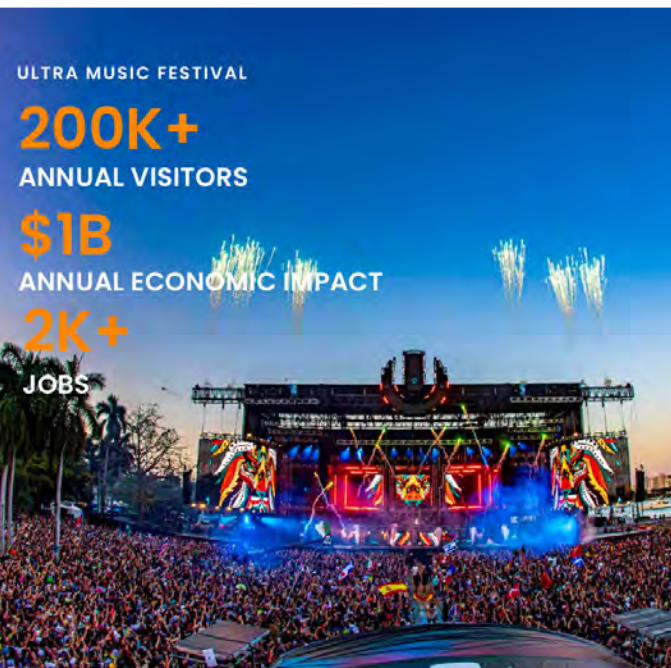


Okan Tower

BAYFRONT PARK

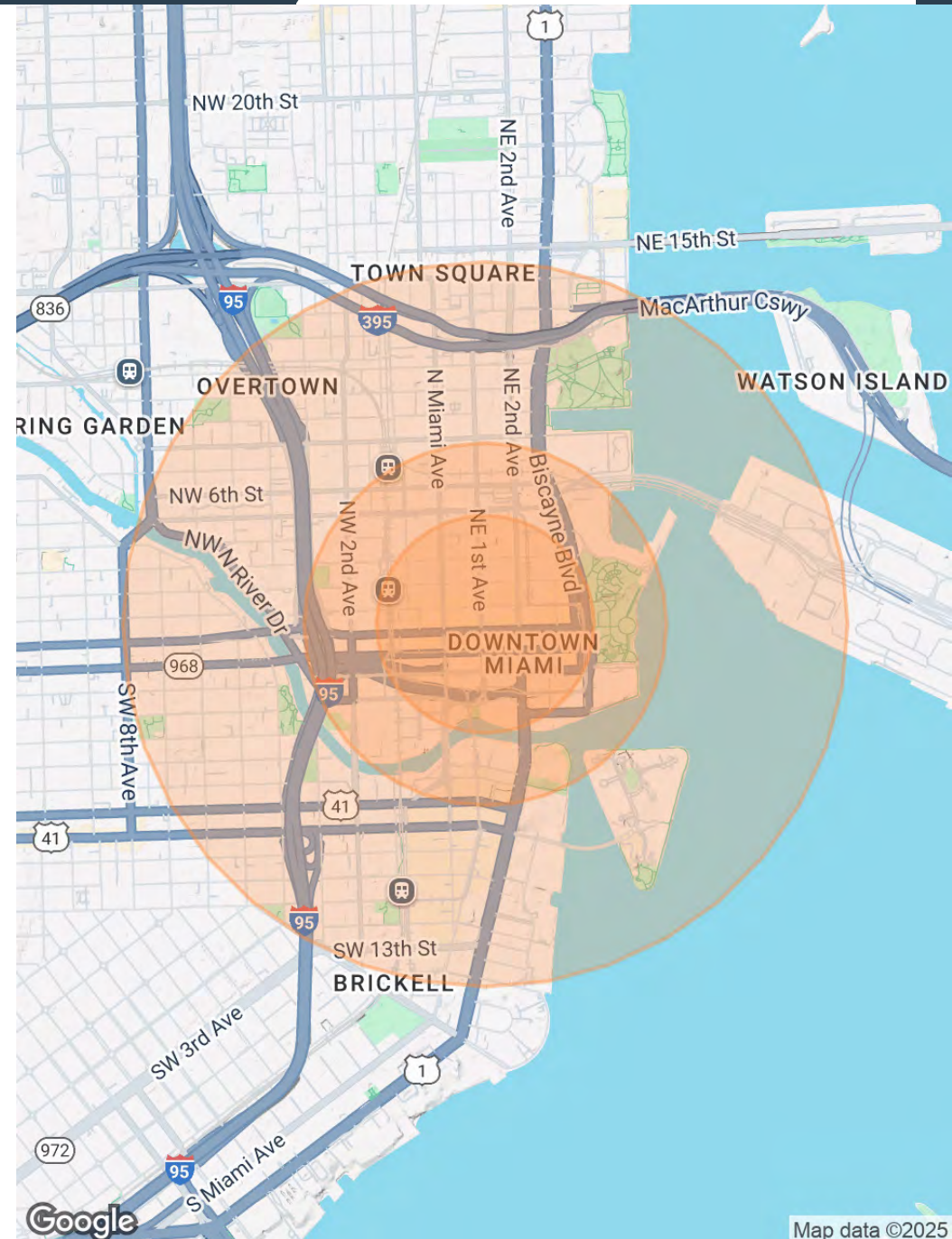
THE CENTER OF MIAMI'S ENTERTAINMENT

Bayfront Park is home to some of Miami's largest annual events. As such, residents will be able to enjoy a true live-work-play lifestyle. From top-notch restaurants to trendy nightclubs, and from live music venues to world-class art galleries, Bayfront Park offers it all.



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	9,843	23,672	82,493
Average Age	36	36	38
Average Age (Male)	36	36	38
Average Age (Female)	37	36	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	4,632	10,513	40,848
# of Persons per HH	2.1	2.3	2
Average HH Income	\$112,818	\$124,229	\$120,522
Average House Value	\$520,372	\$515,545	\$575,756
ETHNICITY (%)	0.3 MILES	0.5 MILES	1 MILE
Hispanic	49.2%	49.4%	56.6%
RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	4,862	12,001	36,057
Total Population - Black	1,616	3,790	7,963
Total Population - Asian	304	652	2,353
Total Population - Hawaiian	0	2	13
Total Population - American Indian	14	25	280
Total Population - Other	738	1,649	8,830

Demographics data derived from AlphaMap



WORLD CLASS ENTERTAINMENT

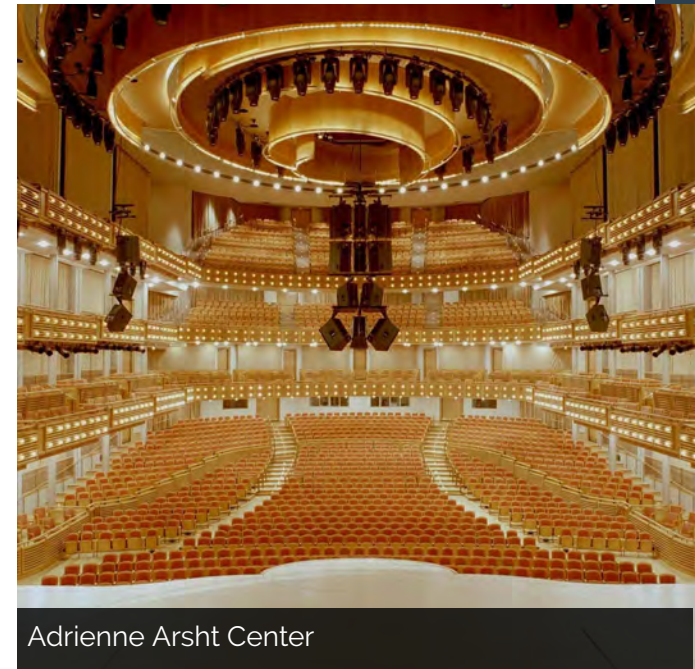


Perez Art Museum



Frost Museum of Science

OFFICE BUILDING FOR LEASE



Adrienne Arsht Center



US Open



F1 Grand Prix

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.

Presented By:

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