

FOR SALE

Little Havana Turn-Key
Professional Office

1437 SW 1st Street
Miami, FL 33135



OFFERING SUMMARY

1437 SW 1TH ST, MIAMI, FL 3135

Located in the heart of Little Havana and just steps from Brickell, 1437 SW 1st Street offers a rare turn-key office opportunity in one of Miami's most dynamic and culturally rich neighborhoods. Less than one mile from Brickell and Downtown Miami, this location offers easy access to the city's business and financial districts while benefiting from a vibrant, high-traffic corridor. SW 1st Street sees over 16,500 cars pass by daily, providing excellent visibility and exposure for any professional use.

This freestanding building is ideal for an attorney's office, medical practice, architect, engineer, or other licensed professionals seeking a prime, move-in-ready location with excellent accessibility. The property features 6+ dedicated parking spaces, including covered parking at the rear, with access from both SW 1st Street and SW Flagler Terrace. It is ADA-compliant, offering a ramp for easy access, and is perfectly set up to immediately accommodate clients and staff.

Adding to its appeal, the building has successfully completed its 40-Year Recertification, giving buyers additional confidence in the property's structural integrity and long-term maintenance.

Beyond its current use as a medical office, the property also offers outstanding development potential. With its T5-O zoning, the site can be redeveloped into up to 10 residential units, making it a valuable long-term hold in an area that continues to see strong demand for multifamily housing. Little Havana remains one of Miami's fastest-evolving neighborhoods, fueled by its walkability, rich culture, and proximity to the urban core.

Whether you're looking for a turn-key space or a future redevelopment opportunity, 1437 SW 1st Street is a versatile property in an unbeatable location.



| | |
|---------------------------------|-----------------------|
| TOTAL BUILDING SIZE | 1,247 SF |
| TOTAL LOT SIZE | 6,750 SF |
| CURRENT USE | Medical Office |
| ZONING | T5-O |
| ALLOWABLE UNITS PER ACRE | 10 |
| ASKING PRICE | \$1,350,000.00 |



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. ©2025 APEX CAPITAL REALTY LLC.

CARL GORMAN | CARL@APEXCAPITALREALTY.COM | 305 323-9787
RICARDO LAY | RICARDO@APEXCAPITALREALTY.COM | 305 934-4977

PROPERTY HIGHLIGHTS

1437 SW 1TH ST, MIAMI, FL 3135

Prime Location

Located in the heart of Little Havana, this professional office offers unmatched visibility and accessibility. With high daily traffic along SW 1st Street and dual access from SW Flagler Terrace, the property is ideally positioned for professionals seeking a central and connected business address.

Neighborhood Character

Set within one of Miami's most iconic cultural districts, the office benefits from the charm and vibrancy of Little Havana. The surrounding area is rich in history and community, providing a unique and welcoming environment for clients and staff alike.

Convenience & Amenities

Surrounded by local restaurants, cafés, shops, and parks, the location offers convenience for daily business needs and employee comfort. The property is also ADA-compliant with ramp access and on-site parking, including covered spaces in the rear.

Proximity to Business Centers

Just minutes from Downtown Miami and Brickell, this location provides easy access to two of the city's largest commercial hubs. Whether meeting with clients, accessing court buildings, or commuting from nearby neighborhoods, this office keeps you connected to the core of Miami's business activity.

Business & Investment Potential

This is more than just an office—it's a strategic investment in a growing market. As Little Havana continues to attract attention for both cultural and commercial revitalization, owning property here positions you ahead of the curve. Ideal for attorneys, medical professionals, architects, or other licensed practitioners seeking a turnkey office in a high-demand area.



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. ©2025 APEX CAPITAL REALTY LLC.

CARL GORMAN | CARL@APEXCAPITALREALTY.COM | 305 323-9787
RICARDO LAY | RICARDO@APEXCAPITALREALTY.COM | 305 934-4977



CALLE OCHO: THE HEART OF MIAMI'S LITTLE HAVANA

Little Havana is not just a neighborhood; it's a cultural destination. With its lively arts scene, colorful festivals, and historic landmarks, it attracts locals and visitors alike. Investing in this area means becoming part of a community that values its heritage and celebrates life to the fullest.

Cultural Tapestry

Little Havana is a microcosm of Cuban heritage and Latin American charm. The neighborhood's colorful streets are adorned with captivating murals, creating an artistic backdrop for daily life. Residents have the privilege of experiencing a unique blend of cultures through music, dance, art, and cuisine.

Culinary Delights

Food enthusiasts rejoice in Little Havana's culinary offerings. From classic Cuban sandwiches to aromatic coffee, the streets are lined with eateries that serve up authentic flavors. Exploring the local food scene becomes an adventure, where every corner offers a new taste sensation.

Festive Spirit

The neighborhood is renowned for its festive nature, celebrating its cultural roots through numerous events and festivals. The annual Calle Ocho Festival transforms the streets into a vibrant parade of music, dance, and colors, uniting the community in an unforgettable fiesta.

Proximity to Downtown

Living in Little Havana doesn't mean sacrificing convenience. Its strategic location puts residents just a stone's throw away from downtown Miami, ensuring access to job opportunities, educational institutions, and urban amenities.



BRICKELL: MIAMI'S URBAN CORE AND FINANCIAL HEARTBEAT

Brickell is where modern sophistication meets vibrant city living. Known as Miami's financial district, Brickell offers a dynamic blend of luxury high-rises, world-class dining, and upscale retail, all set against the backdrop of Biscayne Bay. Investing in this area means tapping into one of the most sought-after urban markets in the Southeast.

Cultural Tapestry

Brickell blends global influence with Miami's Latin roots, offering a cosmopolitan lifestyle surrounded by culture, architecture, and innovation. The skyline is dotted with sleek residential and commercial towers, while the streets below hum with international energy, art installations, and cultural events that reflect the city's diverse population.

Culinary Delights

Brickell is a hotspot for culinary exploration. From rooftop bars and Michelin-rated restaurants to cozy cafés and international eateries, the neighborhood's food scene offers something for every palate. Dining out here is more than a meal—it's part of the lifestyle.

Festive Spirit

While known for its business pulse, Brickell also knows how to celebrate. Whether it's rooftop gatherings, waterfront events, or seasonal street festivals, residents enjoy a vibrant social calendar that brings the community together in style.

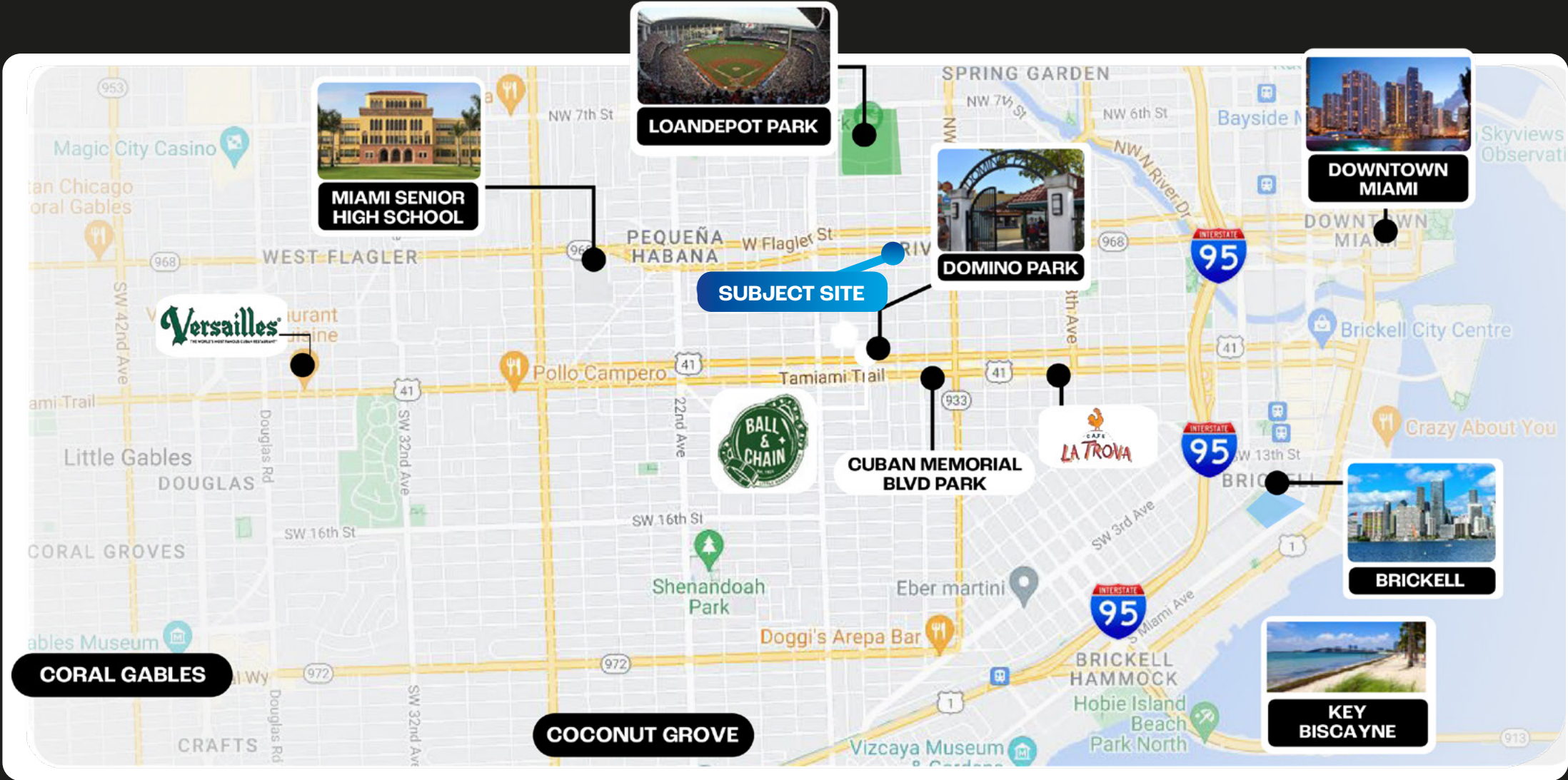
Business Hub

Often referred to as the "Wall Street of the South," Brickell is Miami's premier business district. It's home to major banks, law firms, tech companies, and global headquarters, drawing professionals from around the world. With its concentration of Class A office towers, co-working spaces, and luxury condos, Brickell seamlessly merges work and lifestyle in one thriving, walkable environment.

Proximity to Downtown

Brickell is downtown. As the core of Miami's urban landscape, it offers unmatched walkability to major office towers, public transit, cultural venues, and bayfront parks. Living here means being at the center of it all—with access to both work and leisure, just steps from your front door.

CONTEXT MAP



EXTERIOR PHOTOS



INTERIOR PHOTOS



EAST VIEW

BRICKELL

2 MILES AWAY



WEST FLAGLER STREET

SW 1ST STREET

WEST FLAGLER STREET

SW 1ST STREET



WEST VIEW



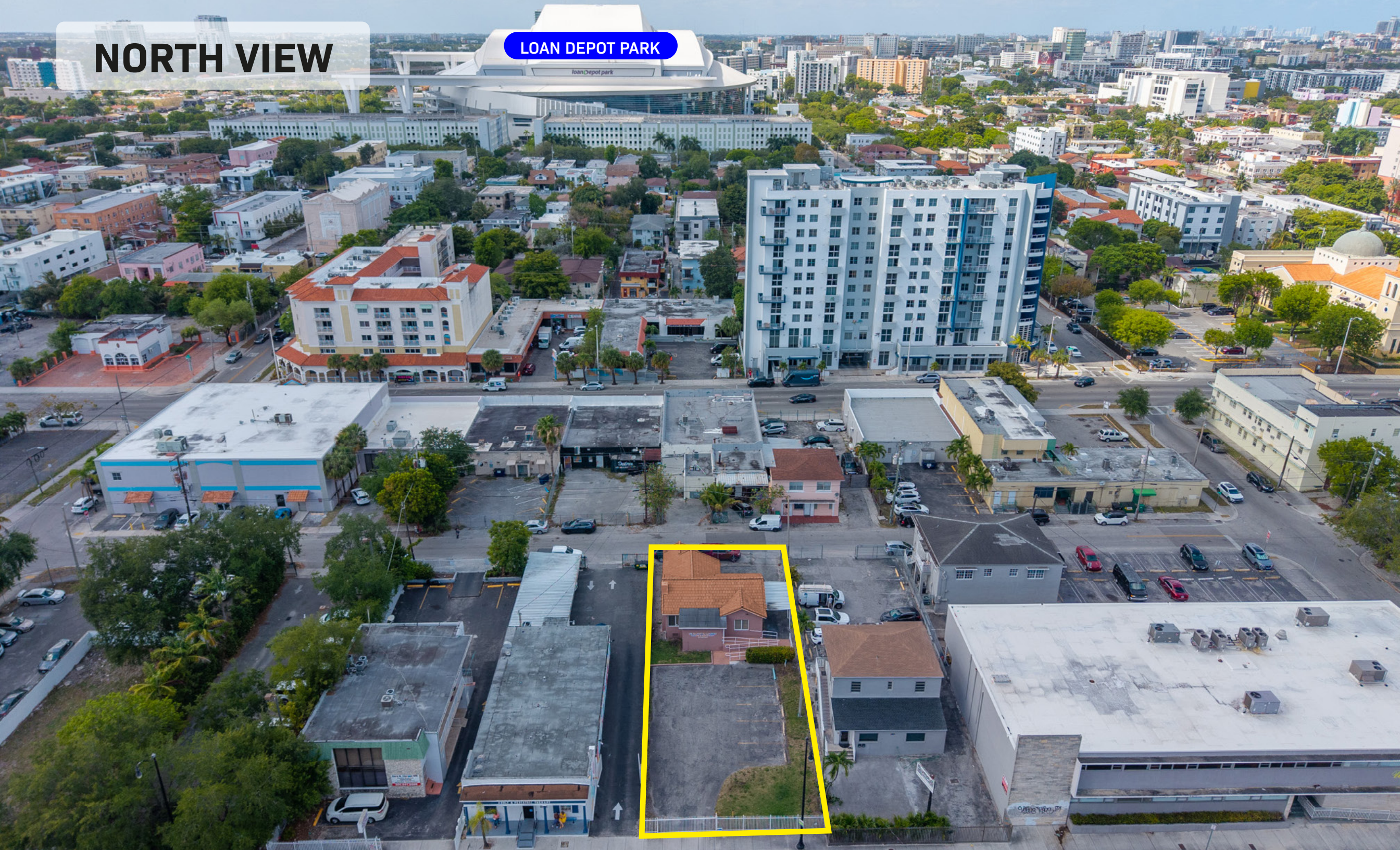
LITTLE HAVANA

SW 1ST STREET

WEST FLAGLER STREET

NORTH VIEW

LOAN DEPOT PARK



SOUTHEAST VIEW

BRICKELL

2 MILES AWAY

SW 1ST STREET

SW 1ST STREET



NORTHEAST VIEW



WEST FLAGLER STREET

SW 1ST STREET

ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.



CONTACT US

CARL GROMAN

COMMERCIAL ADVISOR

(305) 323-9787

CARL@APEXCAPITALREALTY.COM

RICARDO LAY

COMMERCIAL ADVISOR

(305) 934-4977

RICARDO@APEXCAPITALREALTY.COM