

# FOR SALE / REDUCED

**ONE FLAGLER  
BUILDING MIAMI**

**PRICE REDUCED: \$1,851,465 4,809 SF VACANT**

**Corner and Front Unit 600 OFFICE CONDO, 14 NE 1ST AVE, MIAMI, FL**



This Exceptional Office Condo is Available **FOR SALE**

**FORTUNE**  
INTERNATIONAL  
REALTY

*Eduardo Citcioglu P.A.*  
**954-258-9493**  
[\*\*ecitcioglu@fir.com\*\*](mailto:ecitcioglu@fir.com)

*Main Office*  
**305-400-6393**  
**1390 Brickell Ave. #104, Miami Fl 33131**

# FOR SALE | Offering Memorandum | Corner Unit | 14 NE 1st Ave, Miami, FL

## DISCLAIMER - CONFIDENTIAL

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the BROKER or Property Owner or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the BROKER Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the BROKER.

Neither the BROKER Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the BROKER Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the BROKER Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the BROKER Advisor from any liability with respect thereto. To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.



# CONTENTS

- 📄 OVERVIEW SUMMARY

---

- 📄 PROPERTY DESCRIPTION

---

- 📄 PROPERTY HIGHLIGHTS

---

- 📄 PROPERTY PHOTOS

---

- 📄 ARCHITECT FEATURE

---

- 📄 FLOOR PLANS

---

- 📄 MAPS

---

- 📄 NEIGHBORHOOD

---

- 📄 CONTACT

# UNIT 600 | OFFICE CONDO

## ONE FLAGLER BUILDING

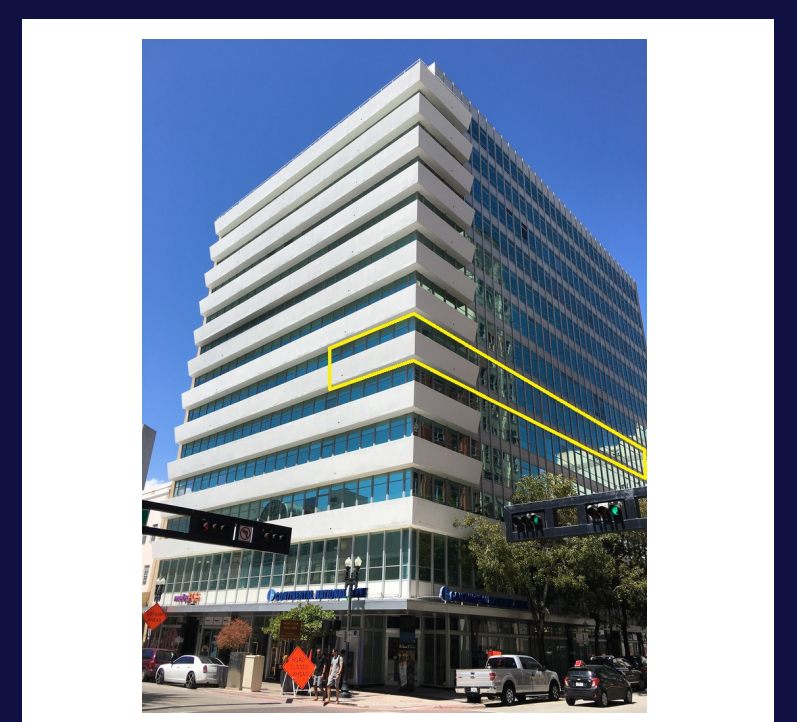
One Flagler's exterior façade has been carefully preserved while its interior has been thoughtfully reimagined and rebuilt to meet the need of today's fast-paced business world.

15 stories of reimagined office and retail space in one of the most recognized buildings in Downtown Miami



## OWN AN ICON!

One Flagler Building Located in the corridor between Miami World Center and Brickell City Center Corner Unit with Spectacular View



## \$7MM RENOVATIONS IN 2015

Built in 1952 and designed by famed architect Morris Lapidus, the 141,000-square-foot, 15-story office and retail property contains 11,000 square feet of retail and 130,000 square feet of office.

**EXCLUSIVELY PRESENTED BY:**

**FORTUNE**  
INTERNATIONAL  
REALTY

*Eduardo Citcioglu P.A.*  
**954-258-9493**  
[ecitcioglu@fir.com](mailto:ecitcioglu@fir.com)

*Main Office*  
**305-400-6393**  
**1390 Brickell Ave. #104, Miami FL 33131**

# FOR SALE | Offering Memorandum | Corner Unit | 14 NE 1st Ave, Miami, FL

## CORNER OFFICE CONDOMINIUM

Located at 14 NE 1st Avenue. Miami, FL. Built in 1952 and designed by famed architect Morris Lapidus, the 141,000-square-foot, 15-story office and retail property contains 11,000 square feet of retail and 130,000 square feet of office. Renovations 2015--\$7 Million Dollars.



Price : \$1,851,465.00



EXCLUSIVELY PRESENTED BY:

**FORTUNE**  
INTERNATIONAL  
REALTY

**Eduardo Citcioglu P.A.**  
954-258-9493  
[ecitcioglu@fir.com](mailto:ecitcioglu@fir.com)

**Main Office**  
305-400-6393  
1390 Brickell Ave. #104, Miami FL 33131



## AMENITIES



- New, Modern, Attended Lobby with Modernized Elevators
- State-of-the-Art Connectivity
- Valet Parking
- Conference Rooms
- Lounge & Juice Bar

## PROPERTY DETAILS

Office:	Leased 1 Yeart
Subtype Building Class:	B +
Sale Type:	Owner User
Cap Rate:	
Gross Leasable Area	4,809 SF
Net Leasable Area:	
Floor Corner Unit:	6
Zoning:	BU-2
Monthly Rent:	\$35
Taxes:	\$27,755.93 Annually
CAM:	\$4,399.37 -- Per Month
Transportation:	Public Transportation / Metro mover , Trirail
Tri Rail and Metrorail Transfer Station Commuter Rail (Tri-County):	5 min
	20 Min (7.1 miles)
Fort Lauderdale-Hollywood International Airport:	35 Min (18.4 miles)

## HIGHLIGHTS



- ***The building includes on site management company***
- ***Parking Spaces Valet for \$200 per months***
- ***Prime Office location Corner / Front Unit with great views***

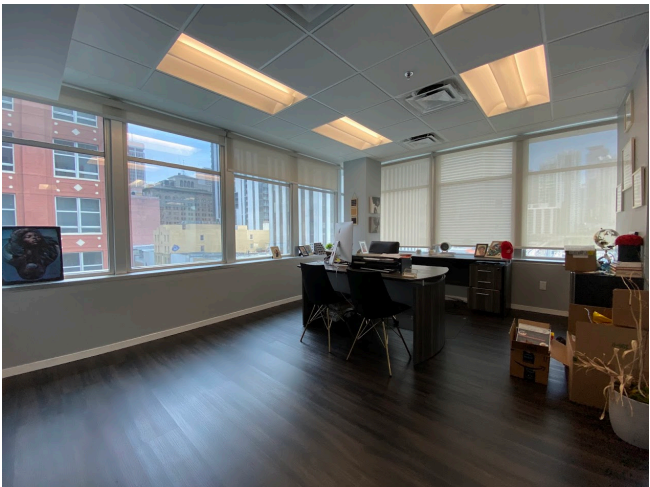
EXCLUSIVELY PRESENTED BY:

**FORTUNE**  
INTERNATIONAL  
REALTY

**Eduardo Citcioglu P.A.**  
**954-258-9493**  
**[ecitcioglu@fir.com](mailto:ecitcioglu@fir.com)**

**Main Office**  
**305-400-6393**  
**1390 Brickell Ave. #104, Miami Fl 33131**

# FOR SALE | Offering Memorandum | Corner Unit | 14 NE 1st Ave, Miami, FL



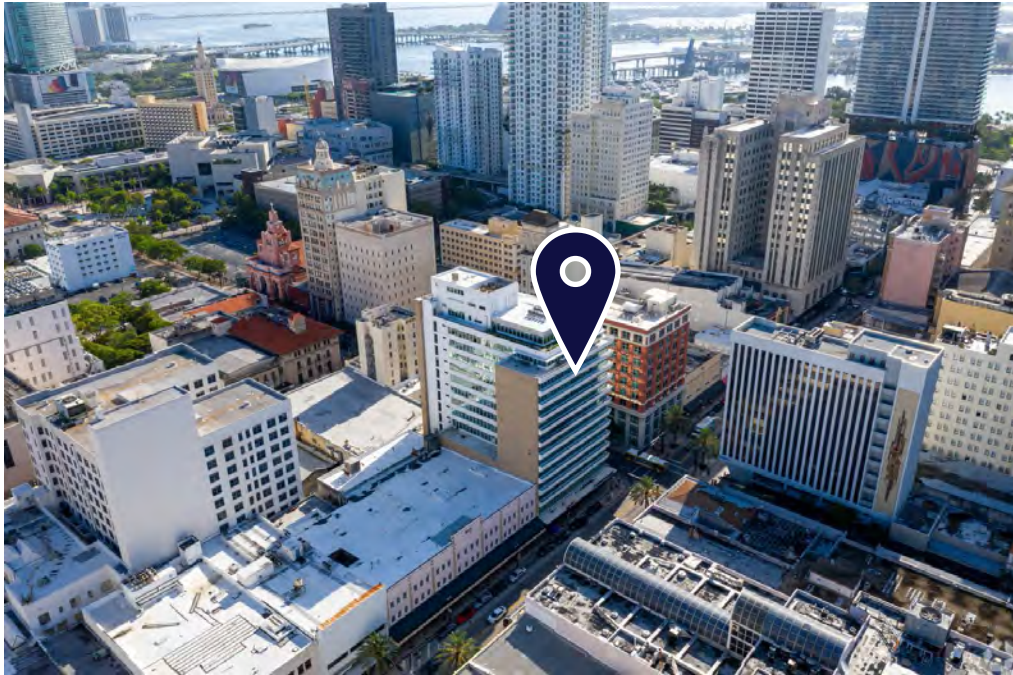
**FORTUNE**  
INTERNATIONAL  
REALTY

**Eduardo Citcioglu P.A.**  
**954-258-9493**  
**[ecitcioglu@fir.com](mailto:ecitcioglu@fir.com)**

**Main Office**  
**305-400-6393**  
**1390 Brickell Ave. #104, Miami FL 33131**

## ONE FLAGLER - The 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. Over the ensuing decades it has become an icon of timeless architecture. Designed by Morris Lapidus, renowned Architect of Miami's famed Fontainebleau and Eden Roc Hotels, One Flagler's exterior façade has been carefully preserved while its interior has been thoughtfully reimaged and rebuilt to meet the need of today's fast-paced business world.



## MORRIS LAPIDUS - The Architect

With an impressive international portfolio and a reputation for attention-getting design, famed architect Morris Lapidus is credited with creating the 1950s resort hotel style, which has since become an icon of Miami and Miami Beach. As one of the only office buildings Lapidus ever designed, One Flagler stands out as one of the most iconic and recognizable buildings in Downtown.





ONE FLAGLER BUILDING

FLOOR PLAN - 6th FL - 600 VACANT



ONE FLAGLER  
CORNER UNIT  
MIAMI, FLORIDA 33132

SUITE 600 A-G

CORNER and FRONT - Unit 600 - 4,809 SF



2010-05  
07-30-14

**FLOOR PLAN**



**FOR SALE | Offering Memorandum | Corner Unit | 14 NE 1st Ave, Miami, FL**



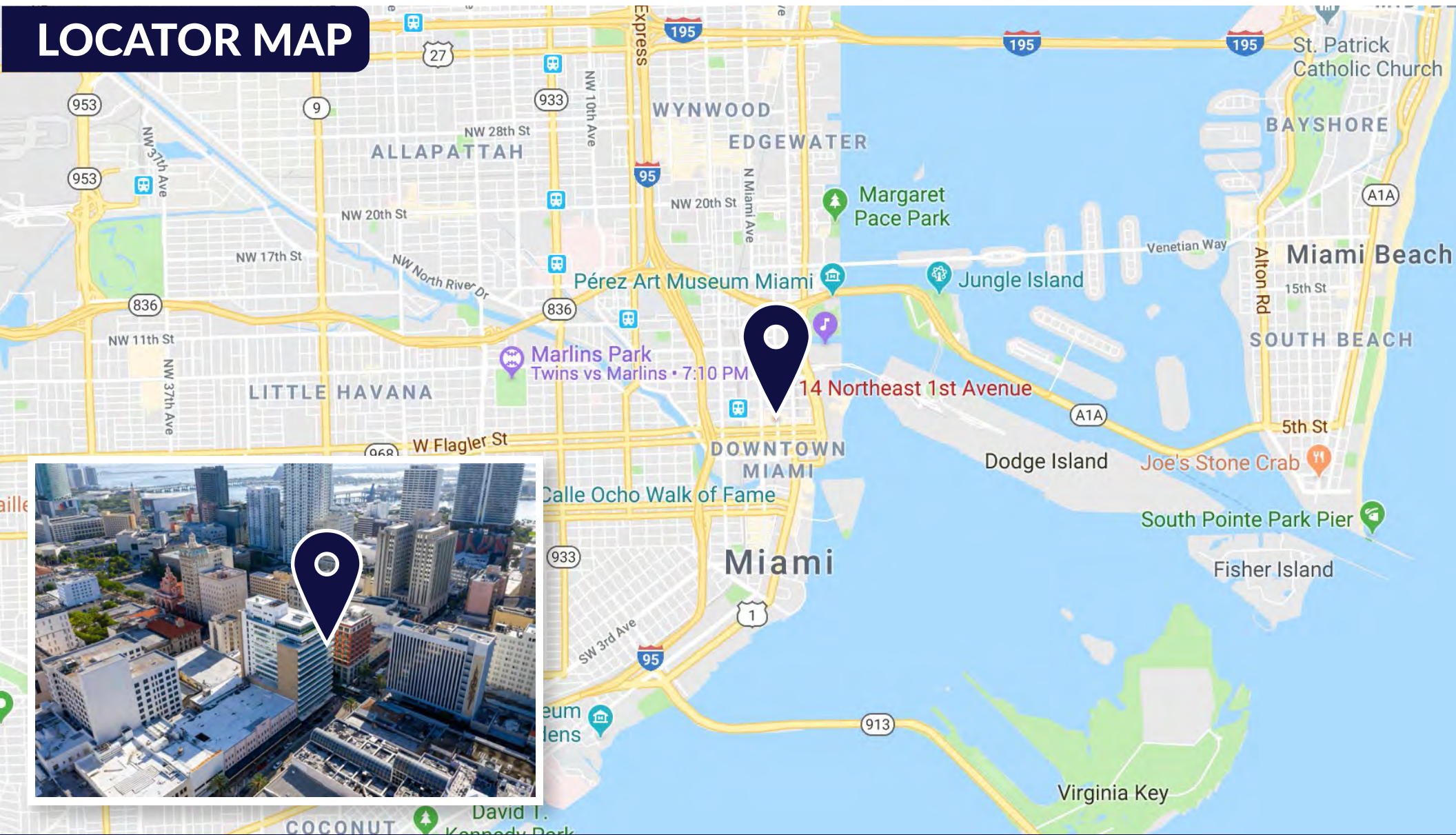
**FORTUNE**  
INTERNATIONAL  
REALTY

***Eduardo Citcioglu P.A.***  
***954-258-9493***  
***[ecitcioglu@fir.com](mailto:ecitcioglu@fir.com)***

***Main Office***  
***305-400-6393***  
***1390 Brickell Ave. #104, Miami FL 33131***

# FOR SALE | Offering Memorandum | Corner Unit | 14 NE 1st Ave, Miami, FL

## LOCATOR MAP



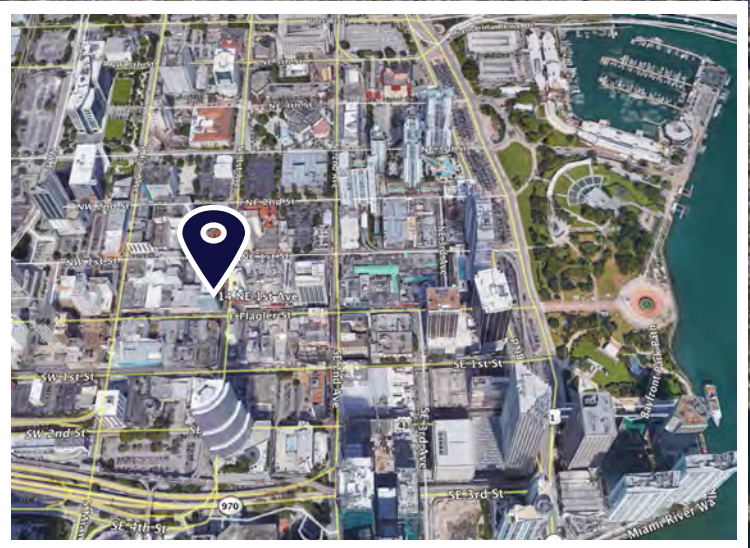
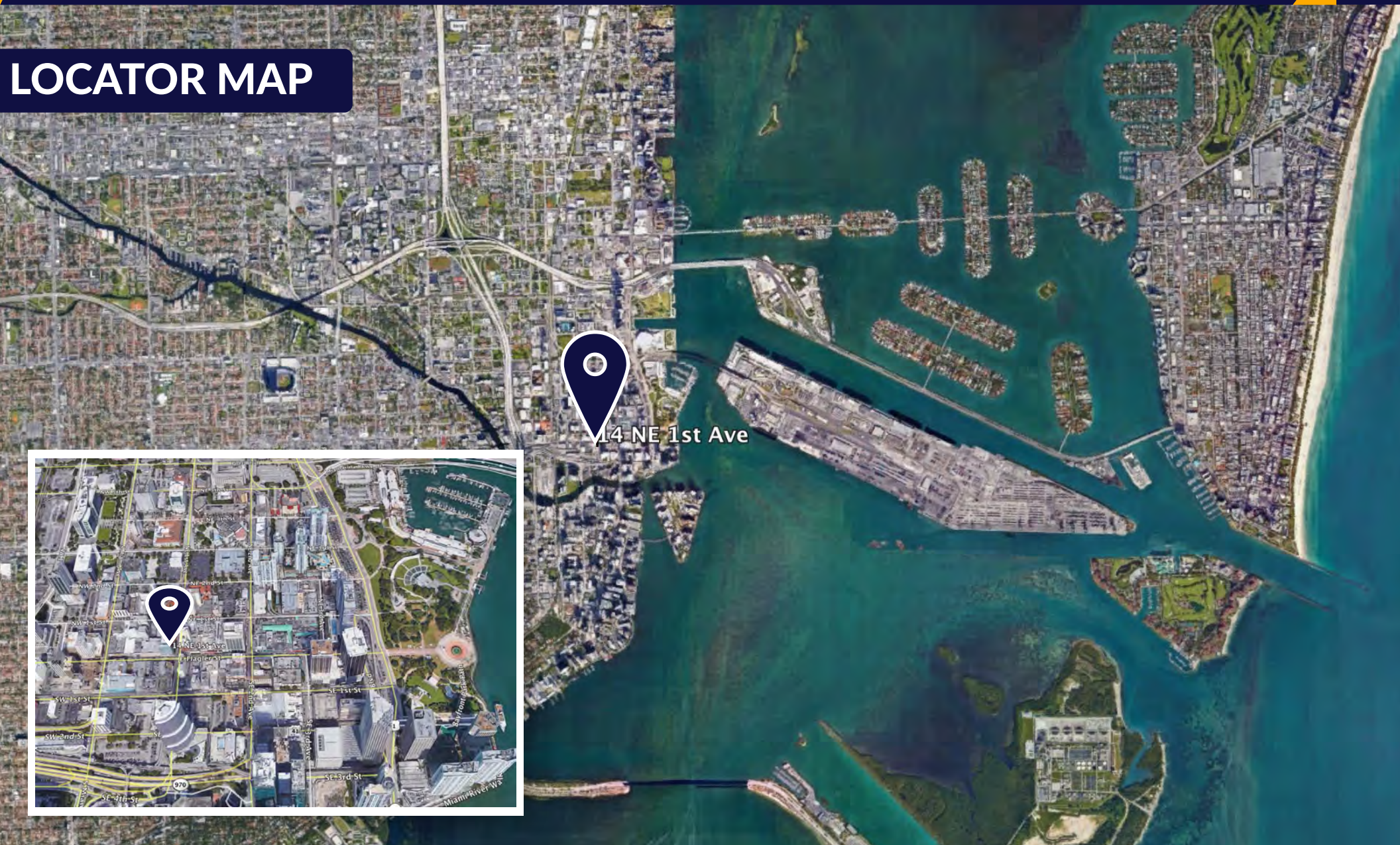
**FORTUNE**  
INTERNATIONAL  
REALTY

**Eduardo Citcioglu P.A.**  
**954-258-9493**  
**[ecitcioglu@fir.com](mailto:ecitcioglu@fir.com)**

**Main Office**  
**305-400-6393**  
**1390 Brickell Ave. #104, Miami FL 33131**

**FOR SALE | Offering Memorandum | Corner Unit | 14 NE 1st Ave, Miami, FL**

**LOCATOR MAP**



**FORTUNE**  
INTERNATIONAL  
REALTY

**Eduardo Citcioglu P.A.**  
**954-258-9493**  
**[ecitcioglu@fir.com](mailto:ecitcioglu@fir.com)**

**Main Office**  
**305-400-6393**  
**1390 Brickell Ave. #104, Miami Fl 33131**

## **NEIGHBORHOOD**



## **DOWNTOWN MIAMI**

Dade County Courthouse  
Children's Courthouse and Justice Center  
US District Court Clerk  
Brickell Financial District  
Brickell City Centre  
Miami World Center  
American Airlines Arena

## **BANKS**

Chase Bank Ocean Bank  
Bank of America Citibank  
Wells Fargo Bank  
HSBC Bank



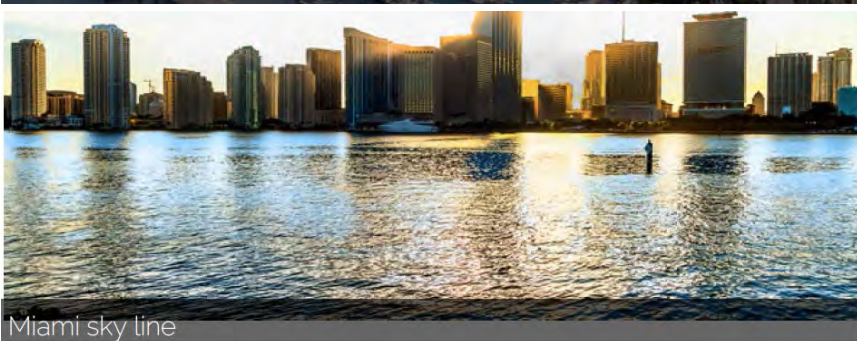
## NEIGHBORHOOD



Brickell City Centre



Miami Skyrise



Miami sky line

## THE TRANSFORMATION OF MIAMI

» **Miami Central:** Spanning nine acres next to County Hall, Downtown Miami's "Grand Central" will also include residential (800 units), office (300,000 square feet) and retail/entertainment (180,000 square feet) space.

» **SkyRise Miami:** By 2019, Miami will be home to its own Eiffel Tower with the construction of SkyRise Miami, a brand new icon on Miami's skyline that is more than just an observation tower with breathtaking 40-mile views of the oceanfront city. Its entertainment venues, including a fine dining restaurant, exclusive nightclub, ballroom, and distinctive event space, are designed to be enjoyed by tourists and residents alike. The estimated cost of the project exceeds \$400 million.

» **Record Tourism and Visitation:** Miami achieved record tourism for the sixth consecutive calendar year in 2015, bringing in 15.5 million visitors that spent at least one night, a 6.4 increase over the prior year. Miami's tourism numbers have increased 12 out of the last 13 years, growing at a CAGR of 3.3 percent since 2002, with visitation historically split roughly 50/50 between domestic and international visitors. Visitation continues to grow each year as both Miami International Airport (MIA—the 10th-busiest airport in the country) and Fort Lauderdale-Hollywood

International Airport (FLL—the 21st-busiest airport in the country) achieved record passenger traffic in 2015, with overall passenger traffic up 8.3 percent at MIA, and up 9.3 percent at FLL. Miami, already the world's busiest cruise port, also witnessed its second-highest cruise passenger traffic total ever in 2015 (finishing just 0.5 percent below 2014's record number).

## NEIGHBORHOOD



Brickell City Centre



Brightline



Miami Worldcenter

## THE TRANSFORMATION OF MIAMI

The already dynamic Downtown Miami market is in the midst of significant transformation and ascension marked by a litany of several large-scale development projects in planning or under construction amounting to an estimated \$10 billion in total investment. The transcendent nature and sheer volume of the development is set to catapult Miami to one of the most important city centers in the world.

» **Brickell City Centre (BCC):** Brickell City Centre is a massive \$1.05 billion mixed-use development on a 9.1-acre parcel along South Miami Avenue between Eighth and Sixth Street just five blocks from the SLS Brickell. Opening later this year, BCC will feature 5.4 million square feet of office, residential, hotel, retail and entertainment space, including a 500,000-square-foot luxury mall, 260,000 square feet of Class-A office space, and two 43-story, luxury condo towers. The overall economic impact of the project is expected to exceed \$1 billion.

» **Miami Worldcenter:** Spread across 27 acres just north of the CBD in Downtown Miami, Miami Worldcenter will consist of 765,000 square feet of retail space, a 500-unit Paramount luxury condominium tower, 429 high-end apartment units, a 600,000-square-foot convention center, and a 1,700-key Marriott Marquis convention hotel. Expected to open in 2019, Worldcenter is one of the largest private master-planned projects in the country.

» **Brightline:** The higher speed rail will connect approximately three million people each year between Orlando and Miami, two of the nation's most popular tourism destinations, and will include stops at Fort Lauderdale and West Palm Beach. State-of-the-art passenger trains will travel at speeds up to 125 mph along the 235-mile route. The estimated \$3.1 billion privately-funded project begin partial service in 2017 and fully operational.



# FORTUNE INTERNATIONAL REALTY



***Eduardo Citcioglu P.A.***  
***954-258-9493***  
***[ecitcioglu@fir.com](mailto:ecitcioglu@fir.com)***

***Main Office***  
***305-400-6393***  
***1390 Brickell Ave. #104, Miami Fl 33131***