

# Exclusive Opportunity For Sale

Marcus & Millichap  
THE ZYLBERGLAIT GROUP



**290 NW 165th Miami, FL 33169**

## Investment Highlights:

- Prime North Miami Beach medical corridor
- Adjacent to Jackson North Medical Center
- Immediate access I-95, Turnpike, SR-826
- Renovated 2022, no deferred maintenance
- Visibility from 200,000+ vehicles daily
- Proximity to Miami and Fort Lauderdale airports
- Central access Miami-Dade and Broward counties
- Attractive value-add through occupancy and rent growth

**Price:** \$10,500,000

**Price/ ft<sup>2</sup>:** \$227

**Type:** Office

**RBA:** ~46K

**Built/Renovated:** 1986/2022

**Lot Size:** 1.54 AC

**Pro Forma Cap:** 8%

## Offering Memorandum

**Alex Zylberglait**  
Executive Managing Director Investments  
Office: 786.522.7056  
Mobile: 305.345.7776  
Alex.Zylberglait@marcusmillichap.com  
License: FL BK 3015211

**Michael Crocchiola**  
Director Investments  
Office: 786.522.7005  
Mobile: 305.942.7757  
Michel.Crocchiola@marcusmillichap.com  
License: FL SL 3283127



