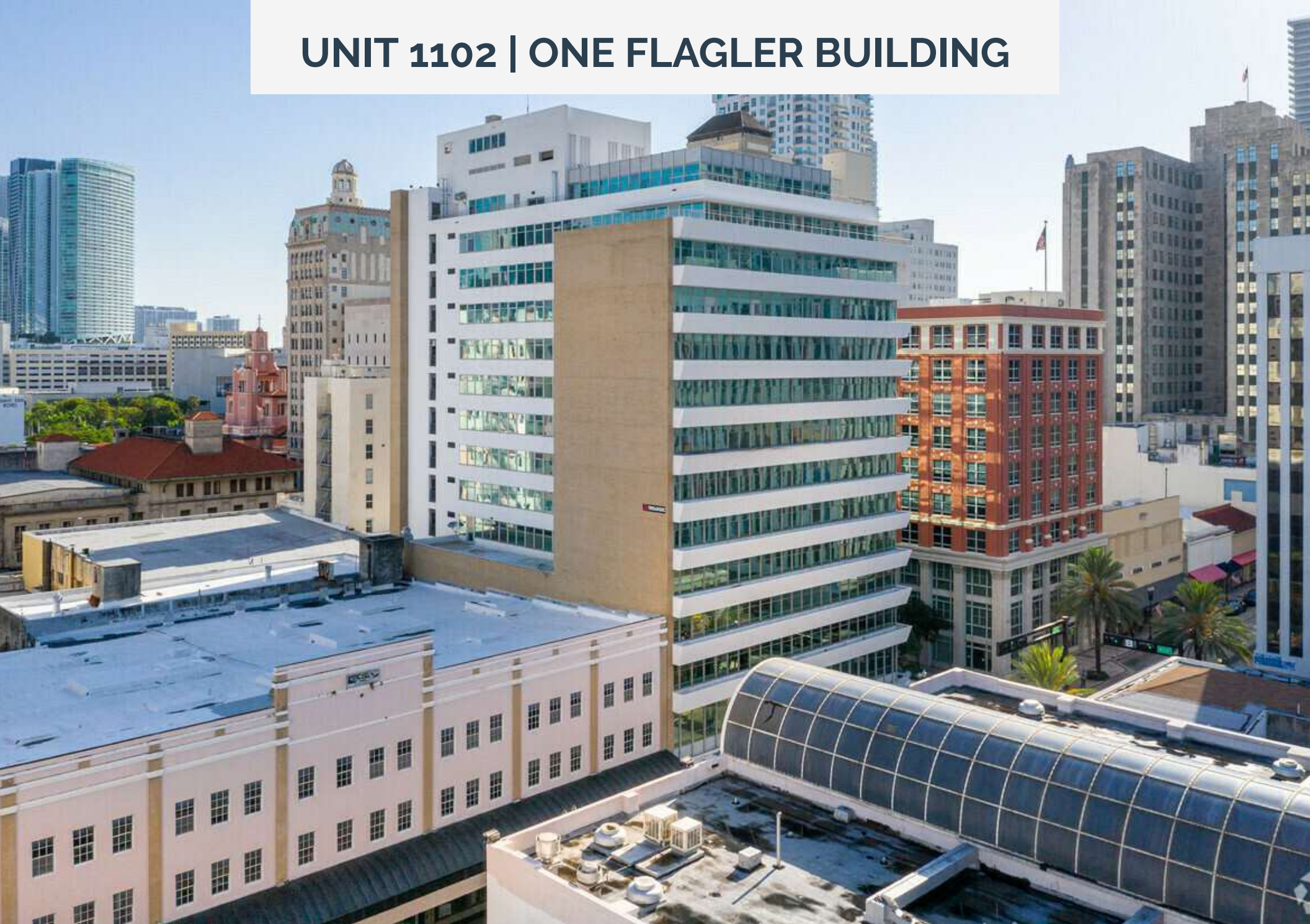


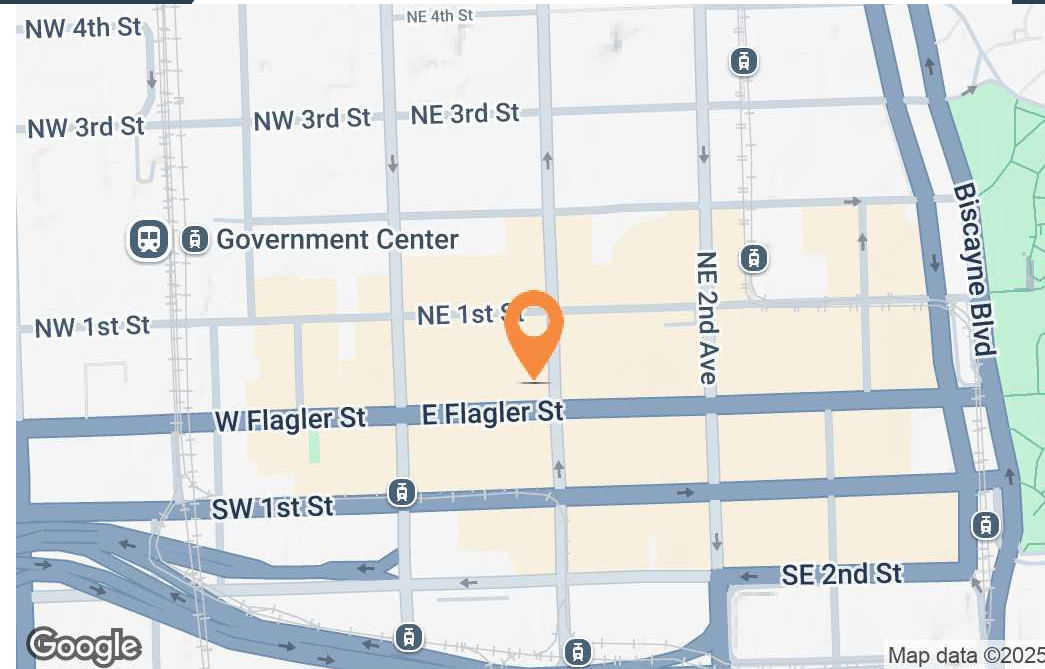
UNIT 1102 | ONE FLAGLER BUILDING



OFFICE CONDO BUILDING FOR SALE



14 NE 1ST AVE



PROPERTY OVERVIEW

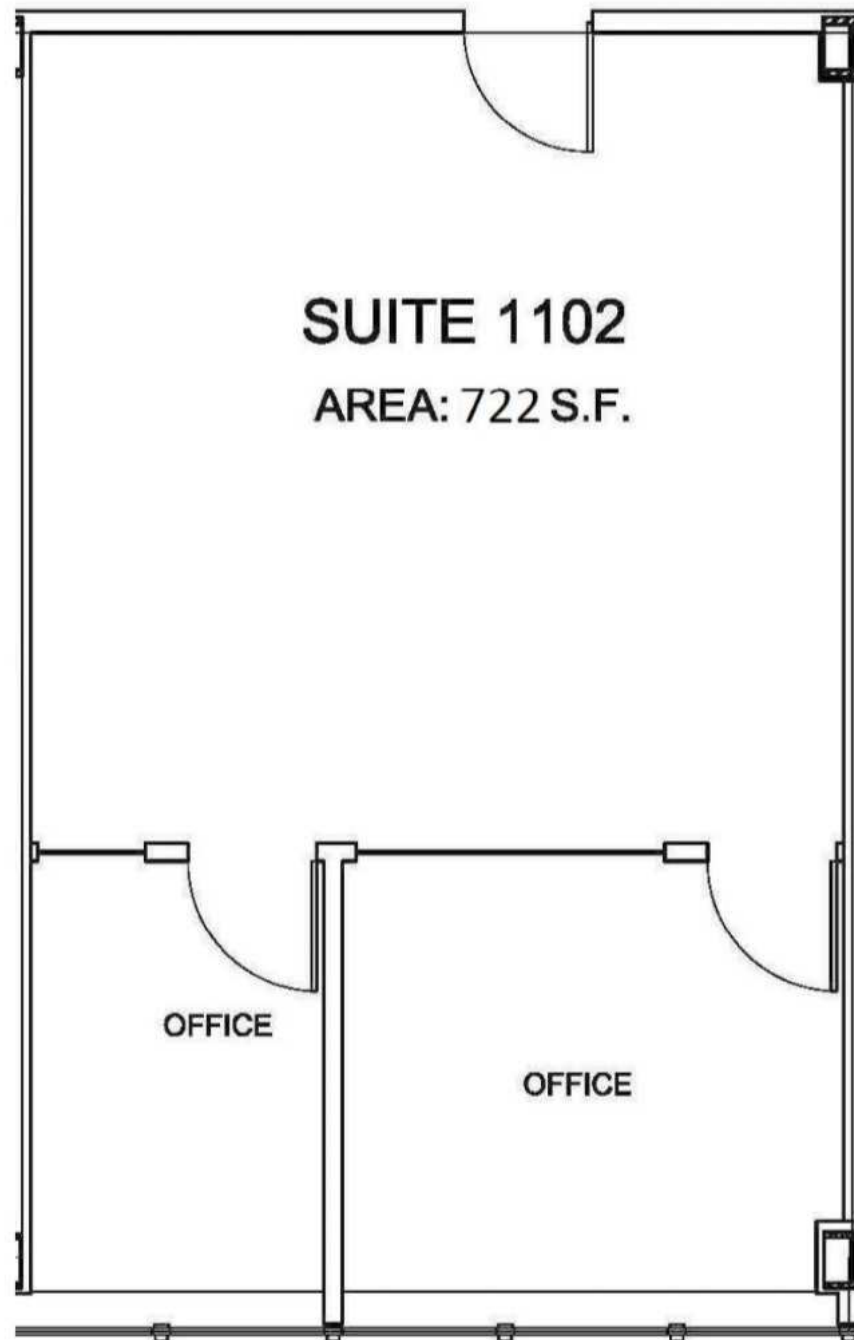
Luxury Office space located in a historical masterpiece building! Amid the excitement and energy of Miami's Central Business District, One Flagler stands as a masterpiece of mid-century modern design. Ahead of its time, One Flagler featured Miami's first curtain wall construction.

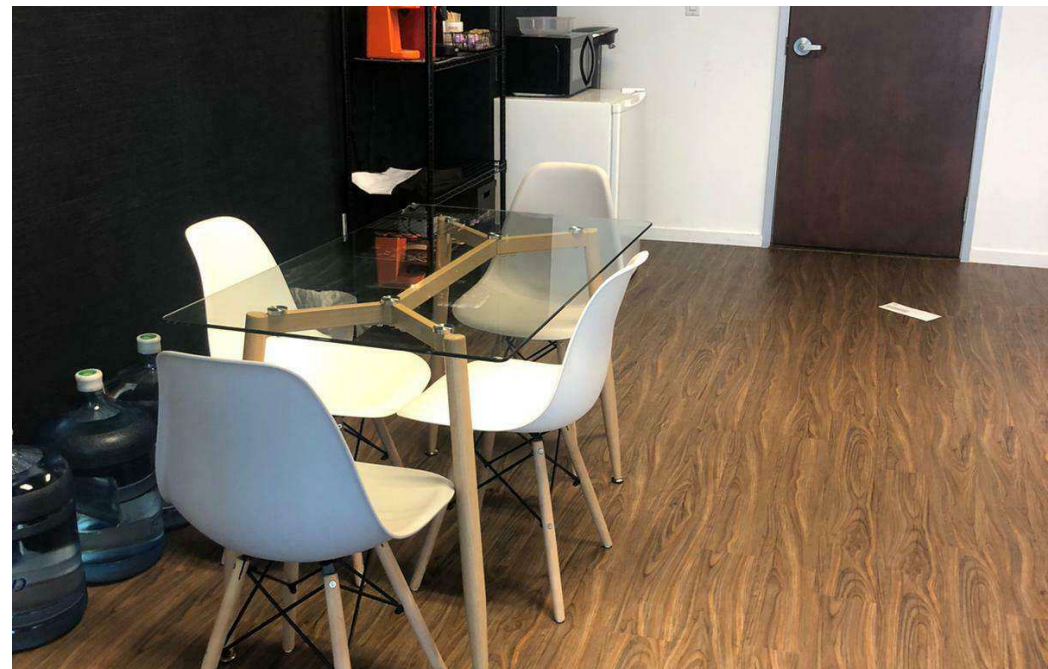
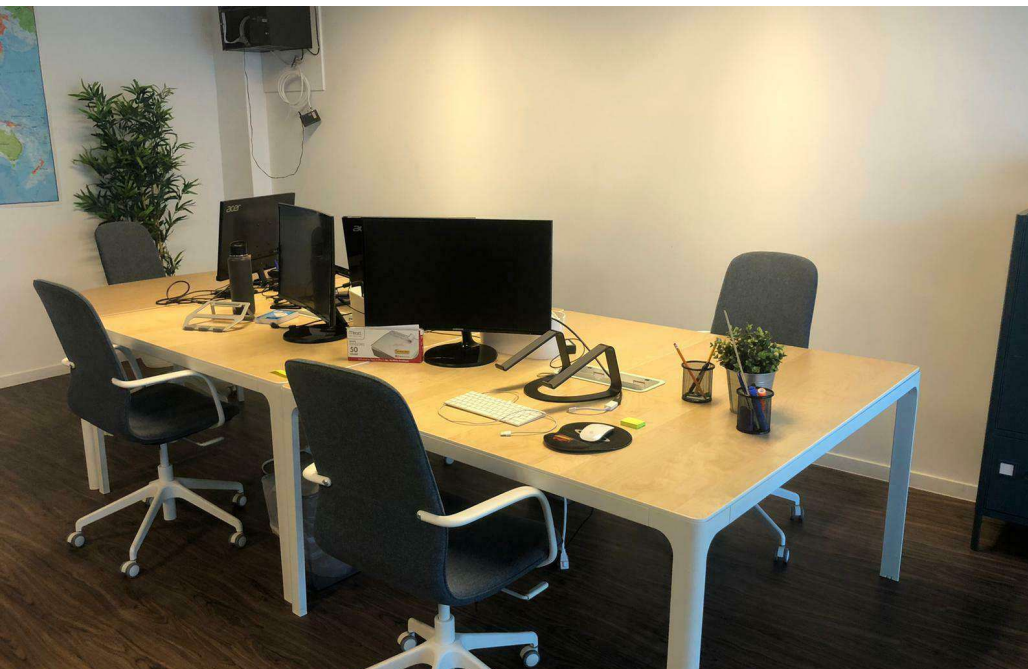
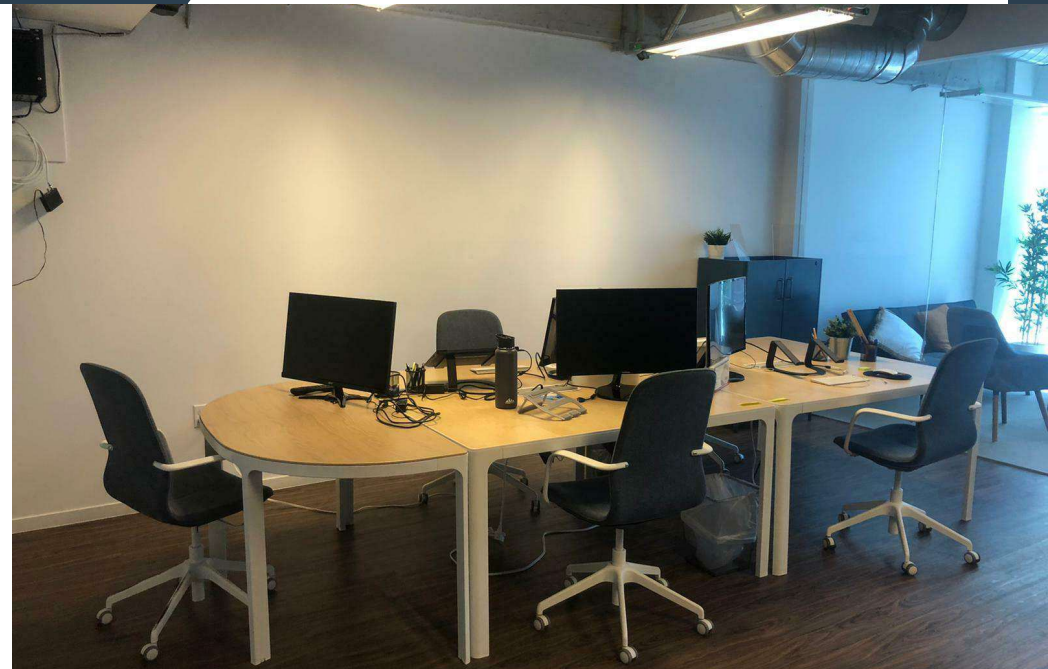
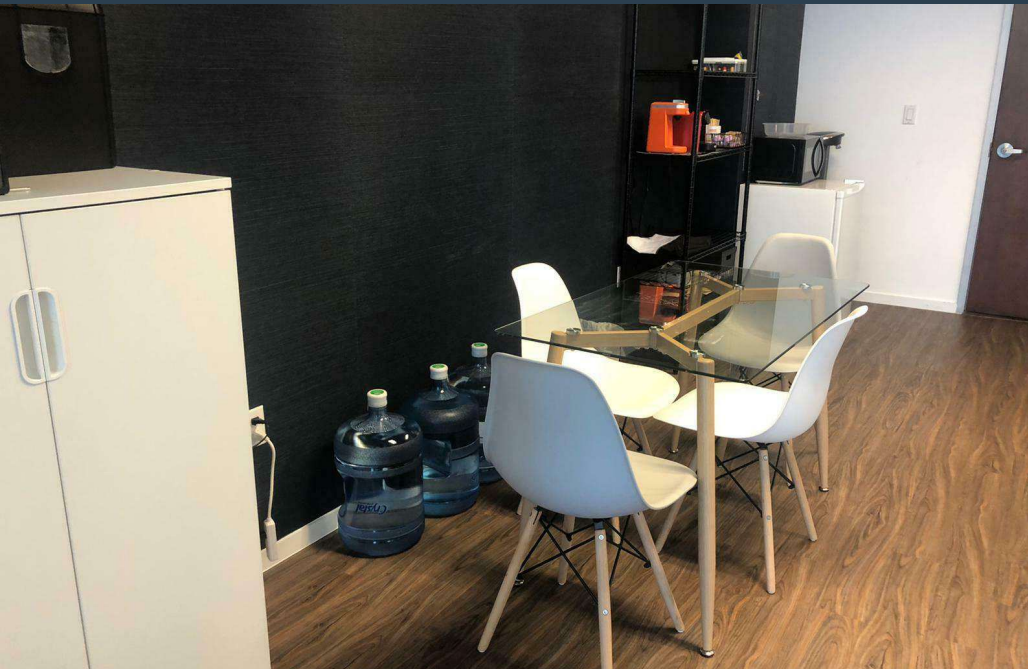
PROPERTY HIGHLIGHTS

- Rent Income: \$1,925/month
- HOA: \$647.75 + 2.49 /month
- Property taxes: \$4,100
- Great opportunity to buy an office space at the original condo price
- Premium downtown location
- New, modern, attended lobby
- State-of-the-art connectivity 24-hr security
- Valet parking
- Conference rooms Lounge and juice bar

SALE PRICE
\$329,000

LOT SIZE
722 SF







ONE FLAGLER BUILDING

OFFICE CONDO BUILDING FOR SALE



Building Name	One Flagler
Stories	15
Office Floors	14
APN	01-4137-074-2130
Retail Stores	6 100% Leased
Parking	Vallet
Building Class	A
Year Built	1952
Number of Buildings	1

Flagler Street will undergo a \$13 million overhaul that includes a total redesign and reconstruction from Biscayne Boulevard to the Miami-Dade County Courthouse at NW 1st Avenue and a charming historic railroad theme that pays tribute to Henry Flagler.

All Aboard Florida is an express intercity passenger rail service designed to connect Miami to Orlando in less than 3 hours. The Station will be 3 blocks away from One Flagler.

One of the largest master-planned urban environments in the United States and a mere 5 blocks from One Flagler, the plan for **Miami World Center** includes 10 blocks of hotel, residential, office, conference, educational, and public space in the very core of downtown Miami.



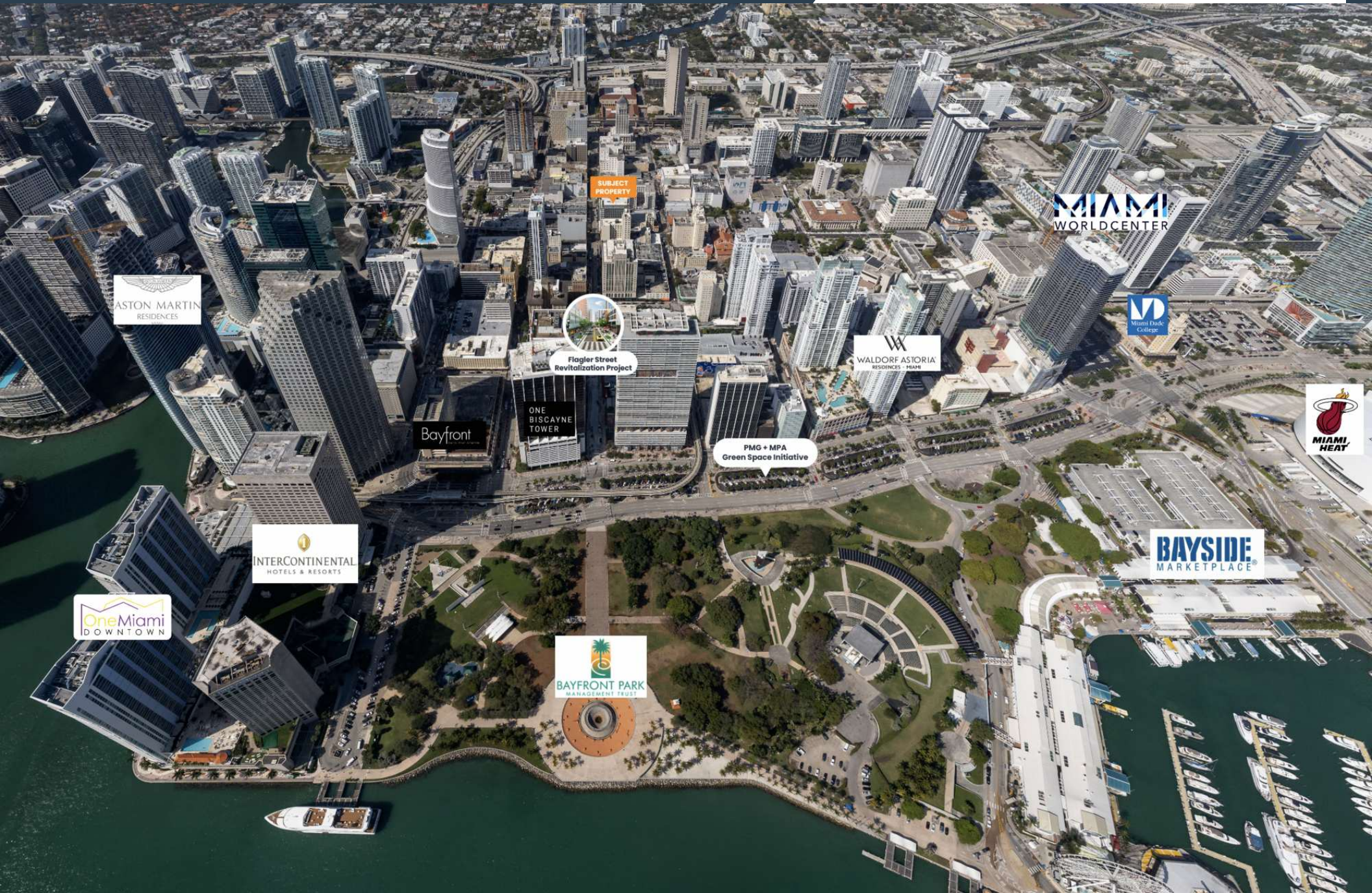
- After completion of remodeling and repositioning, it is expected that annual gross rental rates may exceed \$30 per square foot.
- Business Plan consists of the acquisition, remodeling, and market repositioning of this iconic office building.
- Invest in Commercial Real Estate both Office and Retail space, in the One Flagler Building, located in Downtown Miami
- One Flagler offers great diversification opportunities for those looking at residential and provides a price point much lower than other commercial opportunities.



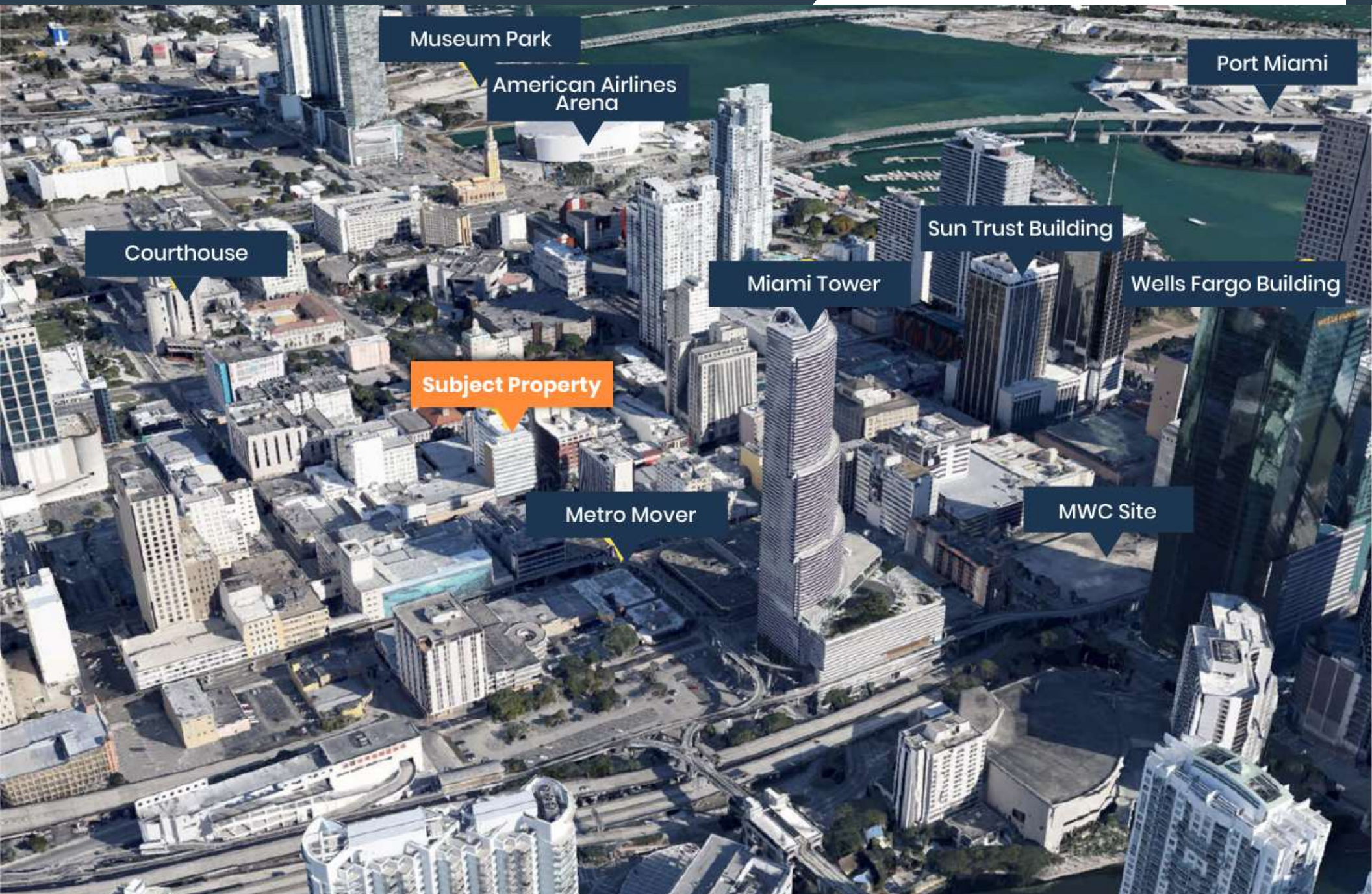
Building Lobby

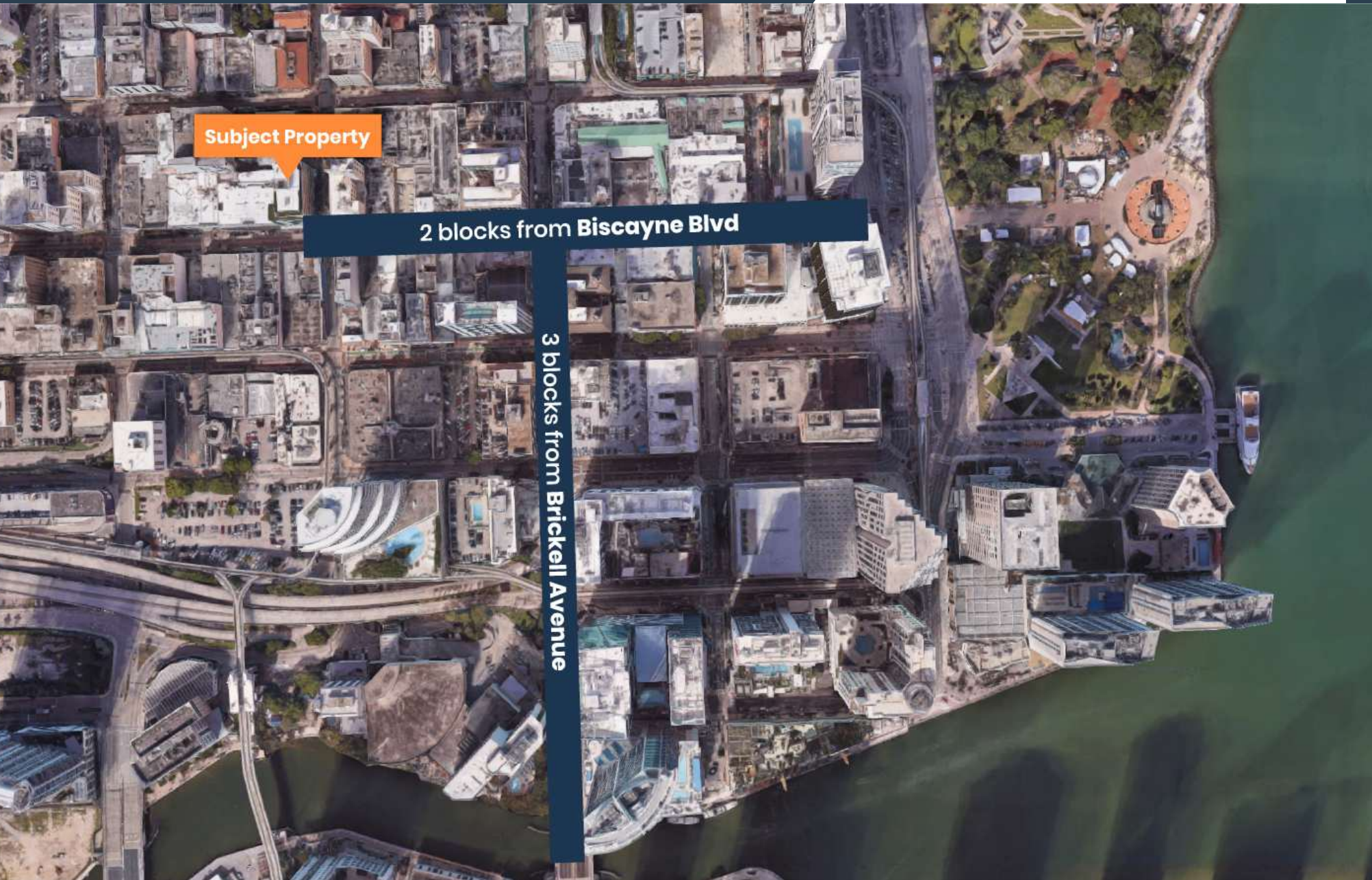


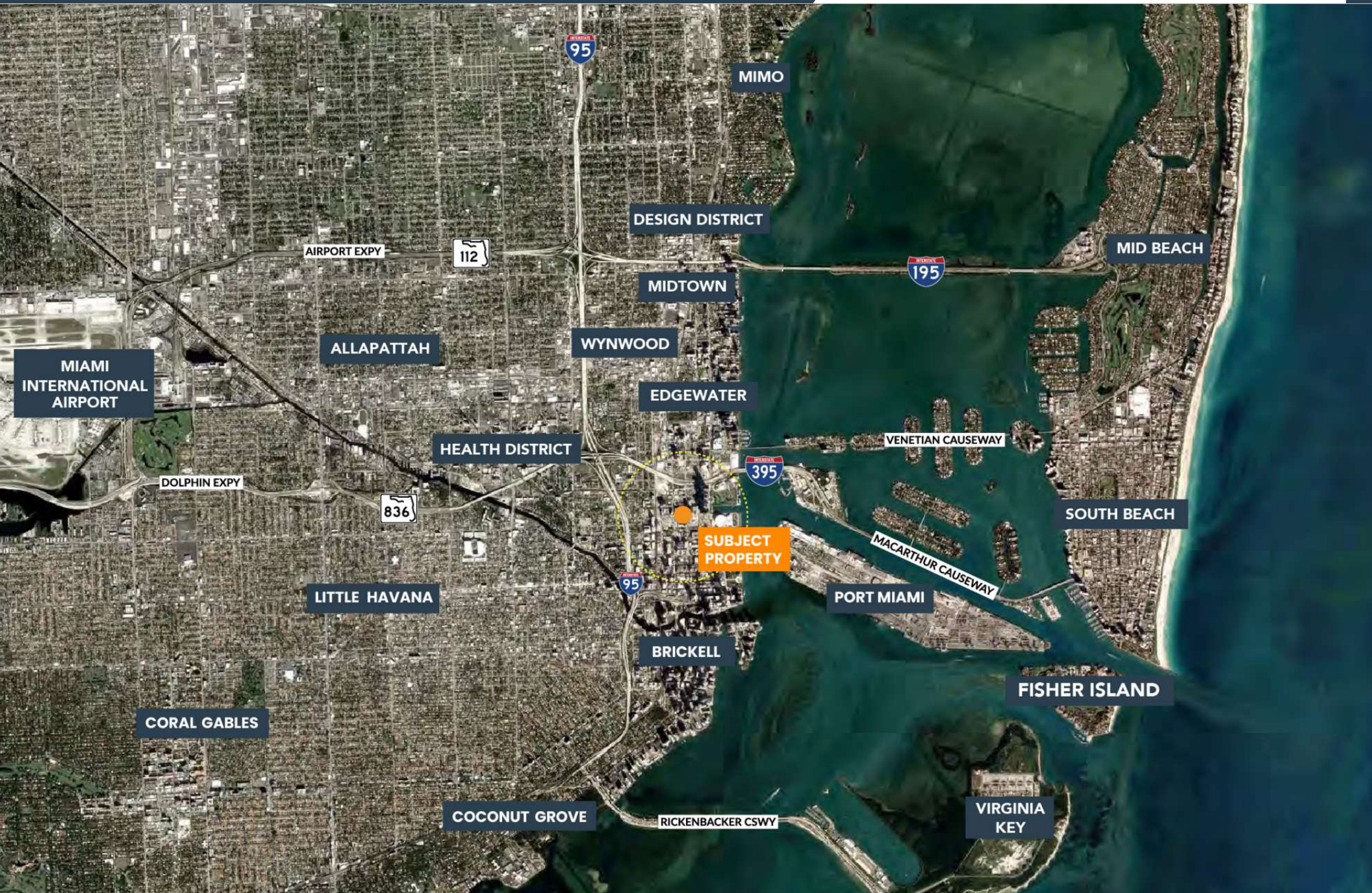
Building Reception







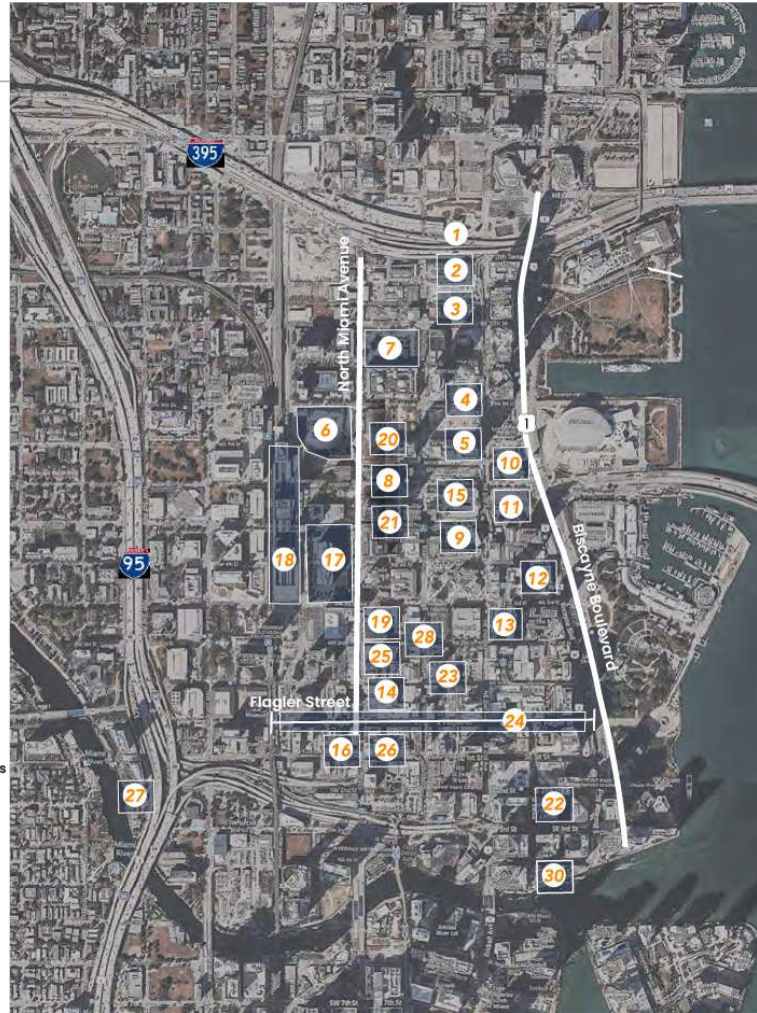


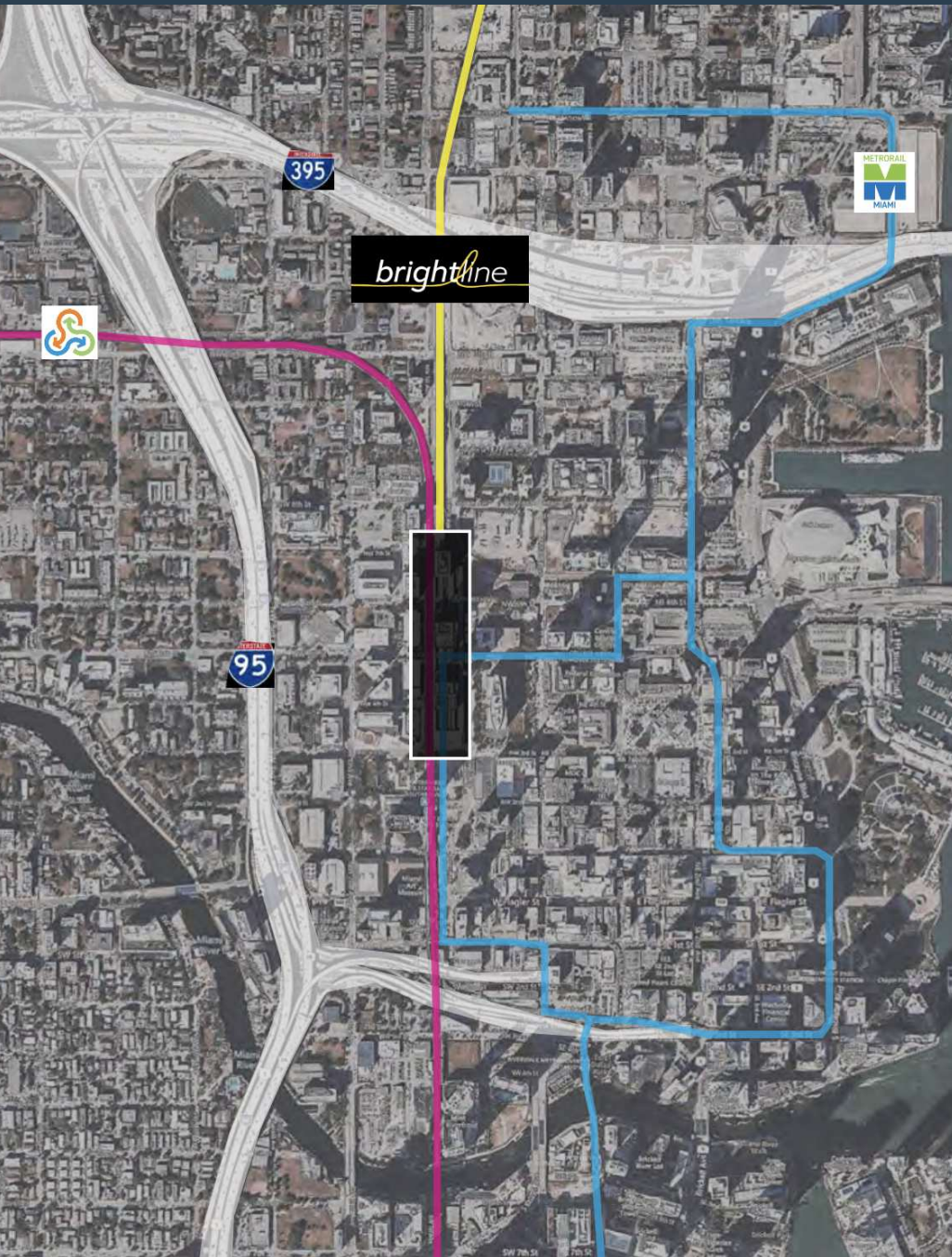




Nearby Developments

- | | |
|--|--|
| 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

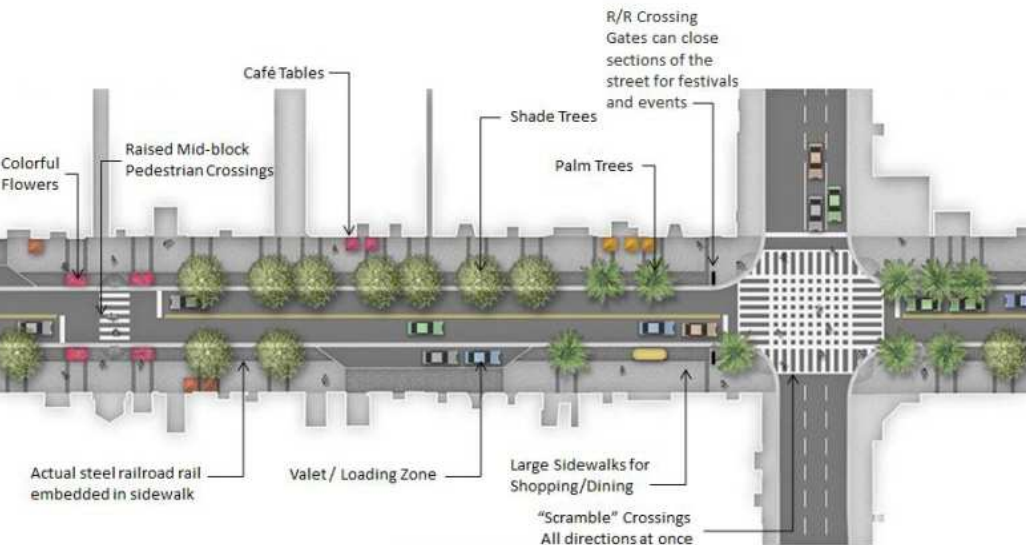
836 beginning at NW 17 Avenue and continuing through the SR 836/I-395/I-95 (Midtown) Interchange to the MacArthur Causeway Bridge. The limits on I-95 are from NW 8 Street to NW 29 Street. Construction is expected to be completed in the fall of 2024 at a cost of \$818 million.

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



OVERVIEW

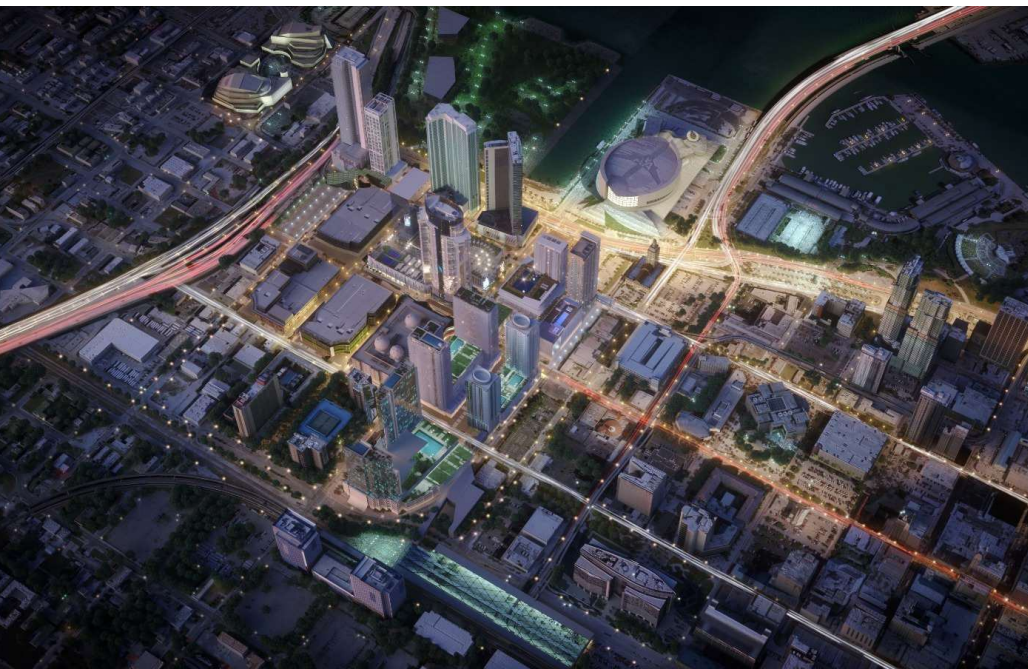
- \$800M Investment
- Reconstruct existing interstate and create a 1,025 foot long bridge
- Redefining the Miami skyline with six sweeping arches
- Enhances connectivity between Downtown Miami and the Art & Entertainment District



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.



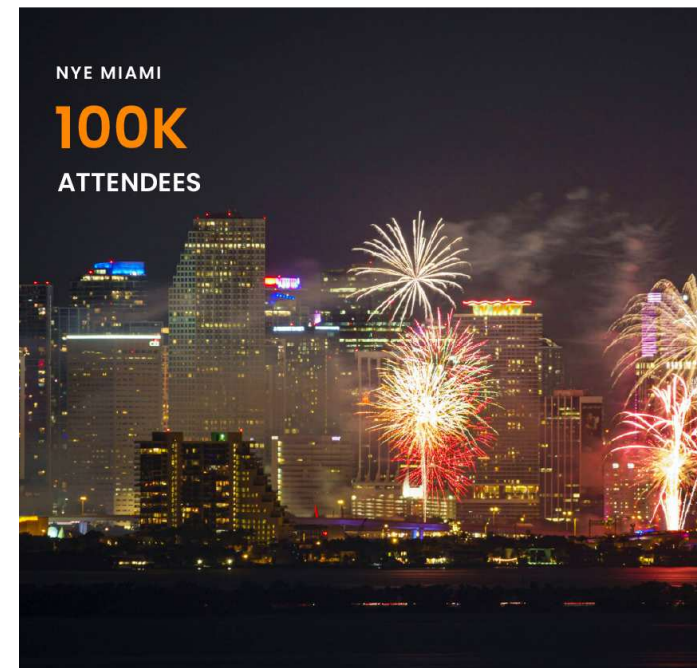
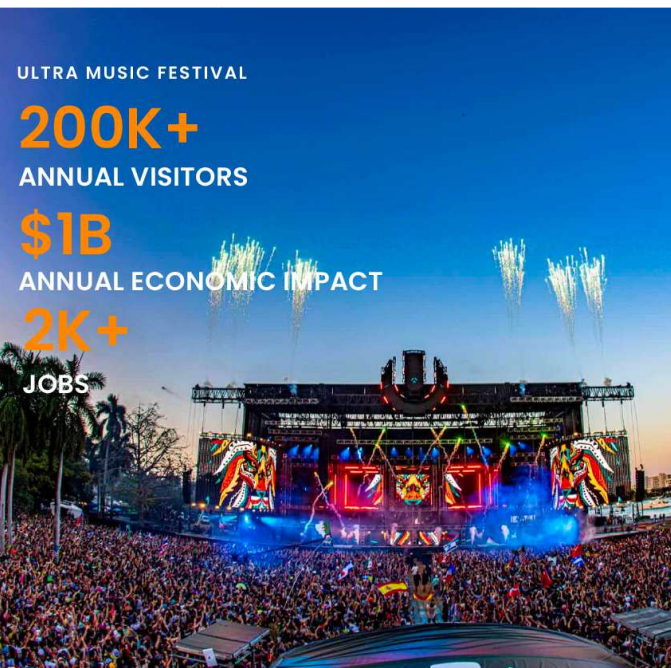


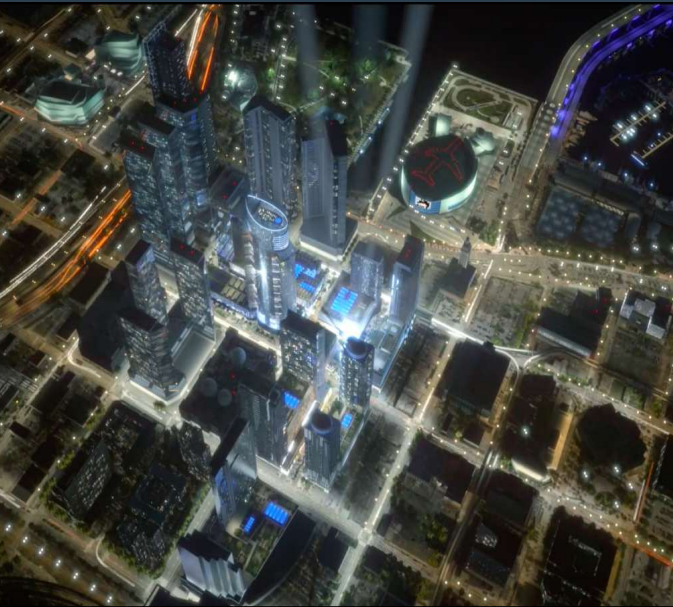
BAYFRONT PARK

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.

OFFICE CONDO BUILDING FOR SALE





Miami Worldcenter



Miami Central Station



Waldorf Astoria Hotel & Residences Miami



Aston Martin Residences



E11even Residence



Okan Tower

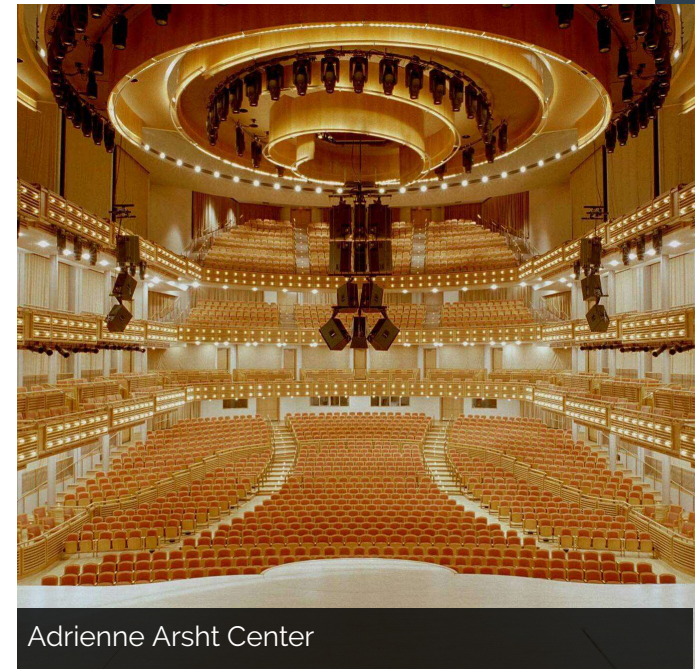
WORLD CLASS ENTERTAINMENT



Perez Art Museum



Frost Museum of Science



Adrienne Arsht Center



US Open



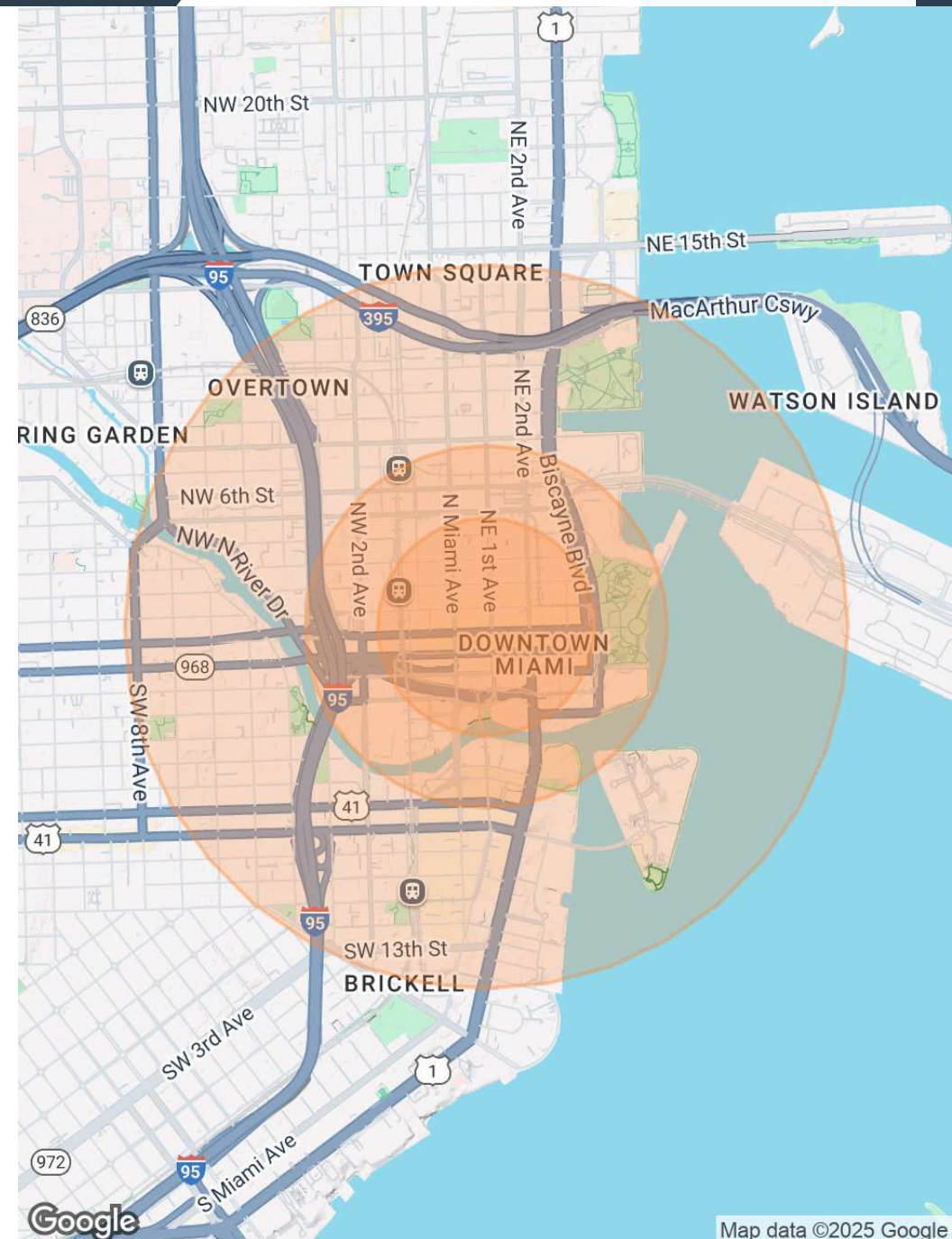
F1 Grand Prix

DEMOGRAPHICS MAP & REPORT

OFFICE CONDO BUILDING FOR SALE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	9,998	24,233	82,006
Average Age	36	36	38
Average Age (Male)	36	36	38
Average Age (Female)	37	37	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	4,685	10,840	40,620
# of Persons per HH	2.1	2.2	2
Average HH Income	\$113,909	\$122,330	\$120,373
Average House Value	\$506,248	\$519,091	\$574,283
ETHNICITY (%)	0.3 MILES	0.5 MILES	1 MILE
Hispanic	49.8%	50.1%	56.6%
RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	4,887	12,189	35,817
Total Population - Black	1,616	3,855	7,974
Total Population - Asian	308	658	2,337
Total Population - Hawaiian	0	2	13
Total Population - American Indian	14	27	281
Total Population - Other	768	1,724	8,764

Demographics data derived from AlphaMap



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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COMMERCIAL DIVISION OF FORTUNE

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FORTUNE INTERNATIONAL — REALTY —

Is the premier, exclusive on-site sales and marketing representative for third-party development projects in South Florida, having represented some of South Florida's most successful projects: Missoni Baia, Una Residences, 57 Ocean, 2000 Ocean, Monaco Yacht Club, 1 Hotel & Homes South Beach, Brickell Flatiron, SLS Lux & Gran Paraiso, among others with thousands of sales to date. Led by visionary founder Edgardo Defortuna, Fortune International Group has 18 offices around the world with nearly 1,000 associates. Fortune's international broker network reaches legions of prospective buyers from South Florida to Buenos Aires, Hong Kong to São Paulo, and Manhattan to Paris.



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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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