

# Iconic Office | Retail | Loft

8101 BISCAYNE BLVD | C3 | MIAMI, FL 33138



BRIGITTE LINA

## LIVE & WORK

Mixed use: Can be used as Office | Workspace | Retail | Warehouse

# Offering Memorandum

ONE | Sotheby's  
INTERNATIONAL REALTY

Brigitte Lina  
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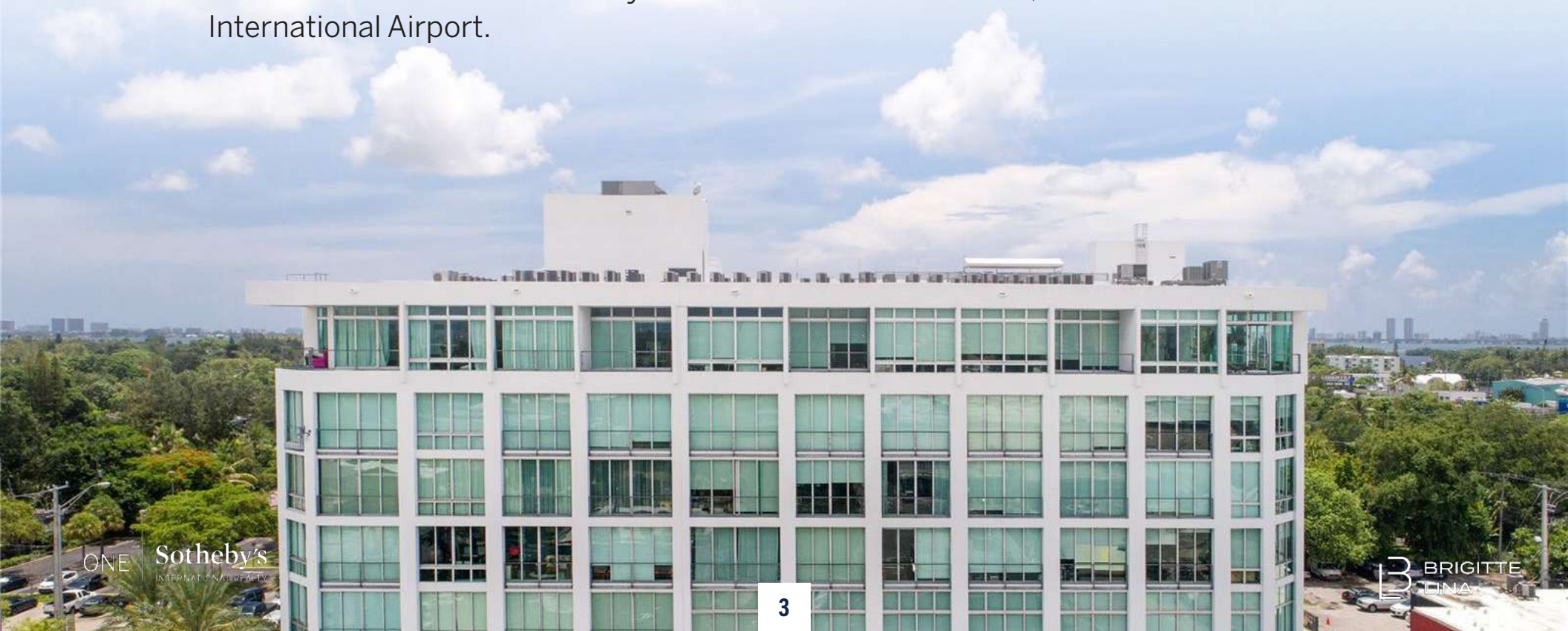
Exclusive Live-Work Loft / Warehouse/Retail in the heart of Miami.

Designed for versatility as a residence, office space. Two-level open floor plan, featuring high ceilings (30ft) complemented by a large picture window that floods the space with natural light.

Currently operated as office space, this 3,480 square feet loft-style area features a soundproof conference room, a secure room equipped with a vault door, a back entrance for deliveries, a bathroom, and a kitchen area. The entrance door faces Biscayne Boulevard and is suitable for retail or office use. 10 private outdoor parking spaces assigned.

The building includes a modern lobby, 24-hour concierge/security, rooftop hot tub and gym.

Centrally located, surrounded by many high-end/prestigious condos, hotels, and restaurants. A few minutes away from Downtown and Brickell, South Beach and Miami International Airport.







**Downtown Miami | Brickell**

**Little River**

**Miami Shores**

**Al toque  
Peruvian Cuisine**

**Wendy's**

**Siam Rise  
Thai & Sushi**

**CVS Pharmacy**

**Osteria**

**Biscayne Blvd**

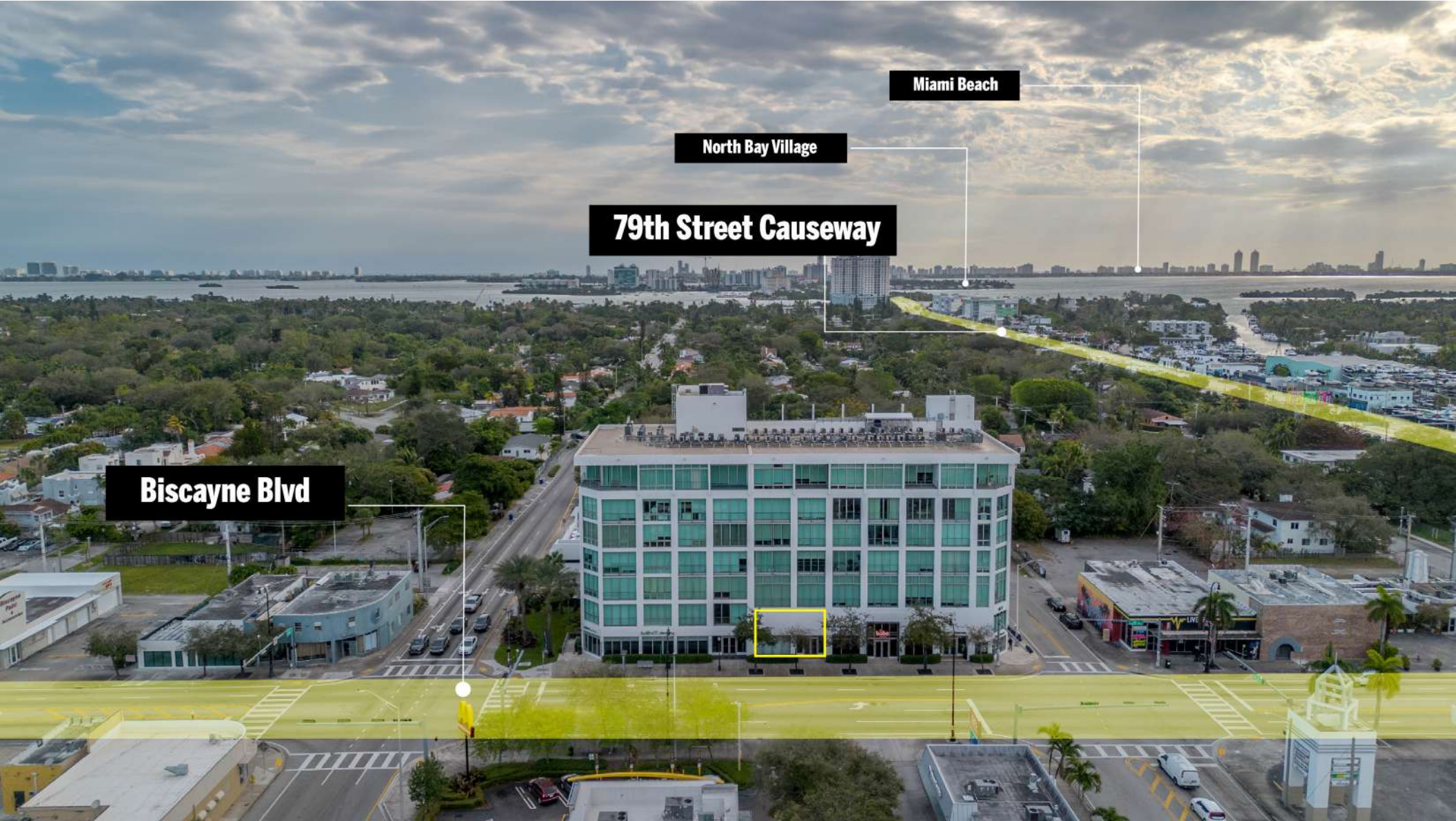
**Domino's Pizza**

**Subway**

**McDonalds**

**79th Street Causeway**







## 8101 BISCAYNE | BANK LOFTS BISCAYNE “THE MUST” BUILDING AMENITIES

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- 10 Assigned Parking Spaces
- Common Outdoor Space
- Elevator (Inside the building)
- Garage
- Guest Parking
- Gym
- High-Rise
- Rooftop Terrace | Spa | Hot Tub

## 8101 BISCAYNE | BANK LOFTS BISCAYNE “THE MUST” BUILDING POLICIES

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- Pet Policy: Pets Allowed
- Rental/Sublet Policy: Allowed



# PROPERTY OVERVIEW

Address	<b>8101 Biscayne Blvd, Miami, FL 33138</b>
County	<b>Miami-Dade</b>
Sub-Market	<b>Upper Eastside</b>
Property Type	<b>Condo</b>
Building Type	<b>High-Rise</b>
Access	<b>Elevator</b>
Year Built	<b>2006</b>
Zoning	<b>T6-80 (Commercial- Residential)</b>
Building FAR	<b>0.15</b>
Building Class	<b>B</b>
Additional Features	<b>24-Hour Access Security System Signage Hot Tub Outdoor Rooftop area</b>
<hr/>	
Office/Loft size	<b>3,480 SF</b>
Ceiling height	<b>30 ft</b>
Parking	<b>10 parking spaces assigned</b>

## **FOR SALE**

**OFFERED FOR \$1,990,000 (\$571/SF)**

## **FOR RENT**

**OFFERED FOR \$12,500 /Month + CAM\***

**\*CAM: Real Estate Taxes, Insurance and HOA fees**





## LIVE & WORK

### C3 OFFICE DESCRIPTION & FEATURES

Currently operated as an office space

3,480 SF loft-style

Soundproof conference room

Secure room equipped with a vault door

Back entrance for deliveries

Bathroom

Kitchen area

Central A/C

Entrance door faces Biscayne Blvd and is suitable for retail or office use

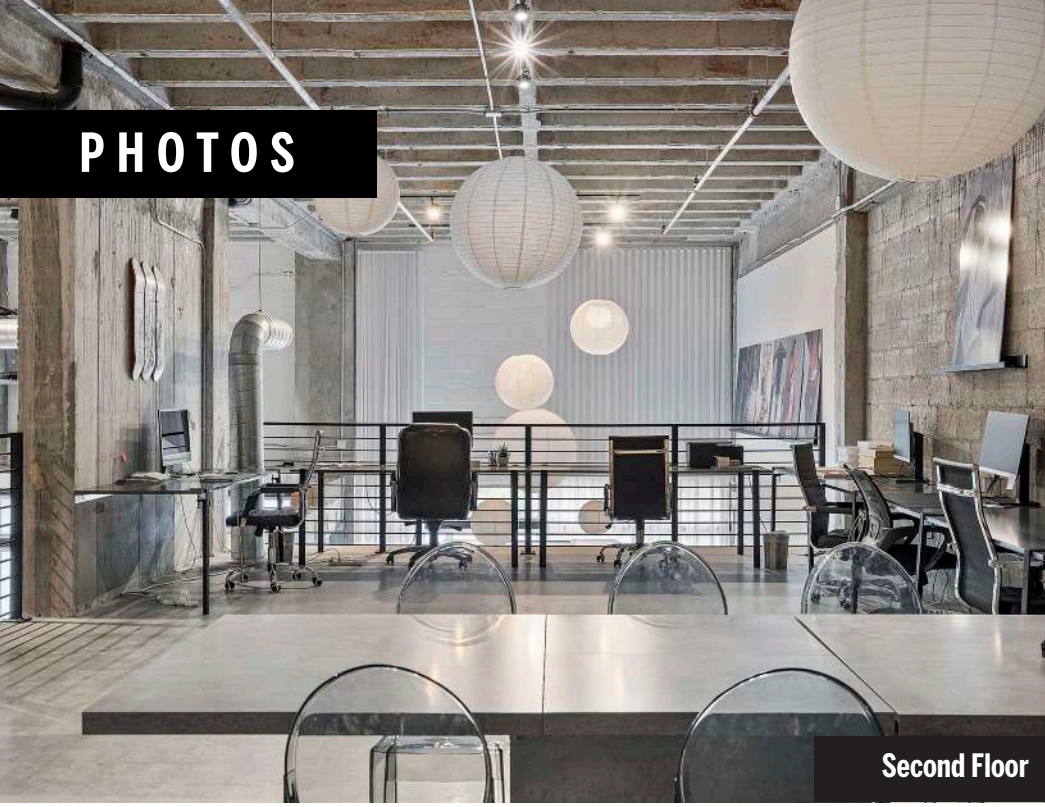
10 Private parking spaces assigned outside



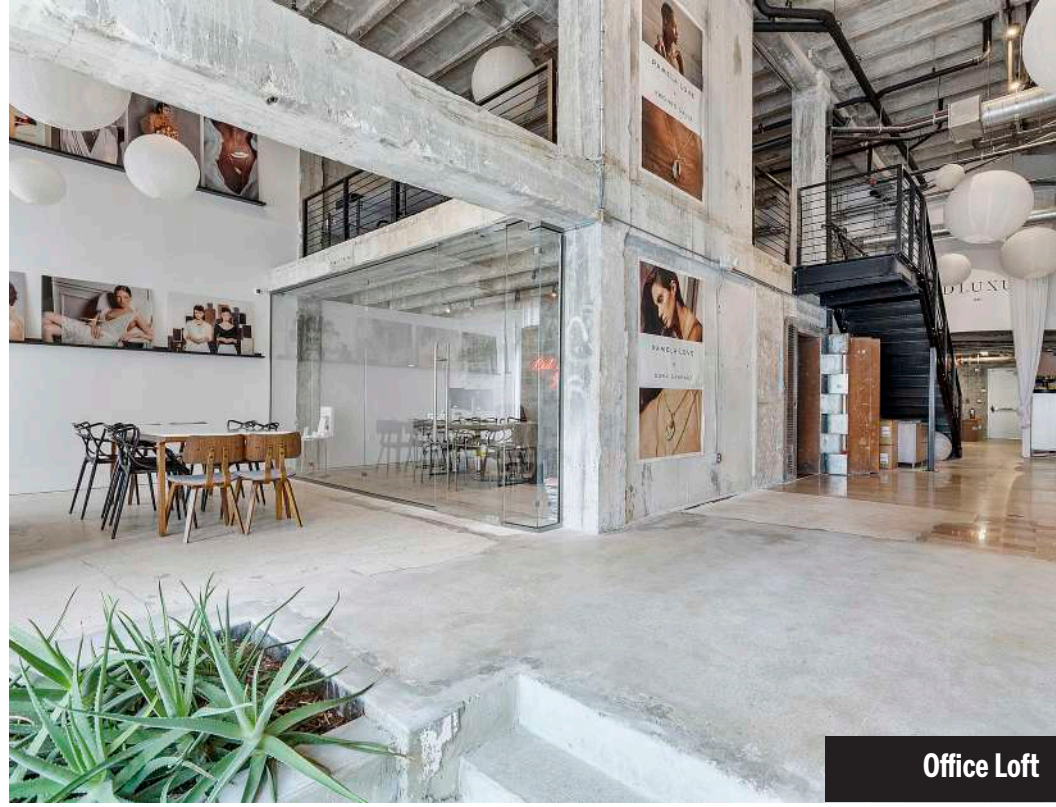
# Photos



**PHOTOS**



**Second Floor**



**Office Loft**



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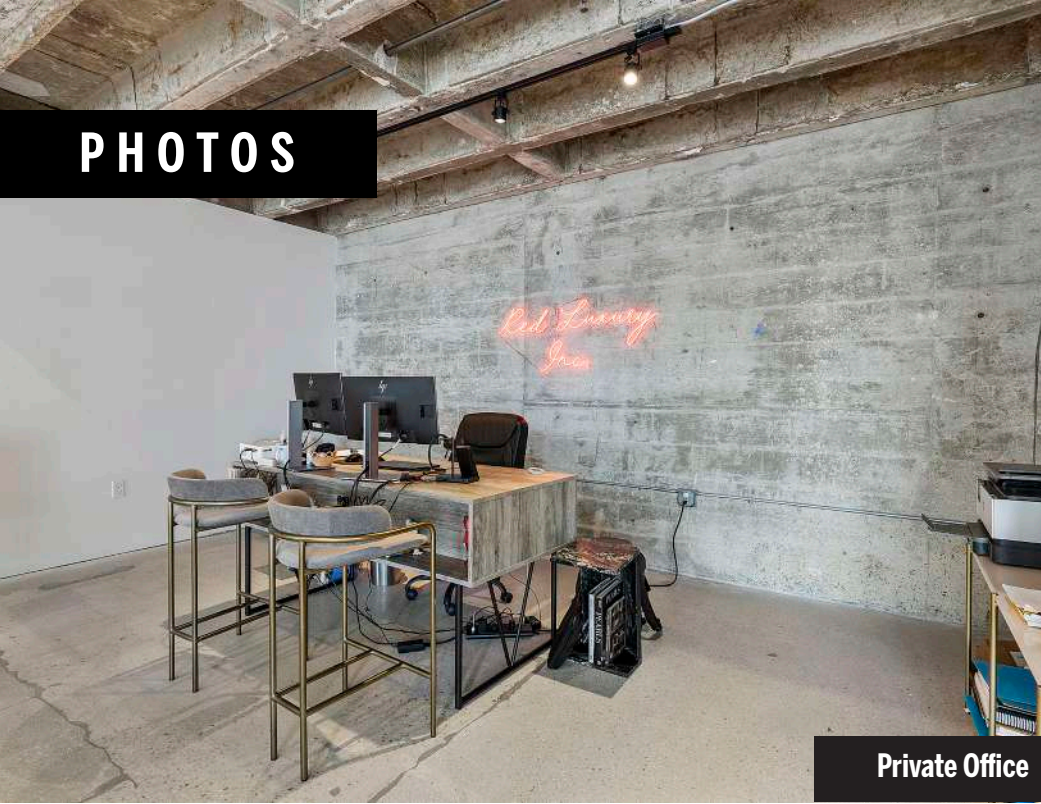
**Work Space 10**



**Conference Space with Soundproof Room**



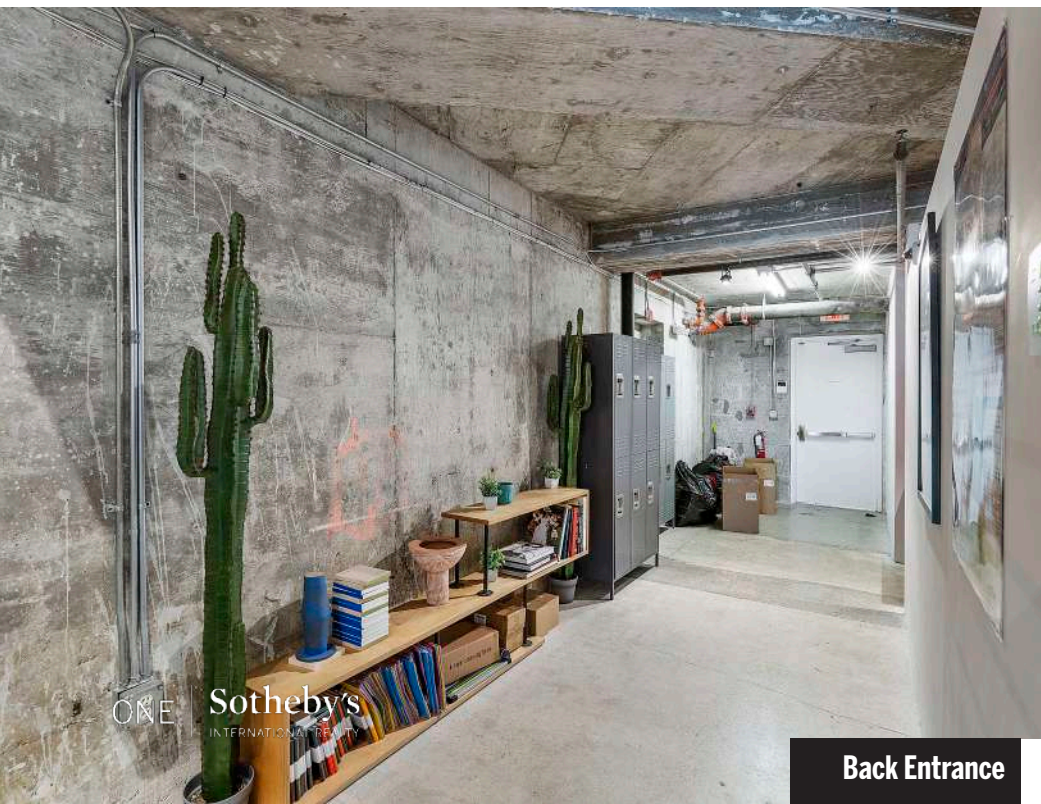
**PHOTOS**



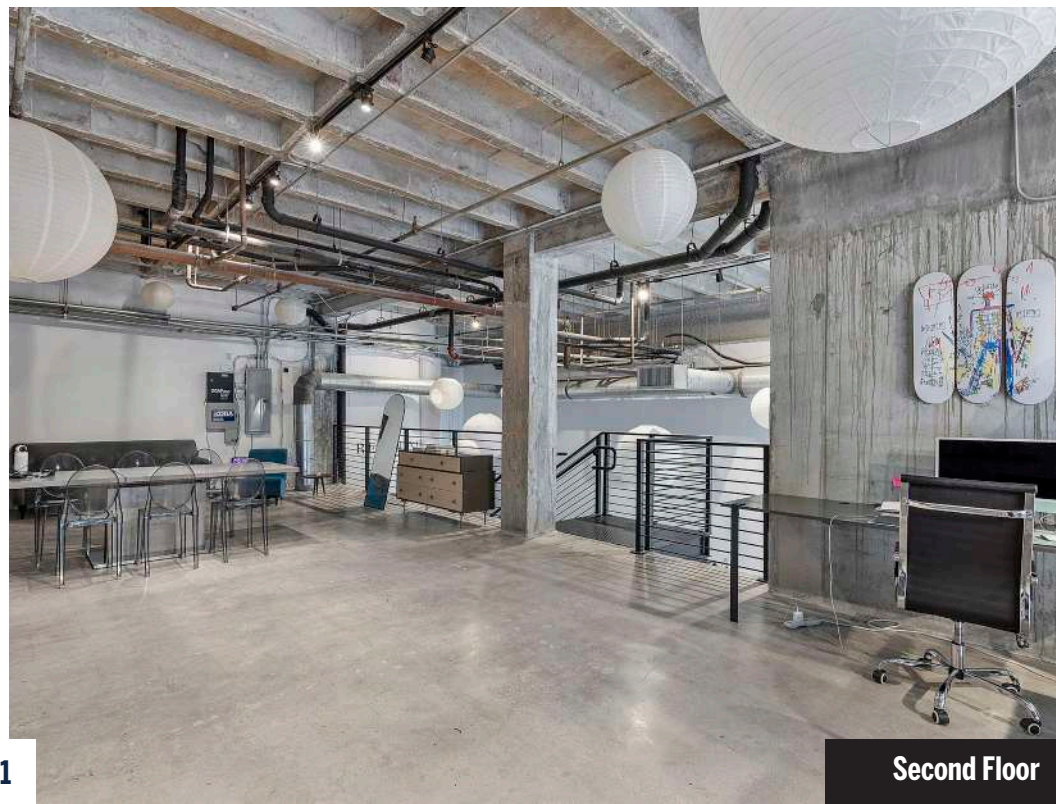
**Private Office**



**Second Floor**



**Back Entrance**



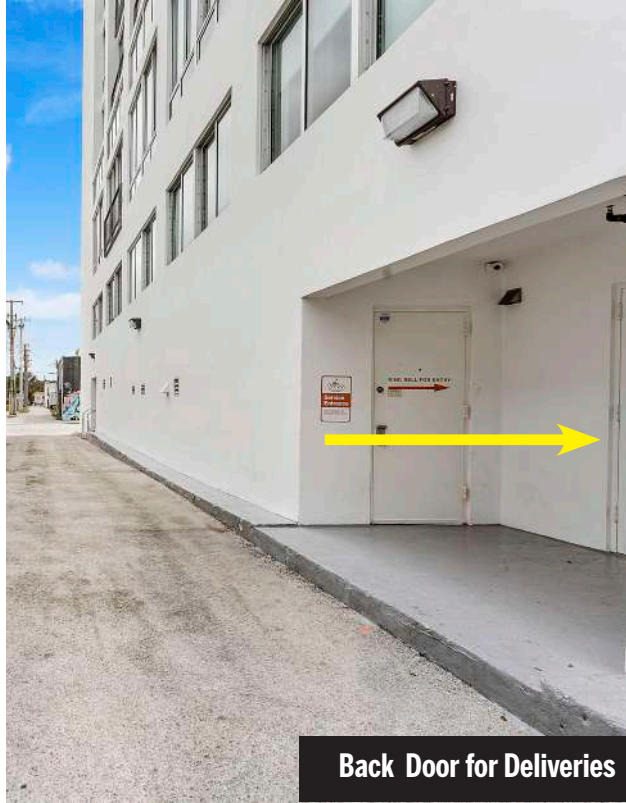
**Second Floor**



# PHOTOS



Front Door



Back Door for Deliveries



Vault Door



Bathroom



Kitchen Area



Safety Room/Warehouse



**PHOTOS  
(AMENITIES)**



**Building Lobby and Elevator with Concierge**



**Rooftop Terrace**



**Hot Tub 13**



**10 Assigned Parking Spaces**



# Financials



# FINANCIALS

## Pricing Details

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Price	\$1,990,000.00
SF	3,480 SF
Price/SF	\$571/SF

## Expenses

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Maintenance (HOA)	\$2,004/Month
2023 Property Taxes	\$18,657.33
Estimated Property Taxes (if purchased at \$2,475,000)	\$43,470.00
FPL (Electricity)	\$220/Month
Internet	\$230/Month

## For Investment Purposes

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Rentable SF	\$3,480 SF
Average Rent/SF	\$50/SF
Estimated Monthly Rent	\$16,250/Month
	<b>\$195,000/Year</b>

\*HOA includes water

\*\*Owner Occupied



# COMPARABLES

MOST RECENT SALES

Address	SF	Sold Price	\$/SF	Date Sold
8025 Biscayne Blvd	3,900 SF	\$2,675,000	\$535/SF	January 2024
8101 Biscayne Blvd, R-306	1,363 SF	\$595,000	\$436/SF	Sep 2023
8101 Biscayne Blvd, C-4	3,989 SF	\$1,530,000	\$384/SF	April 2022
8101 Biscayne Blvd, C-1	3,864 SF	\$2,400,000	\$621/SF	Dec 2021



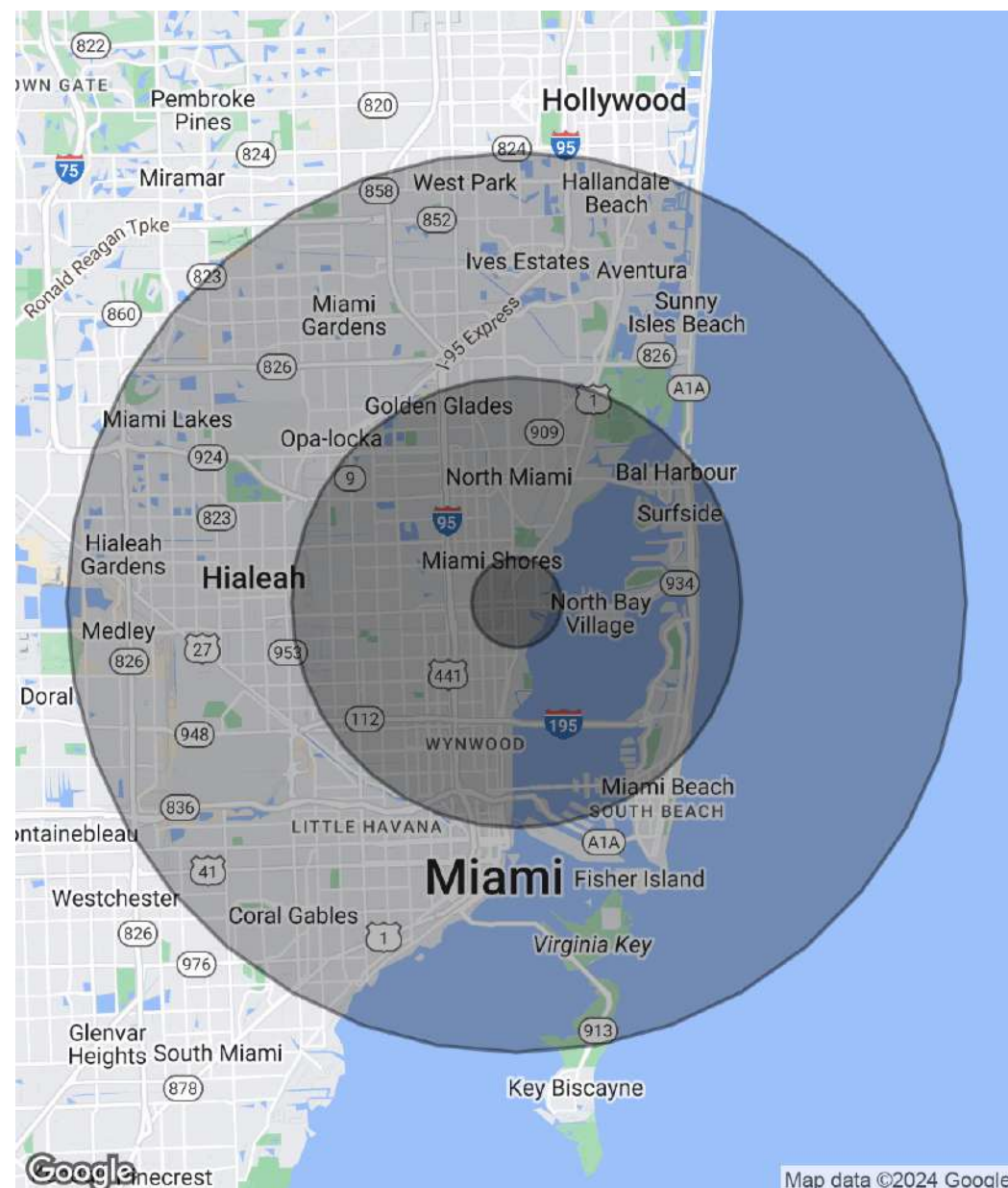
# Demographics



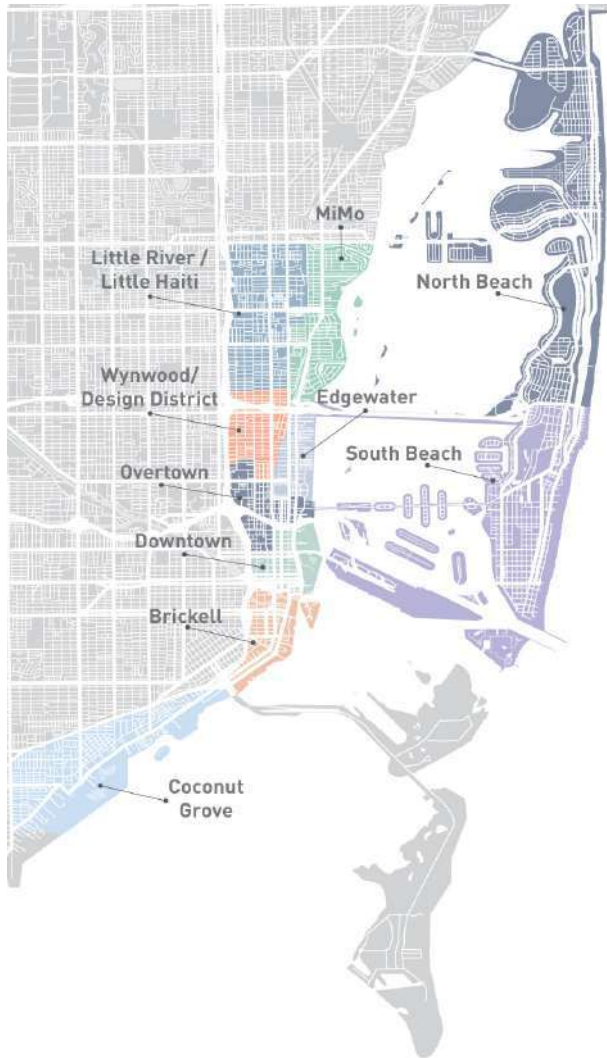
<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	21,656	478,900	1,506,579
Average Age	38.2	38.2	41.2
Average Age (Male)	36.7	37.2	39.6
Average Age (Female)	40.7	39.2	42.5

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	9,603	206,023	653,076
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$62,663	\$60,131	\$61,775
Average House Value	\$282,616	\$292,556	\$292,177

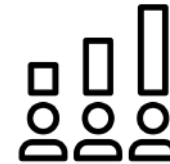
\* Demographic data derived from 2020 ACS - US Census







2022 Average Household Income  
**\$72,677**



450,000+ **residents** 20+ & 500,000+ **local jobs**



2022 Median Home Value  
**\$360,000**



Population Growth 2010-2022  
**+35%**



CLOSE TO  
**\$1 BILLION**  
IN DIRECT RADIUS DEVELOPMENTS



66%  
**Renter Occupied**



**\$ 5.7 Billion**  
CONSUMER SPENDING



25M +  
**Annual Visitors**



# EB

*Latest Developments*  
Upper Eastside



## **B Group bids \$102M for 20 acres in Miami's Upper Eastside**

B Group Capital Management submitted a \$102 million stalking horse bid for nearly 20 acres in Miami's Upper Eastside and El Portal that are tied to a lawsuit alleging EB-5 fraud.

The Miami-based real estate investment firm seeks to acquire the former U.S. immigration building site spanning 3.5 acres at 7880 Biscayne Boulevard, and a 15.9-acre former trailer park at 8500 Biscayne Boulevard, court records show. B Group CEO Sebastian Barbagallo did not respond to an email requesting comment.

Both properties are now controlled by a court-appointed receiver, following a settlement agreement approved last month with the previous owners, Florida Fullview Immigration Building and several affiliates.







## BRIGITTE LINA

Ranked Top 1% Nationwide  
Global Real Estate Wealth Advisor  
ONE SOTHEBY'S INTERNATIONAL REALTY

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