




MIAMI BEACH OFFICES FOR SALE

The perfect
direction for your
business success.

 (305) 281-1512

 avcapitaladvisors@gmail.com



GENERAL INFORMATION

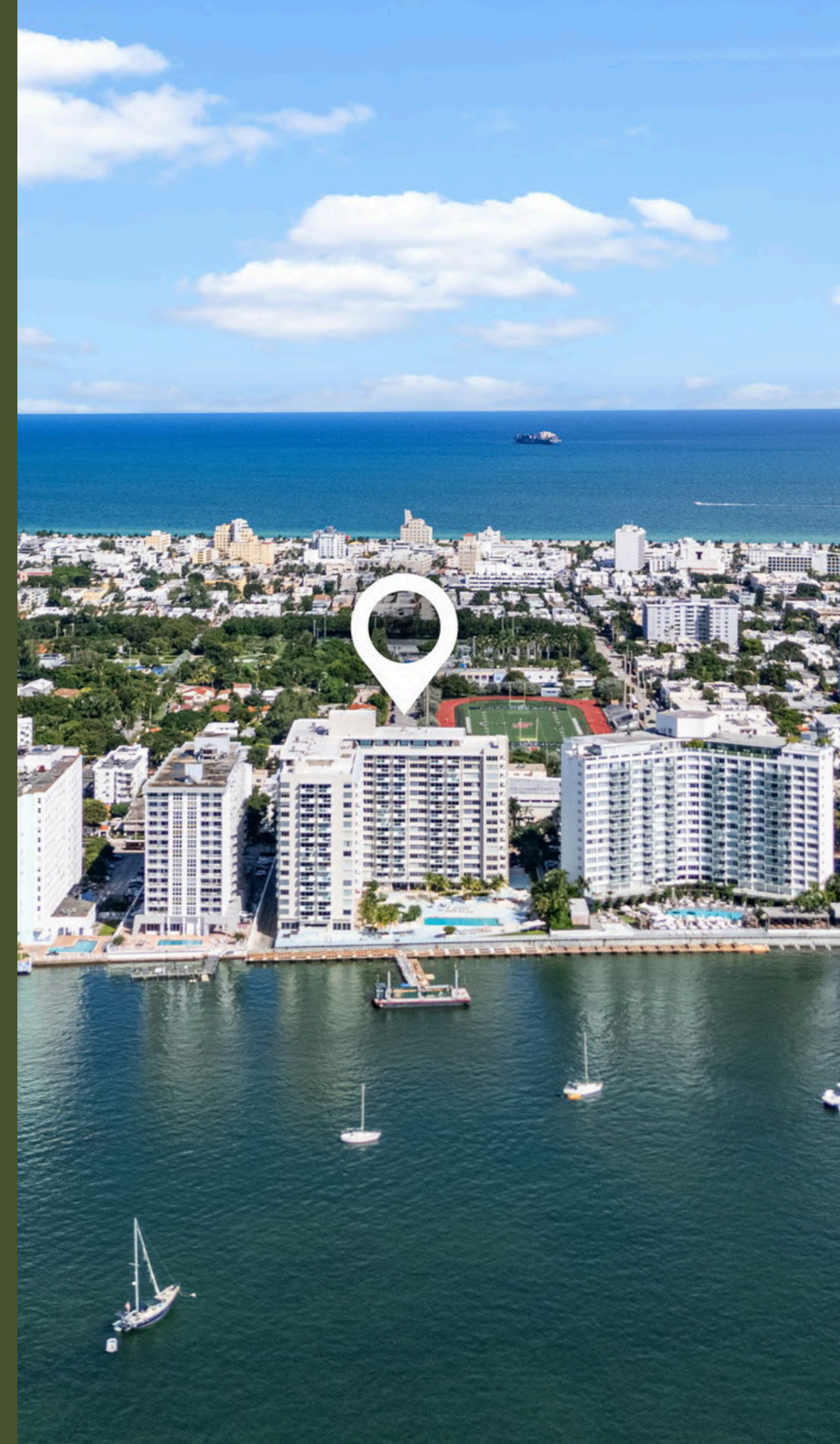
Private office condos at Mirador North don't come up often. Right in the heart of Miami Beach's West Avenue corridor, units **CU-5**, **CU-6**, and **CU-7** sit side-by-side on the second floor, each with its own folio number and ready to go.

Inside, you'll find polished concrete floors, exposed A/C ducts, and that modern loft vibe that feels both professional and welcoming. Big windows bring in tons of natural light and open up to direct views of Biscayne Bay — making every workday brighter and way more inspiring.

Monthly dues already cover A/C and internet, and the seller has taken care of the special assessment. Plus, Mirador North gives you full access to building perks: bayfront pool, jacuzzi, gym, convenience store, and concierge service.

And the location? That's the real win. Trader Joe's, Whole Foods, cafés, Lincoln Road, and Sunset Harbour are all just steps away. Flamingo Park is around the corner, and you can bike to Ocean Drive or the beach in minutes.

Easy causeway access gets you to Downtown, Brickell, or the airport fast. It's the quieter, more residential side of Miami Beach — walkable, convenient, and the kind of workspace you'll actually enjoy showing up to every day.





(CU-7) #216

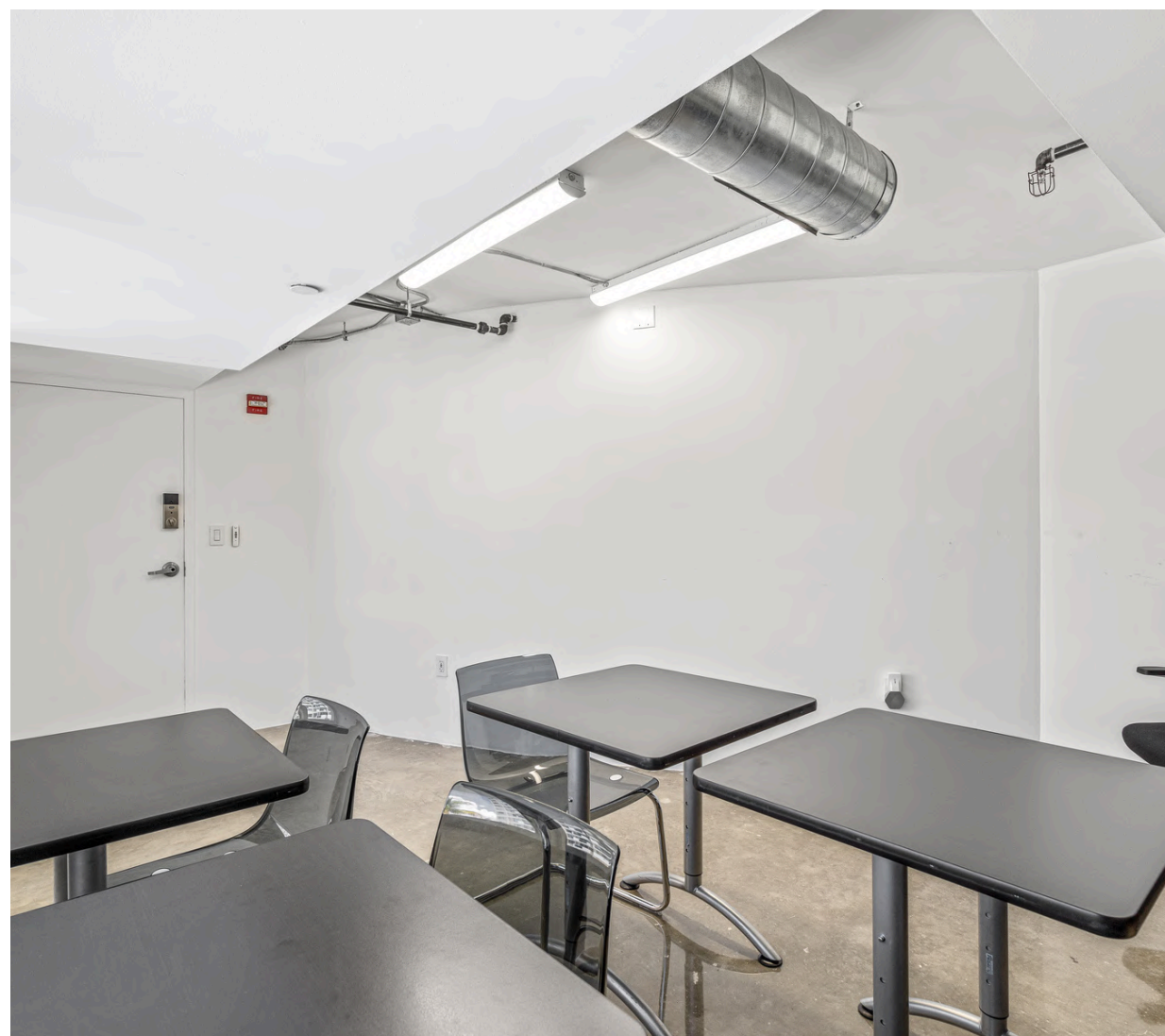
- Sale Price **\$374,000**
- **Condo Dues: \$736/Month**
- **2025 \$31,776** Assessment paid in full by seller.
- **Use Type:** Office Available
- SF: **557** SF





(CU-5) #219

- Sale Price **\$155,000**
- **Condo Dues: \$280/Month**
- **2025 \$12,094** Assessment paid in full by seller.
- **Use Type:** Office Available
- SF: **212 SF**





(CU-6) #218

- Sale Price **\$135,000**
- **Condo Dues: \$244/Month**
- **2025 \$10,554** Assessment paid in full by seller.
- **Use Type:** Office Available
- SF: **185 SF**





PROPERTY HIGHLIGHTS



Private Office Condos at The Mirador 1200

- Up to **3** units available
- Breathtaking bay and Downtown Miami skyline views
- Available individually or as a bundle

Low Monthly Dues Include:

- Electricity
- Internet
- Cable
- Water
- Air Conditioning

Ideal For:

- Entrepreneurs
- Professionals
- Satellite teams

Prime Location:

- West Avenue, near airport and Sunset Harbour
- Valet parking available separately

Building Amenities:

- Gym
- Pool
- Jacuzzi
- Showers
- On-site café and convenience store
- **24/7** concierge for packages



216

218

219











2 FLOOR / FLOORPLAN

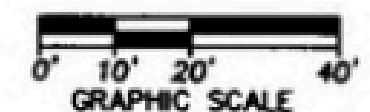


LEGEND

- COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- COMMERCIAL UNIT



MIRADOR 1200, A CONDOMINIUM MEZZANINE FLOOR PLAN



J. BONFILL & ASSOCIATES, INC.
ARCHITECTS-LAND SURVEYORS-PLANNERS
9360 S.W. 72nd STREET, MIAMI, FLORIDA 33173
PH. (305) 598-8383, FAX (305) 598-0023
DATE: December 12th, 2004.

The Mirador North – 1200 West Ave represents a unique investment opportunity in South Beach. More than just a workspace, it offers an iconic address that combines prestige, strategic location, and professional projection.

Buyers benefit from low monthly dues that already include essential services, making these offices an efficient and profitable option for those looking to grow without additional burdens.

The building also provides access to premium amenities that enhance the experience: gym, pool, jacuzzi, café, convenience store, and **24/7** concierge service, creating an environment that blends productivity with lifestyle.

Investing here means securing a long-term real estate asset, supported by spectacular views of the bay and Miami's skyline, in one of the most solid markets in the United States.



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