COSTA CALMA

3702 NW 23RD AVENUE | MIAMI, FL

OFFERING MEMORANDUM

New Turn Key Opportunity

CUSHMAN & WAKEFIELD

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TABLE OF CONTENTS:

3 EXECUTIVE SUMMARY
10 FINANCIALS
15 LOCATION OVERVIEW
18 MARKET OVERVIEW
25 CONTACTS & DISCLAIMER

01

EXECUTIVE SUMMARY

Executive Summary

Costa Calma offers the opportunity to acquire a newly constructed 16-unit multifamily property in the heart of Allapattah, one of Miami's most active and consistently demanded rental neighborhoods. Completed in 2026 of concrete block construction, the property features a mix of one-bedroom/one-bath and two-bedroom/two-bath residences the unit types that dominate rental demand in the surrounding submarket delivering brand-new product to a deep workforce tenant base without the deferred maintenance risk embedded in the area's aging housing stock.

Residents benefit from immediate access to the Health District, Wynwood, Downtown and Civic Center, along with convenient connectivity to Metrorail and major roadways including SR-112 and I-95. The location reflects the same urban-core fundamentals driving investor interest across nearby Miami offerings, density, employment proximity, and ongoing reinvestment throughout the surrounding corridor, while the neighborhood's development pipeline remains concentrated in large institutional projects closer to the urban core, leaving minimal direct competition at the boutique scale.

Property Details

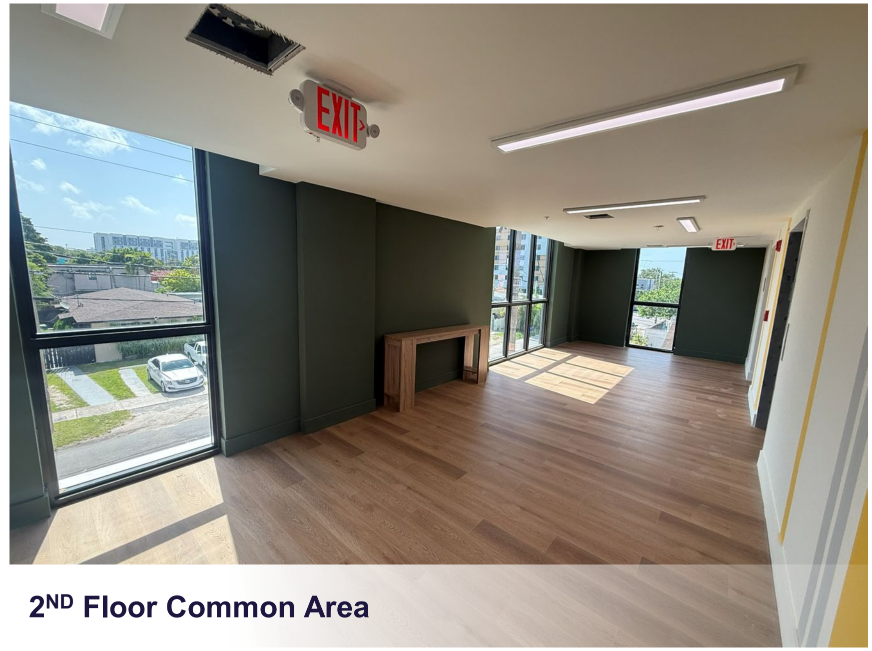
Property Name	Costa Calma
Folio	01-3122-008-1650
Address	3702 NW 23rd Ave, Miami, FL 33142
Submarket	Allapattah / Miami Urban Core
Total Units	16
Unit Mix	1BR/1BA and 2BR/2BA (3 × 1/1, 13 × 2/2)
Average Unit Size	800 SF
Living Area	22,632 SF
Year Built	2026
Stories	3
Construction	Garden-style multifamily
Lot Size	CBS Concrete Block Structure

Investment Highlights

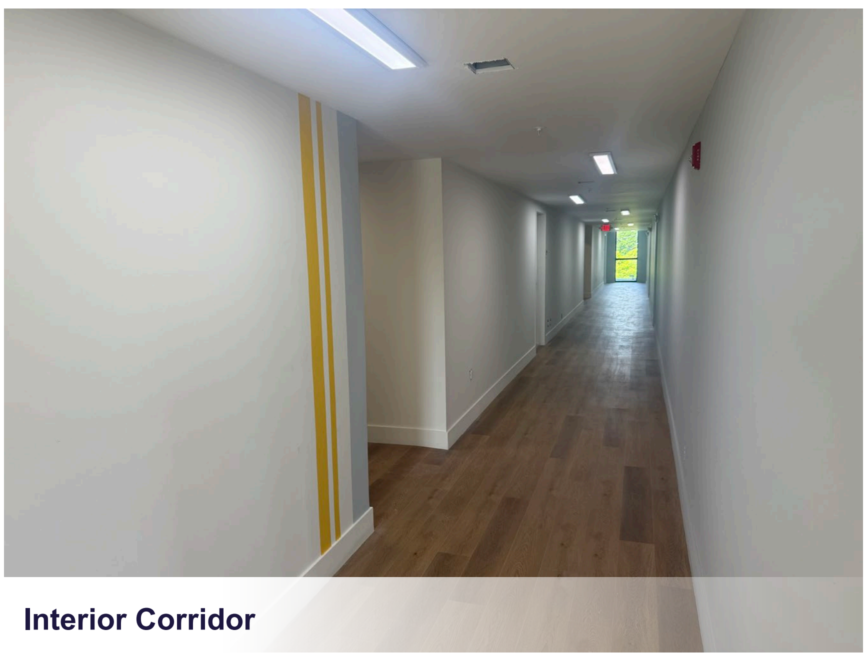
- New construction 16-unit multifamily property offering.
- Central Allapattah location minutes from the Health District, Wynwood, Downtown and Metrorail transit
- Market-aligned unit mix of 1BR/1BA and 2BR/2BA residences, matching the dominant demand profile of workforce housing
- Infill Miami location with strong long-term fundamentals and limited competing supply
- Opportunity Zone 2.0 eligible site

Common Area Photos

1ST Floor Lobby



2ND Floor Common Area

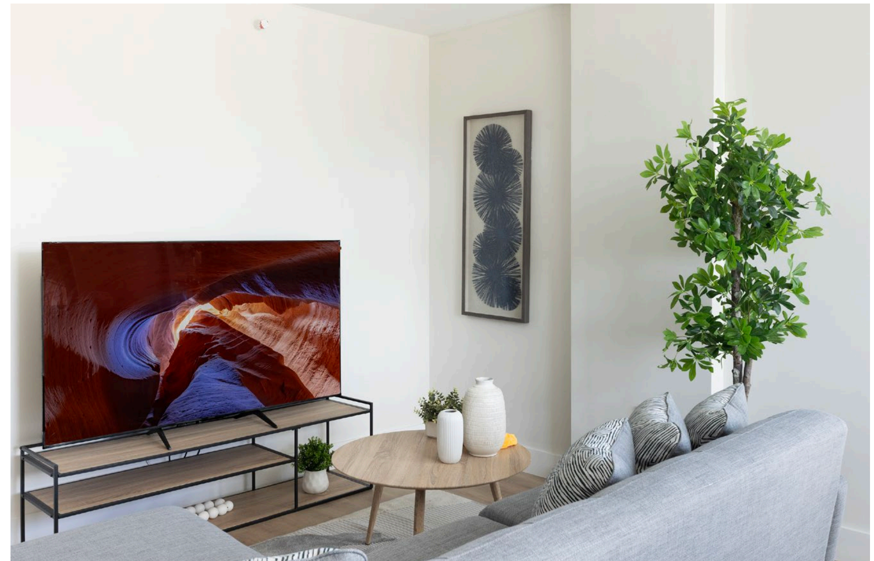


Interior Corridor

Parking Garage

Unit Interior Photos


Living Room

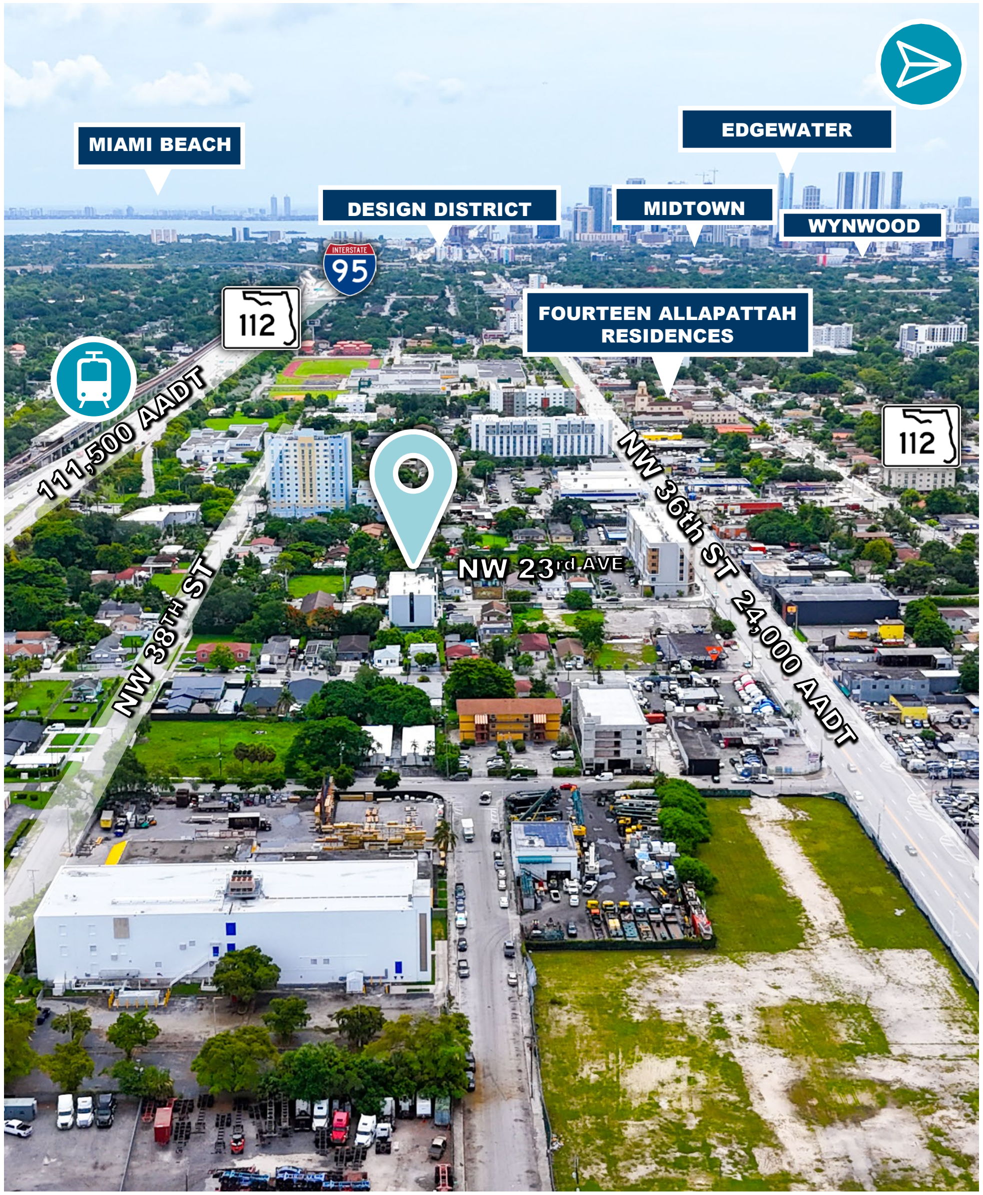

Living Room


Kitchen

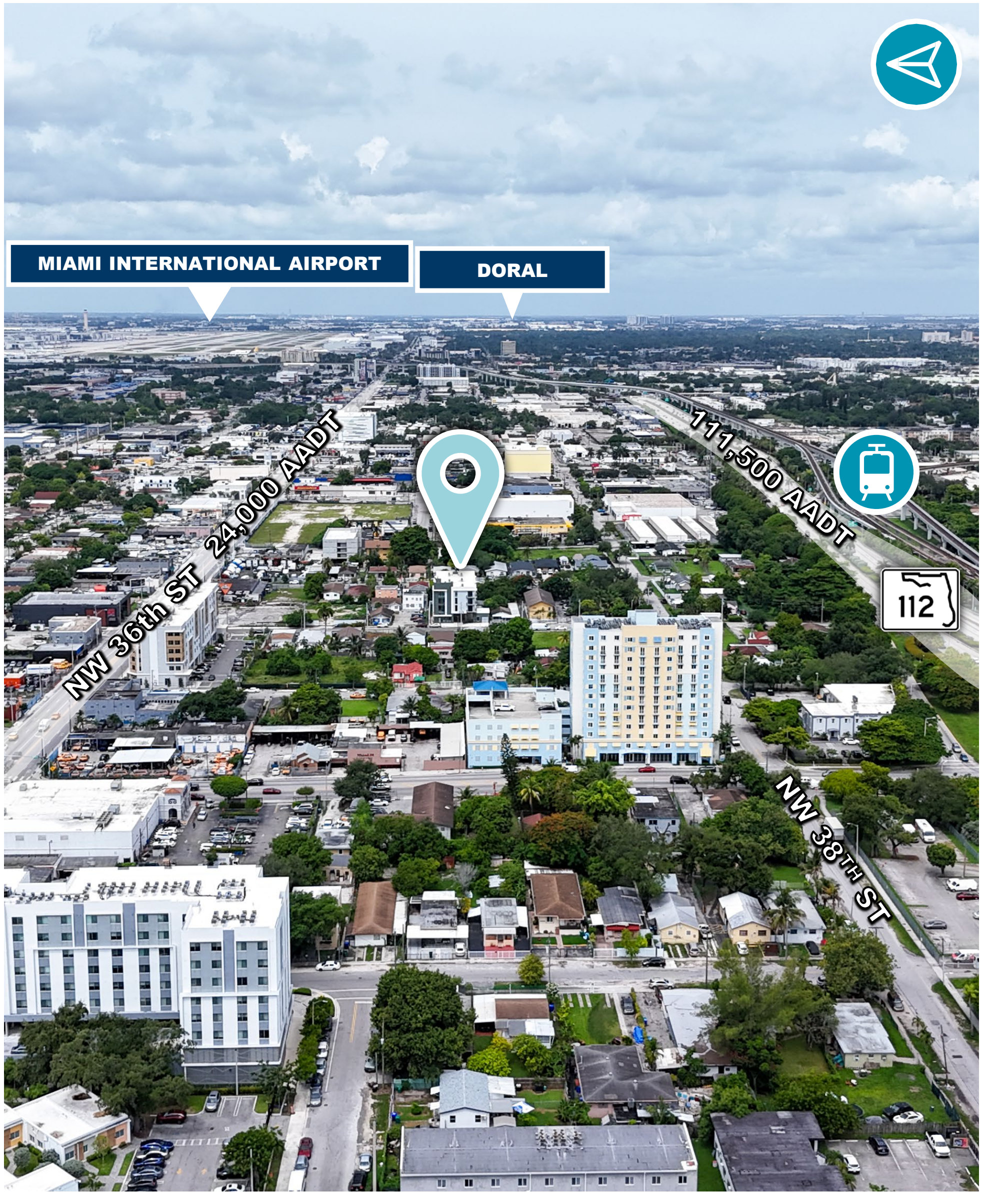

Bedroom

Property Aerials

EAST VIEW

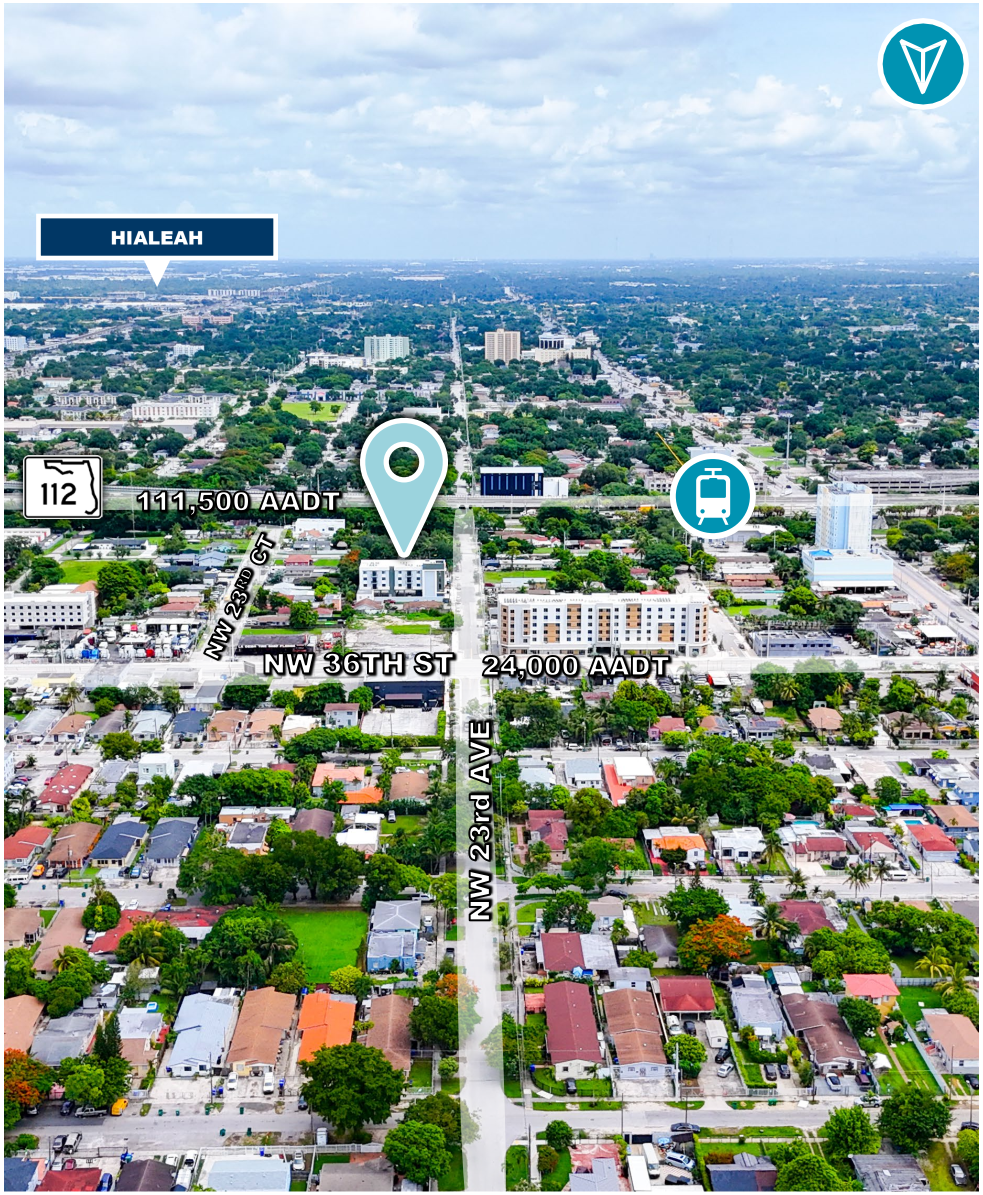


WEST VIEW



Property Aerials

NORTH VIEW



SOUTH VIEW

02 FINANCIALS

Rent Roll

RENT ROLL SUMMARY (BY UNIT TYPE)

Rent Roll Date:	Current				
Unit Name	Units	Avg. SF	Total SF	Mkt Monthly Rent	Rent/SF
1BR/1BA	3	607	1,821	$2,100	$3.46
2BR/2BA	10	911	9,110	$3,100	$2.40
2BR/2BA	3	901	2,703	$3,100	$2.44
Total	**16**		**13,634**	**$46,600**	
Average		**852**		**$2,913**	**$3.42**
Total per year				**$559,200**	

PROFORMA RENT ROLL (Currently in lease up)

NO.	UNIT	BED/BATH	RENT
1	101	2/2	$3,100.00
2	102	2/2	$3,100.00
3	103	1/1	$2,100.00
4	104	2/2	$3,100.00
5	105	2/2	$3,100.00
6	201	2/2	$3,100.00
7	202	2/2	$3,100.00
8	203	1/1	$2,100.00

NO.	UNIT	BED/BATH	RENT
9	204	2/2	$3,100.00
10	205	2/2	$3,100.00
11	206	2/2	$3,100.00
12	301	2/2	$3,100.00
13	302	2/2	$3,100.00
14	303	1/1	$2,100.00
15	304	2/2	$3,100.00
16	305	2/2	$3,100.00

TOTAL INCOME: $46,600

Income & Expense

UNTRENDED ACTUAL YEAR 1

	FY1	Unit	Unit Per Mo	Month
INCOME				
Current Market Rent	$559,200	$34,950	$2,913	$46,600
Proj Market Rent Increase	$0	$0	$0	$0
PROJECTED MARKET RENT	$559,200	$34,950	$2,913	$46,600
Gain/Loss-to-Lease	$0	$0	$0	$0
GROSS POTENTIAL RENT	$559,200	$34,950	$2,913	$46,600
Vacancy Loss	($27,960)	($1,748)	($146)	($2,330)
EFFECTIVE RENTAL INCOME	$531,240	$33,203	$2,767	$44,270
Effective Rent per SF (excl vacancy)	*3.42*			
Other Income	$4,600	$288	$24	$383
EFFECTIVE GROSS INCOME	**$535,840**	**$33,490**	**$2,791**	**$44,653**
EXPENSES				
Repairs and Maintenance	$6,432	$402	$34	$536
Utilities	$8,460	$529	$44	$705
Landscaping / Contract Services	$0	$0	$0	$0
Trash	$3,600	$225	$19	$300
Admin & Supplies	$18,216	$1,139	$95	$1,518
CONTROLLABLE EXPENSES	$36,708	$2,294	$191	$3,059
Insurance	$29,600	$1,850	$154	$2,467
Real Estate Taxes	$88,936	$5,558	$463	$7,411
Management Fees	$16,776	$1,049	$87	$1,398
FIXED EXPENSES	$135,312	$8,457	$705	$11,276
TOTAL OPERATING EXPENSES	$172,020	$10,751	$896	$14,335
NET OPERATING INCOME	**$363,820**	**$22,739**	**$1,895**	**$30,318**
Capital Reserves	$4,500	$281	$23	$375
Net Cash Flow	$359,320	$22,457.50	$1,871	$29,943

Projected Cash Flows

5 YEAR HOLD PERIOD

	FY 1	FY 2	FY 3	FY 4	FY 5
INCOME					
Current Market Rent	$559,200	$559,200	$575,976	$593,255	$611,053
Proj Market Rent Increase	$0	$16,776	$17,279	$17,798	$18,332
PROJECTED MARKET RENT	$559,200	$575,976	$593,255	$611,053	$629,385
Gain/Loss-to-Lease	($5,592)	($5,760)	($5,933)	($6,111)	($6,294)
GROSS POTENTIAL RENT	$559,200	$570,216	$587,323	$604,942	$623,091
Vacancy Loss	($27,960)	($28,511)	($29,366)	($30,247)	($31,155)
Rent Concessions	$0	$0	$0	$0	$0
Net Bad Debt Expense	$0	$0	$0	$0	$0
EFFECTIVE RENTAL INCOME	$531,240	$541,705	$557,957	$574,695	$591,936
Effective Rent per SF(excl vacancy)	*3.42*	*3.49*	*3.59*	*3.70*	*3.81*
Utility Reimbursements	*$0*	*$0*	*$0*	*$0*	*$0*
Other Income	*$4,600*	*$4,692*	*$4,786*	*$4,929*	*$5,077*
EFFECTIVE GROSS INCOME	$535,840	$546,397	$562,742	$579,625	$597,013
EXPENSES					
Repairs & Maintenance	$6,432	$6,561	$6,692	$6,826	$6,962
Utilities	$8,460	$8,629	$8,802	$8,978	$9,157
Landscaping / Contract Services	$0	$0	$0	$0	$0
Trash	$3,600	$3,672	$3,745	$3,820	$3,897
Admin & Supplies	$18,216	$18,580	$18,952	$19,331	$19,718
CONTROLLABLE EXPENSE	$36,708	$37,442	$38,191	$38,955	$39,734
Insurance	$29,600	$30,192	$30,796	$31,412	$32,040
Real Estate Taxes	$88,936	$90,715	$92,529	$94,380	$96,267
Management Fees	$16,776	$16,392	$16,882	$17,389	$17,910
FIXED EXPENSES	$135,312	$137,299	$140,207	$143,180	$146,218
TOTAL OPERATING EXPENSES	$172,020	$174,741	$178,398	$182,135	$185,951
NET OPERATING INCOME	**$363,820**	**$371,657**	**$384,344**	**$397,490**	**$411,062**
Capital Reserves	$4,500	$4,590	$4,682	$4,775	$4,871
Net Cash Flow	$359,320	$367,067	$379,663	$392,714	$406,191

Rent Comparables

MULTIFAMILY COMPS

	Fourteen Main Street Residences	The Julia	No 17 Residences	Fifteen	Lantower River Landing
Address	1470 NW 36th St.	1625 NW 20th St.	1569 NW 17th Ave.	1420 NW 15th Ave.	1480 NW N River Dr.
Year Built	2025	2024	2021	2024	2021
Total Units	237	323	192	132	528
Average Unit Size (SF)	745	740	704	788	829
Effective Rent	$2,290	$2,502	$2,253	$2,504	$3,000
Effective RPSF	$3.07	$3.38	$3.19	$3.18	$3.61
Occupancy	95.8%	95.4%	94.8%	96.2%	97.0%
Distance to Subject	0.8 miles	1.3 miles	1.6 miles	1.8 miles	1.9 miles

	Soleste Spring Gardens	Riverhouse at 11th	10X Miami River	Remi on the River
Address	1005 Spring Garden Rd.	1170 NW 11th St.	1001 NW 7th St.	999 NW 7th St.
Year Built	2022	2018	2020	2024
Total Units	240	292	346	346
Average Unit Size (SF)	804	879	874	875
Effective Rent	$2,822	$2,692	$2,956	$3,197
Effective RPSF	$3.51	$3.06	$3.38	$3.65
Occupancy	90.0%	94.50%	95.7%	85.30%
Distance to Subject	2.2 miles	2.3 miles	2.5 miles	2.5 miles

03

LOCATION OVERVIEW

Location Overview

Costa Calma is strategically positioned in close proximity to Wynwood and the Miami Health District, two of Miami's most active urban employment and investment corridors. The property sits minutes from major anchors including the Miami Health District, Civic Center medical complex, Wynwood Arts District, and Downtown Miami, placing residents near more than 60,000 jobs and major transit infrastructure.

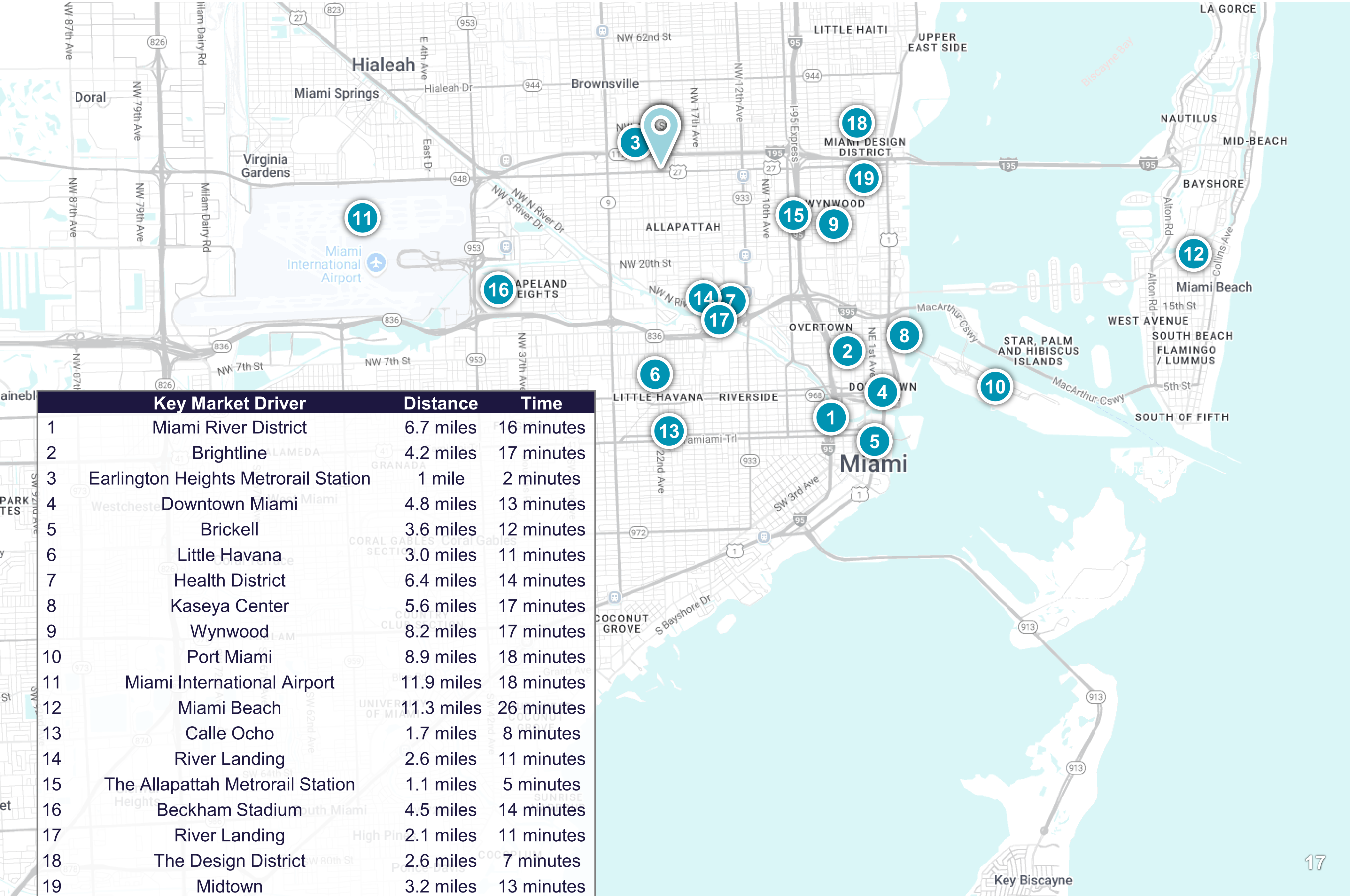
Access to SR-836, I-95, Metrorail connections, and key east-west corridors enhances mobility throughout the metro, while nearby schools, retail, healthcare, and daily-needs services support tenant stability. Continued investment throughout Wynwood and the Miami Health District further strengthens the surrounding employment and amenity base, supporting demand for well-located, attainable rental housing.

Costa Calma sits at the intersection of affordability and convenience, well positioned to benefit from continued growth and investment throughout Wynwood and the Miami Health District, while offering investors a durable, yield-driven acquisition with organic revenue growth potential.

MIAMI HEALTH DISTRICT

WYNWOOD ART DISTRICT

Location Overview Map

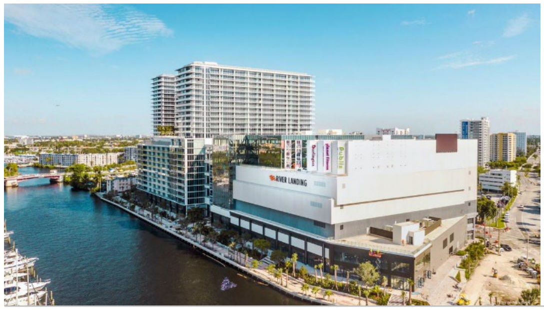


	Key Market Driver	Distance	Time
1	Miami River District	6.7 miles	16 minutes
2	Brightline	4.2 miles	17 minutes
3	Earlington Heights Metrorail Station	1 mile	2 minutes
4	Downtown Miami	4.8 miles	13 minutes
5	Brickell	3.6 miles	12 minutes
6	Little Havana	3.0 miles	11 minutes
7	Health District	6.4 miles	14 minutes
8	Kaseya Center	5.6 miles	17 minutes
9	Wynwood	8.2 miles	17 minutes
10	Port Miami	8.9 miles	18 minutes
11	Miami International Airport	11.9 miles	18 minutes
12	Miami Beach	11.3 miles	26 minutes
13	Calle Ocho	1.7 miles	8 minutes
14	River Landing	2.6 miles	11 minutes
15	The Allapattah Metrorail Station	1.1 miles	5 minutes
16	Beckham Stadium	4.5 miles	14 minutes
17	River Landing	2.1 miles	11 minutes
18	The Design District	2.6 miles	7 minutes
19	Midtown	3.2 miles	13 minutes

05

MARKET OVERVIEW

Market Drivers



RIVER LANDING

River Landing is a 370,000-square-foot mixed-use destination that has transformed the Miami River corridor with retail, dining, grocery, office, and multifamily offerings. With tenants such as Publix, TJ Maxx, AT&T, Ross, and Chick-fil-A, the project draws steady traffic and offers direct access to I-95, the Dolphin Expressway, and water taxi service to Downtown Miami.

WYNWOOD

Wynwood is one of Miami's most dynamic cultural districts, featuring art galleries, retail shops, restaurants, and one of the largest open-air street-art installations in the world. Once a warehouse and garment hub, Wynwood has transformed into a thriving arts and entertainment destination, drawing both locals and international visitors. It continues to attract millennials, entrepreneurs, and investors seeking an authentic, walkable urban lifestyle.

MIAMI HEALTH DISTRICT

The Miami Health District is the second largest medical district in the U.S., home to Jackson Memorial Hospital, the University of Miami Health System, and leading research institutions. Spanning more than 2 million square feet of hospitals and laboratories, it anchors one of South Florida's strongest employment hubs, with over 31,000 workers and growing life-science investment.

LOANDEPOT PARK

LoanDepot Park is a modern 37,000-seat stadium in Little Havana and home to the Miami Marlins. The ballpark features a retractable roof, upgraded amenities, and year-round programming that supports ongoing revitalization efforts just west of Downtown, generating consistent activity and visitor flow throughout the urban core.

Market Drivers

KASEYA CENTER

Kaseya Center is Miami's premier waterfront arena and home of the NBA's Miami Heat. This world-class venue hosts more than 80 non-basketball events each year, including major concerts, family shows, sporting events, and national conferences. Its location between Downtown Miami and the Entertainment District makes it a key anchor for the area's tourism and nightlife economy. Recent upgrades and ongoing reinvestment ensure the arena remains one of South Florida's top-performing entertainment destinations.

DOWNTOWN MIAMI

Downtown Miami has rapidly transformed into a dynamic urban district that blends business, culture, retail, and waterfront living. The area is supported by major ongoing investments from the City of Miami and Miami-Dade County, including streetscape enhancements on Flagler Street and major mixed-use developments such as Miami Worldcenter and MiamiCentral. Downtown Miami remains one of the region's most active and globally recognized urban centers, with an expanding residential population, strong tourism activity, and sustained office demand,

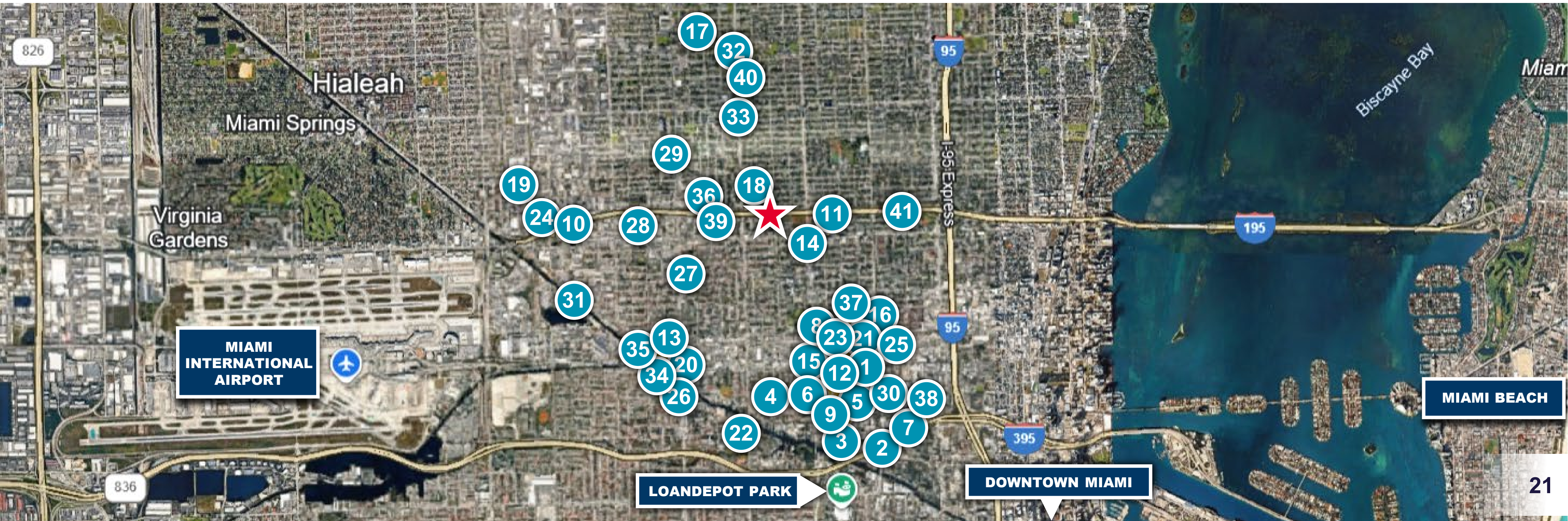
MIAMI INTERNATIONAL AIRPORT

Miami International Airport (MIA) is among the busiest airports in the country and a leading gateway for international passengers. As one of the region's largest economic engines, MIA generates billions in annual business revenue and supports hundreds of thousands of jobs across aviation, logistics, hospitality, and trade. In 2023, the airport welcomed more than 52 million passengers, surpassing prior records and solidifying Miami's position as a global travel hub. Ongoing terminal upgrades and expansion efforts continue to enhance capacity and operational efficiency.

New Developments

#	PROPERTY NAME	PROPERTY ADDRESS	UNITS	YEAR BUILT	STATUS
1.	Legacy at 15th	1545 NW 15th Street Rd	115	2008	Stabilized
2.	Riverhouse at 11th	1170 NW 11th St	292	2018	Stabilized
3.	Lantower River Landing	1480 NW N River Dr	528	2021	Stabilized
4.	Legacy Riverwalk	1921 NW N River Dr	336	1968	Stabilized
5.	The Skylar	1444 NW 14th Ave	263	2014	Stabilized
6.	No 17 Residences	1569 NW 17th Ave	192	2021	Stabilized
7.	Soleste Spring Gardens	1005 Spring Garden Rd	240	2022	Stabilized
8.	The Julia	1625 NW 20th St	323	2024	Stabilized
9.	Fifteen	1420 NW 15th Ave	132	2024	Stabilized
10.	Legacy at 36th	3645 NW 36th St	266	2024	Stabilized
11.	Fourteen Main Street Residences	1470 NW 36th St	237	2025	Stabilized
12.	Grand View Park	1559 NW 15th St Rd	81	2025	Lease-Up
13.	The Tides at River Rapids	2750 NW S River Dr	300	2026	Under Construction
14.	1700 Northeast 33rd Street	1700 NE 33rd St	98	2027	Under Construction
15.	Ecolanding	1601 NW 18th St	125	2027	Under Construction
16.	Miami Produce Center	2140 NW 12th Ave			Pre-Planned
17.	Modena 62	2450 NW 62nd St	45		Pre-Planned
18.	Earlington Heights	2100 NW 41st St	856		Pre-Planned
19.	Hialeah MarketStation North	1001 SE 11th St	114		Pre-Planned
20.	The Moorings at River Rapids	2750 NW S River Dr	293	2028	Planned
21.	NR Investments Development	1970 NW 13th Ave & 1950 NW 12th Ave			Pre-Planned

#	PROPERTY NAME	PROPERTY ADDRESS	UNITS	YEAR BUILT	STATUS
22.	1250 Northwest 22nd Ave	1250 NW 22nd Ave	102		Pre-Planned
23.	Legacy at 20th	1400 NW 20th St	294		Pre-Planned
24.	Legacy 3685	3685 NW 36th St	235		Pre-Planned
25.	Gamla Health District	1355-1377 NW 15th St	224		Pre-Planned
26.	River Rapids III	1701-1851 Delaware Pkwy	330		Pre-Planned
27.	Elevate @27	2951 NW 27th Ave	112		Pre-Planned
28.	Elevate @36	3061 NW 36th St	99		Pre-Planned
29.	2703 Northwest 46th Street	2703 NW 46th St	112		Pre-Planned
30.	MidRiverVu	1411-1481 NW River Dr & 1424-1440 NW 13th Ter	475		Pre-Planned
31.	The Eden	3550 NW S River Dr	454		Pre-Planned
32.	The Valley at 22nd	5712 NW 22nd Ave	150		Pre-Planned
33.	5050 Residences	5050 NW 22nd Ave	82		Pre-Planned
34.	River Rapids IV	1701-1851 Delaware Pkwy	340		Pre-Planned
35.	River Rapids V	1701-1851 Delaware Pkwy	330		Pre-Planned
36.	ERF Investments Development	NW 38th St & NW 24th Ave	32		Pre-Planned
37.	1330-1342 NW 22nd St	1330-1342 NW 22nd St	400		Pre-Planned
38.	Aurea	1321 NW 9th Ave	332	2028	Planned
39.	3725 Northwest 24th Ave	3725 NW 24th Ave	125	2028	Planned
40.	2171 Northwest 56th St	2171 NW 56th St	177		Pre-Planned
41.	1027-1035 Northwest 36th Street	1027-1035 NW 36th St	104		Pre-Planned



Miami Market Overview

Miami continues to perform as one of the most dynamic and resilient multifamily markets in the U.S. The Miami submarket is the largest in the metro with more than 40,000 units, representing roughly 23% of total inventory, and benefits from strong population, household, and employment growth.

As of Q3 2025, average asking rent is approximately $3,236 per unit, well above the broader metro average and reflective of the market's depth and income profile. Rent growth has remained positive over the past year, and Moody's projects asking rents to increase to roughly $3,777 per unit by 2027, an annualized growth rate of about 8%.

Current vacancy of 13.5% is elevated due to a wave of recent Class A deliveries, not a lack of demand. Over the past 12 months, the Miami submarket absorbed more than 2,100 units, outpacing its long-term average. Looking forward, the market is expected to absorb enough units to bring vacancy down to about 10.3% by 2027, even as additional projects deliver.

Demographic and economic fundamentals remain highly supportive. Population and household counts continue to grow, employment is expanding and limited for-sale affordability keeps many residents in the renter pool. These drivers, combined with Miami's global connectivity, diversified economy, and status as a high-barrier coastal market, position the multifamily sector for continued rent growth, improving occupancy, and long-term investor appeal.

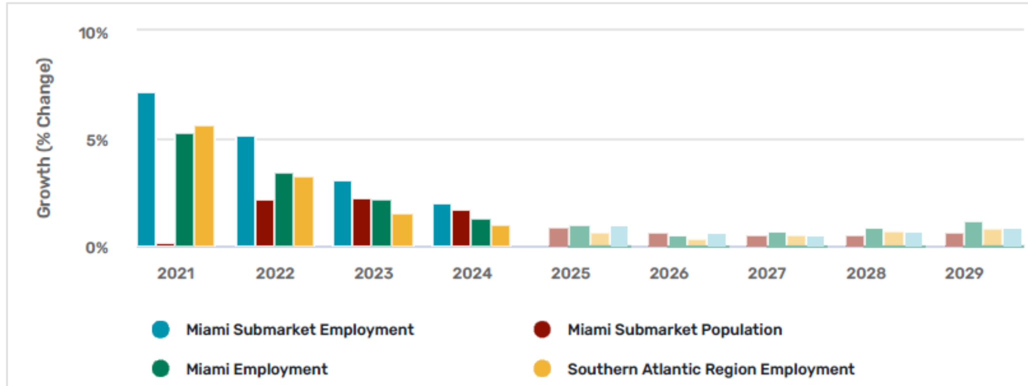
EFFECTIVE RENTS
$3,236

OCCUPANCY RATES
86.5%

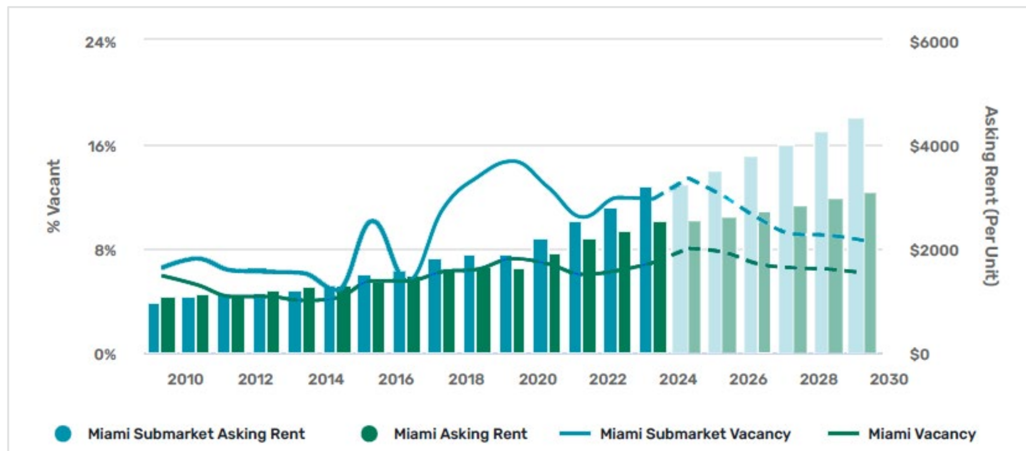
TOTAL UNITS
40,433

NEW UNITS
2,100

Asking Rent & Vacancy Trends



Employment/Population & Household Growth



Construction & Absorption (5-Year)

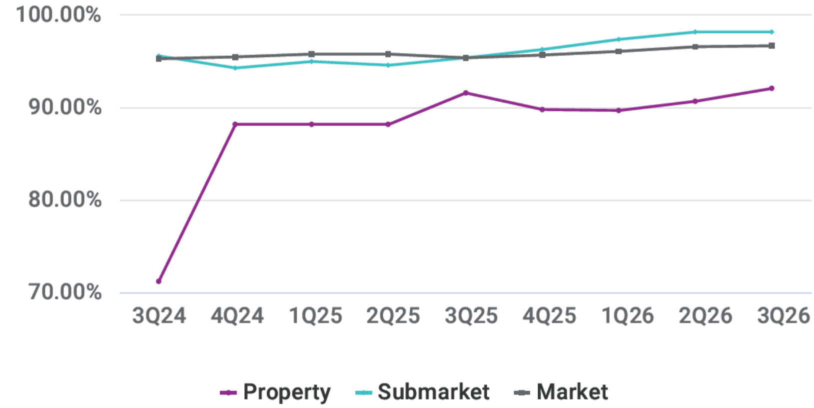
	5 Year History			5 Year Forecast		
	Units Built Ending 12/31/2024	Units Absorbed Ending 12/31/2024	Con/Abs Ratio Ending 12/31/2024	Units Built Ending 12/31/2024	Units Absorbed Ending 12/31/2029	Con/Abs Ratio Ending 12/31/2029
Miami Submarket	2,747	2,506	1.09	1,368	1,457	0.94
Miami	5,680	5,129	1.1	4,537	4,4225	1.03
Southern Atlantic Region	93,137	73,246	1.27	61,442	64,550	0.95

Allapattah Submarket - Multifamily Overview

EFFECTIVE RENT TREND - ALLAPATTAH VS SUBMARKET VS METRO

Period	3Q24	4Q24	1Q25	2Q25	3Q25	4Q25	1Q26	2Q26	3Q26
The Julia	-	-	-	20.34%	6.41%	5.46%	3.07%	2.34%	3.56%
North Central Miami	2.19%	3.75%	3.86%	3.46%	-0.39%	10.80%	6.20%	2.30%	3.40%
Miami-Miami Beac...	0.50%	0.55%	0.12%	0.63%	0.00%	0.60%	1.30%	2.80%	3.90%

OCCUPANCY TREND - SUBMARKET STABILITY



Period	3Q24	4Q24	1Q25	2Q25	3Q25	4Q25	1Q26	2Q26	3Q26
The Julia	71.2%	88.2%	88.2%	88.2%	91.6%	89.8%	89.7%	90.7%	92.1%
North Central Miami	95.6%	94.3%	95.0%	94.6%	95.4%	96.3%	97.4%	98.2%	98.2%
Miami-Miami Beac...	95.3%	95.5%	95.8%	95.8%	95.4%	95.7%	96.1%	96.6%	96.7%

Allapattah has emerged as one of Miami's most active urban-infill multifamily corridors, driven by its central location between Downtown, Wynwood, and the Health District. The neighborhood delivers a true "value core" alternative—offering walkability, transit access, and proximity to major employment centers at rents meaningfully below Downtown and Brickell. Demand in the area is reinforced by a predominantly renter occupied demographic base and strong household growth over the last several years, as shown by the 1-mile demographic trends surrounding The Julia.

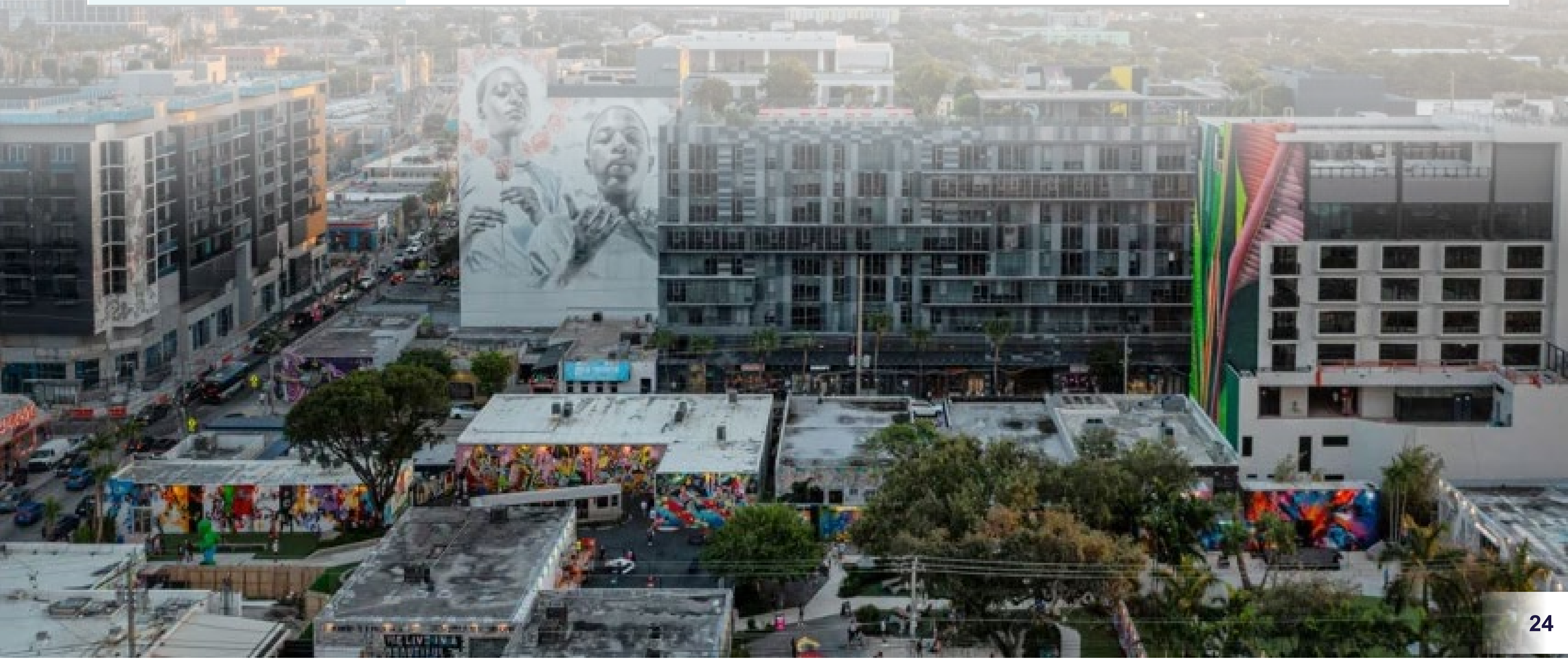
Multifamily performance in the North Central Miami submarket, which includes Allapattah, demonstrates consistent occupancy strength and more stable rent behavior than Miami's luxury core. Submarket occupancy has remained in the mid-90% range over the past two years, materially outperforming new lease-ups in the urban core. Effective rents in the Allapattah/NC Miami submarket remain below the broader Metro average, reinforcing the area's role as a more affordable urban housing option while still achieving steady year-over year rent growth. The effective rent and occupancy trend lines on pages 10–11 highlight this resilience relative to the market.

Recent deliveries—including The Julia (2024, 323 units), Fourteen Main Street Residences (2025, 237 units), and Fifteen (2024, 132 units)—illustrate the influx of institutionally designed product now defining Allapattah's competitive set. These projects lease rapidly due to pricing leverage against Downtown luxury towers and strong demand from healthcare and government workers in the surrounding district. Sales activity such as the 2025 trade of Fifteen at ~$347K per unit confirms growing investor appetite and validates the submarket's durability through Miami's broader supply cycle.

Looking forward, Allapattah is positioned for continued momentum as Miami's supply pipeline remains heavily concentrated in Downtown and Edgewater, not in the immediate Allapattah core. Pipeline maps on pages 25–26 show significant development occurring east of the subject, reinforcing Allapattah's position as a centrally located submarket benefiting from spillover demand without facing direct competitive saturation. With strong occupancy, steady rent levels, and accessible pricing relative to Miami's luxury high-rise nodes, Allapattah presents a balanced long-term investment environment with durable renter demand.

Demographics

2025	1 MILE	3 MILES	5 MILES
Population Summary	32,878	275,787	642,745
Household Summary	12,203	110,745	265,820
Housing Unit Summary	13,345	123,755	295,529
Median Household Income	$38,899	$52,750	$64,676
Median Age	41.1	39.4	41.1



06

CONTACTS & DISCLAIMER

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