

FOR SALE

**ONE FLAGLER
BUILDING MIAMI**

ASKING PRICE : \$795,000 2,122 SF

Corner and Front Unit 805 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

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The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time.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.



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UNIT 805 | OFFICE CONDO

ONE FLAGLER BUILDING

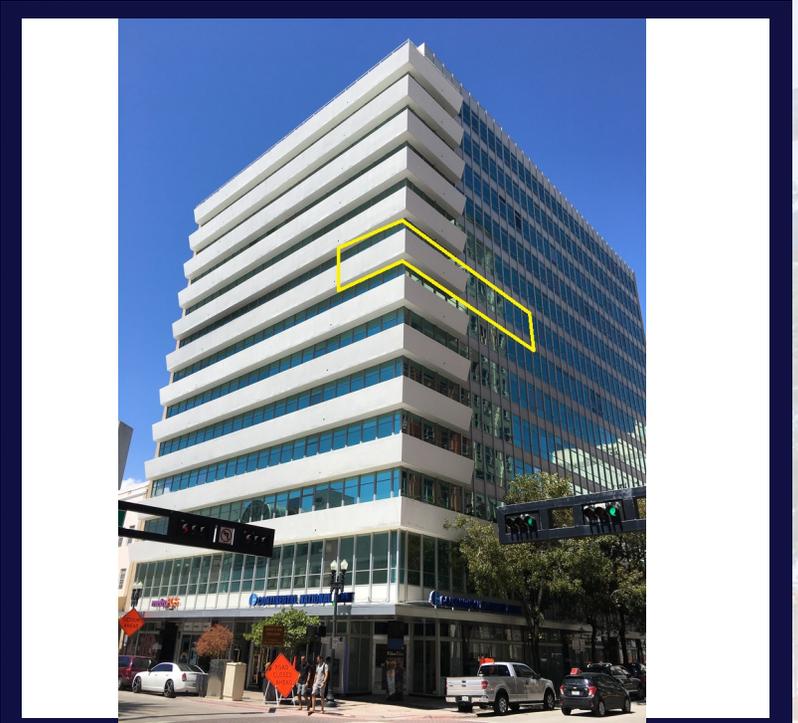
One Flagler's exterior façade has been carefully preserved while its interior has been thoughtfully reimagined and rebuilt to meet the need of today's fast-paced business world.

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.

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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 : \$795,000



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AMENITIES



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

PROPERTY DETAILS

Office:	805
Subtype Building Class:	B +
Sale Type:	Owner User
Cap Rate:	
Gross Leasable Area	2,122 SF
Net Leasable Area:	
Floor Corner Unit:	8
Zoning:	BU-2
Potrntial Monthly Rent:	\$35
Taxes:	\$13,510.00 Annually
CAM:	\$1,955.00 -- 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***

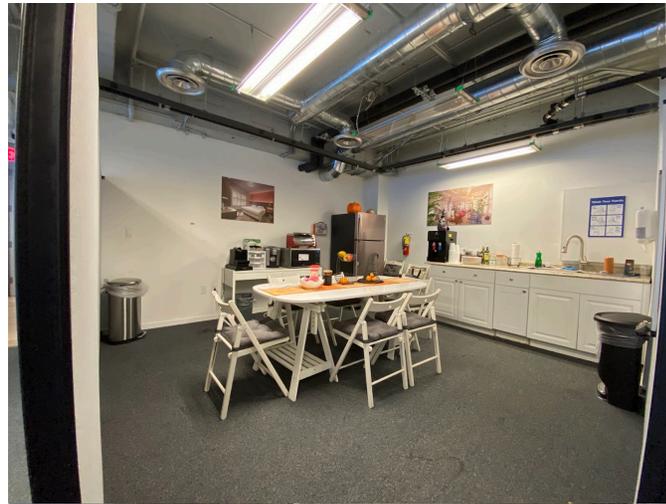
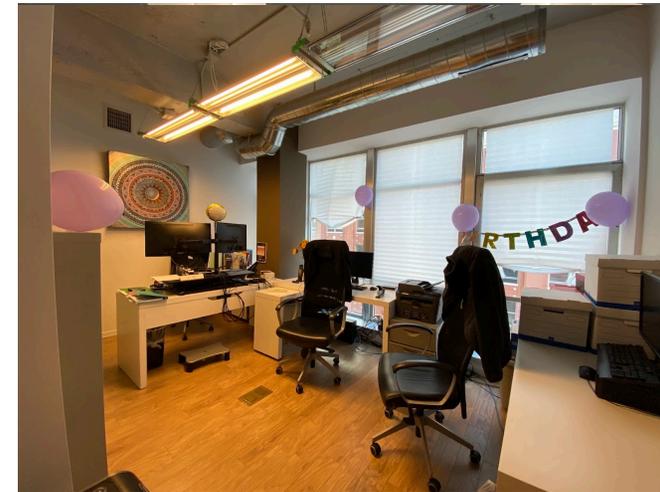
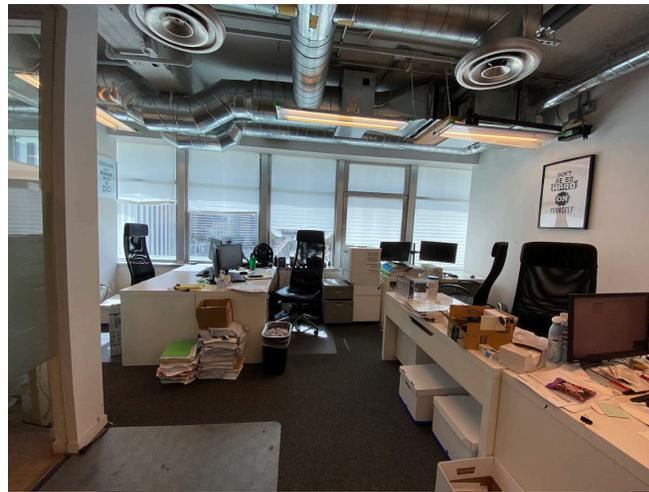
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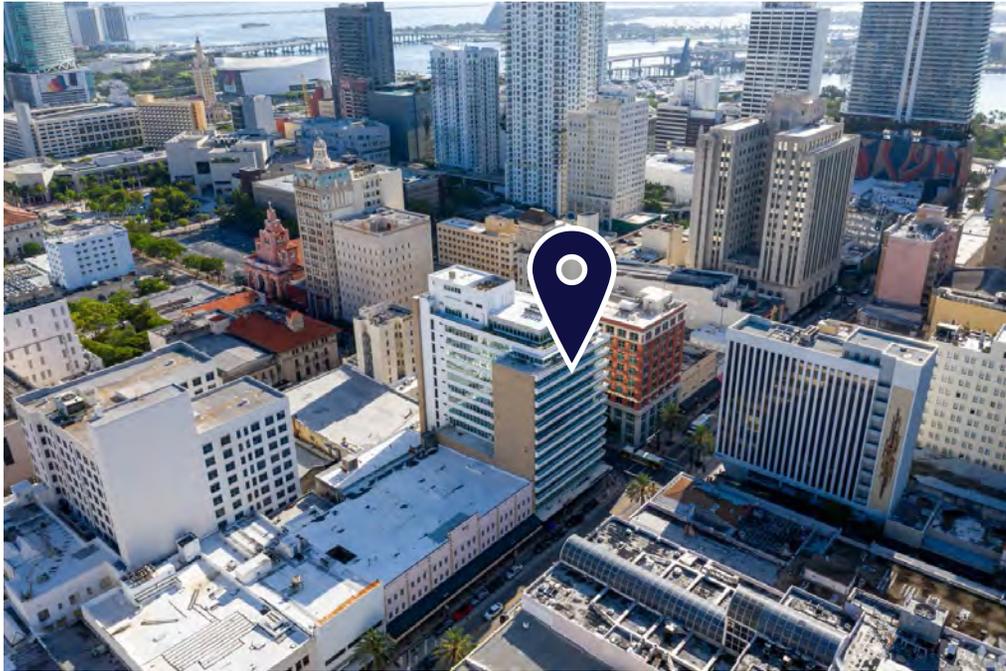
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ONE FLAGLER - The Building

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.



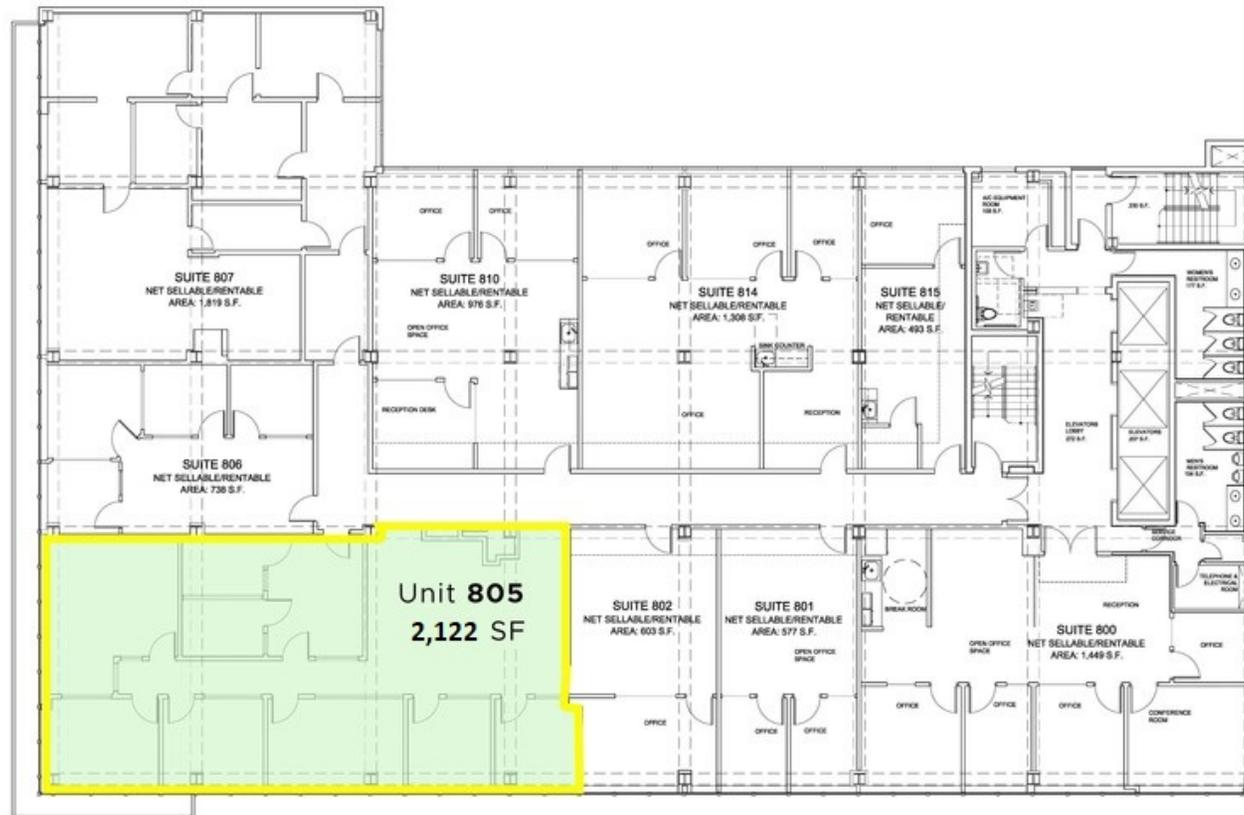
MORRIS LAPIDUS - The Architect

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.



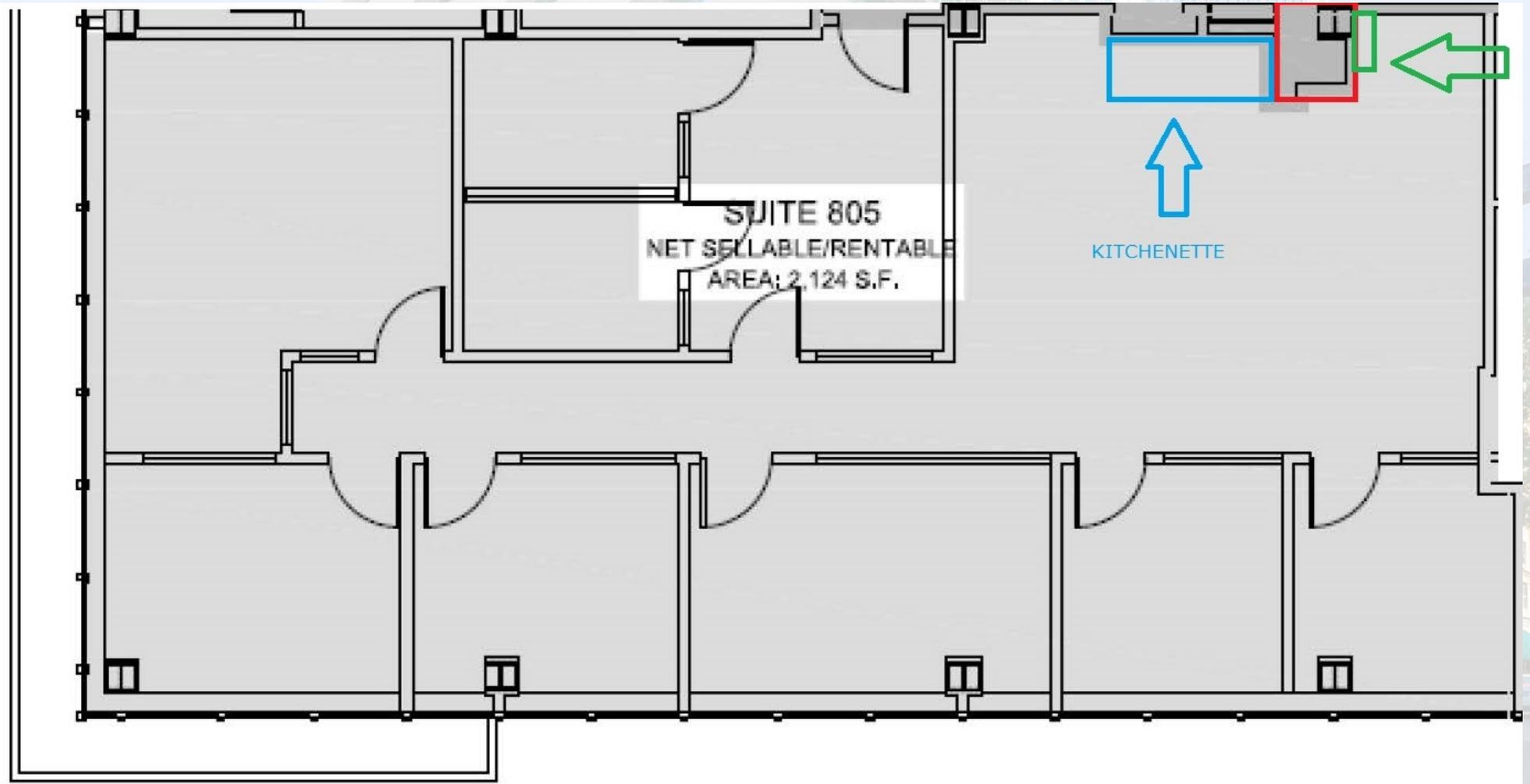
ONE FLAGLER BUILDING

FLOOR PLAN - 8th FL - 600 VACANT

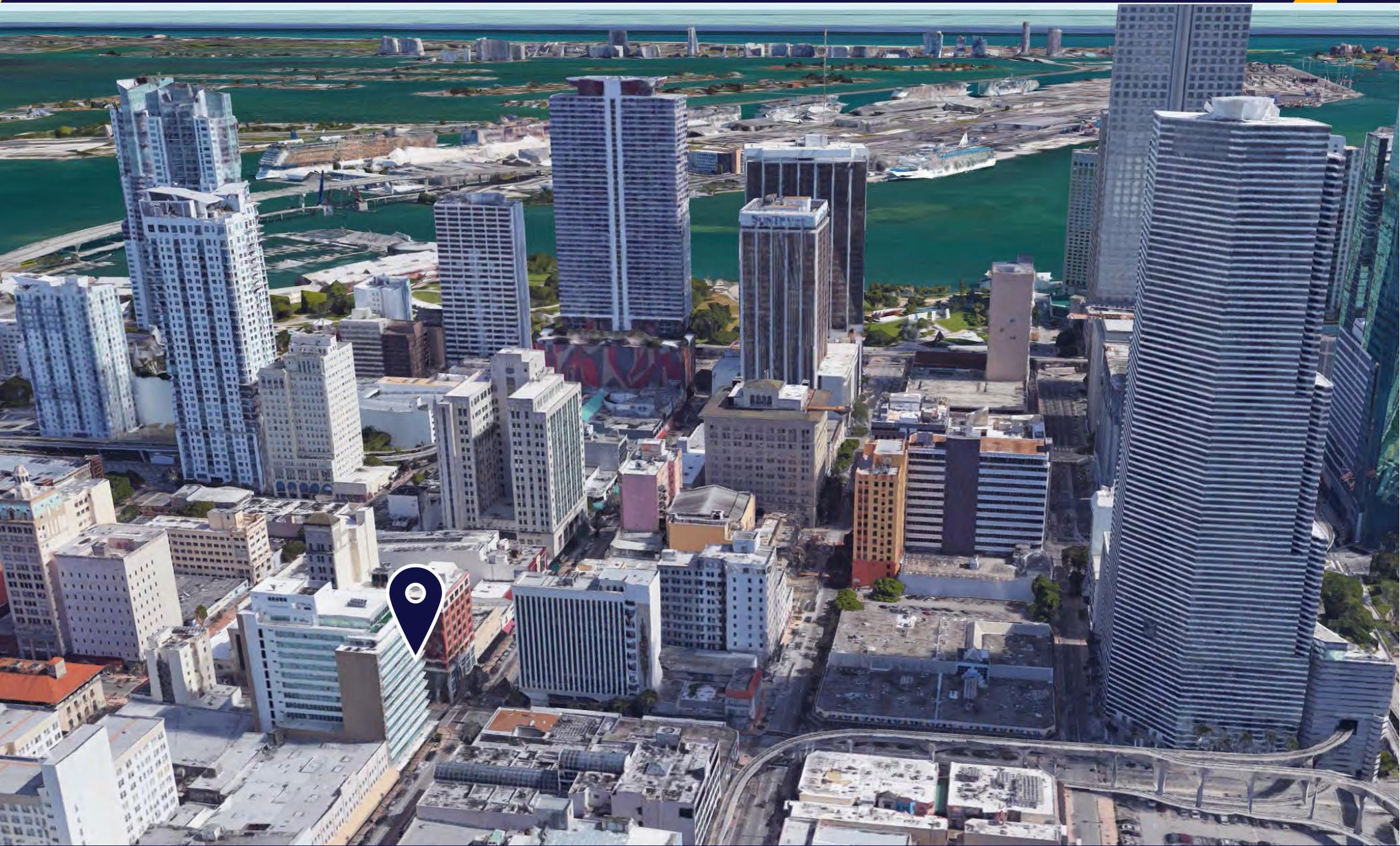


CORNER UNIT- 805 2,122 SF

FLOOR PLAN



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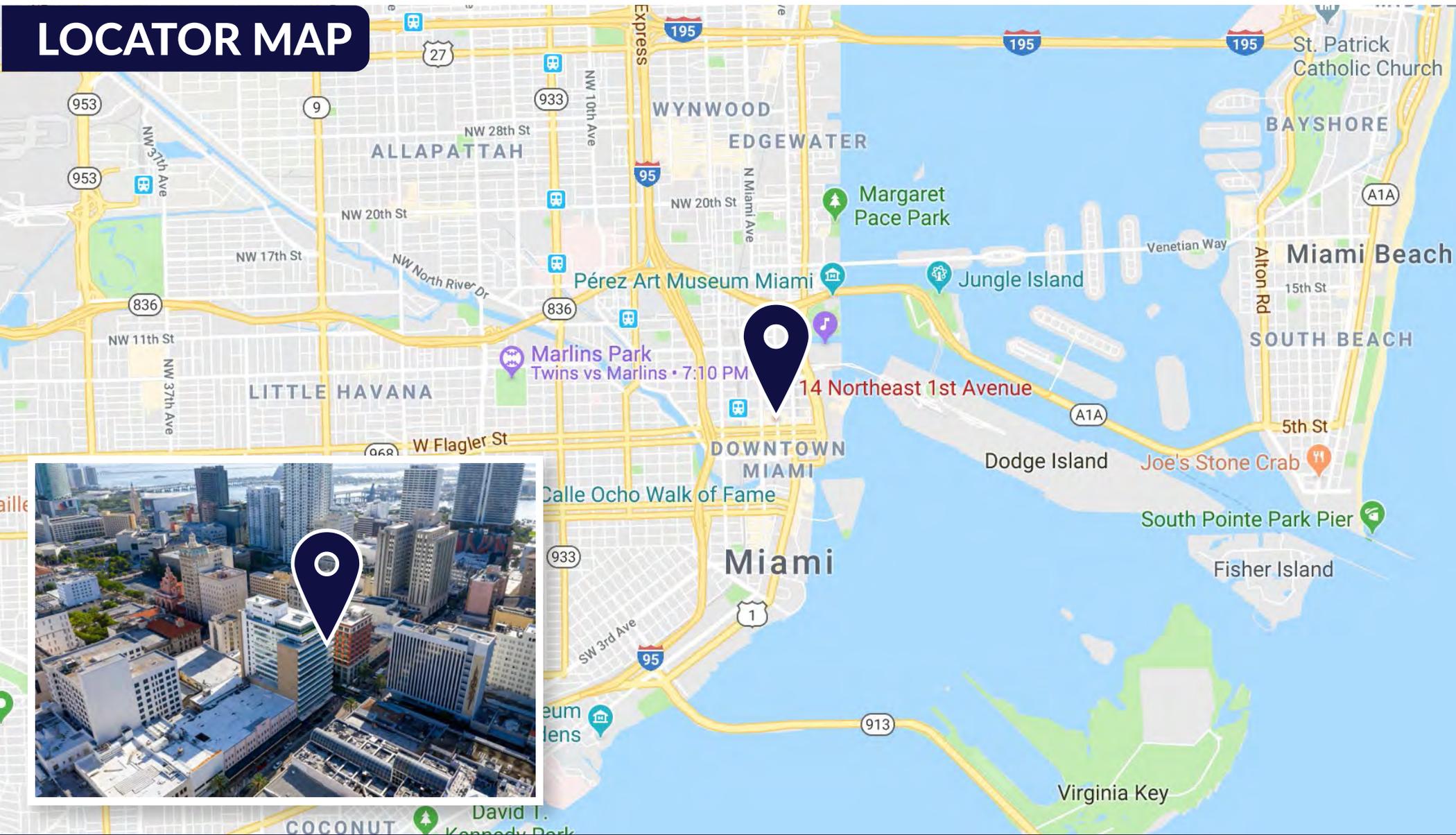
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LOCATOR MAP



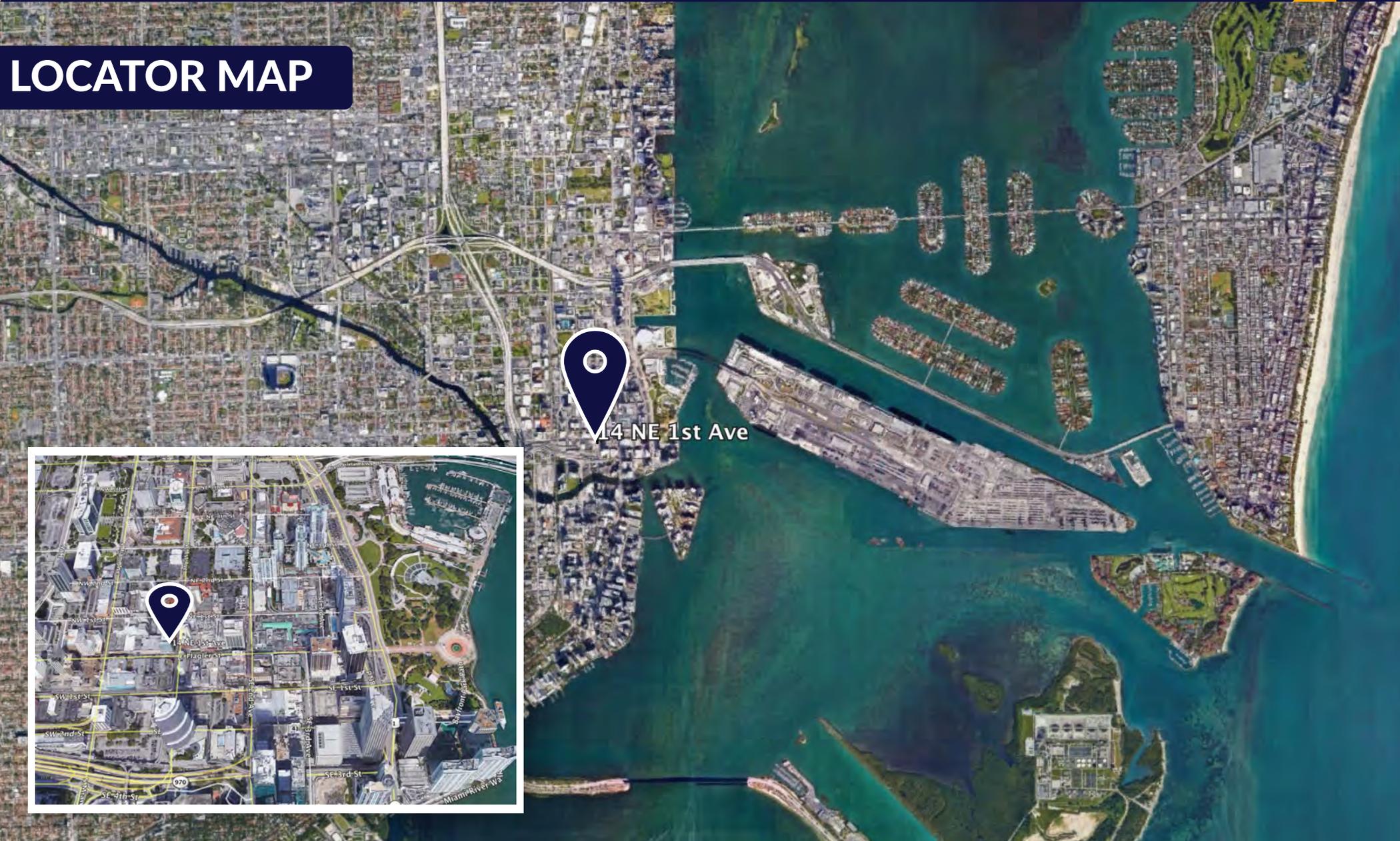
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NEIGHBORHOOD



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.

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