

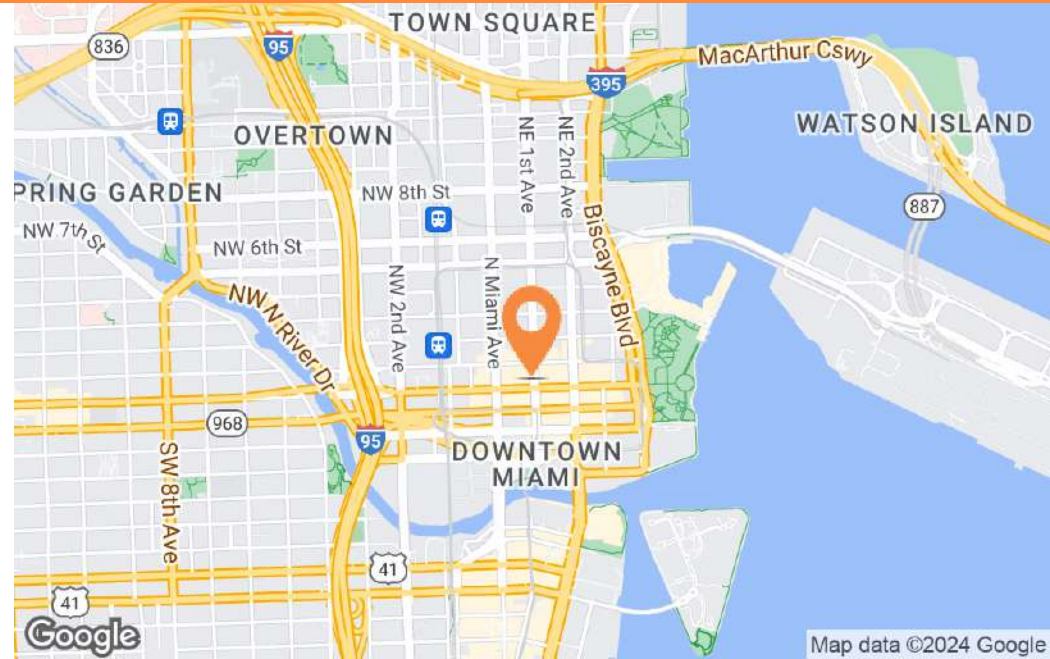
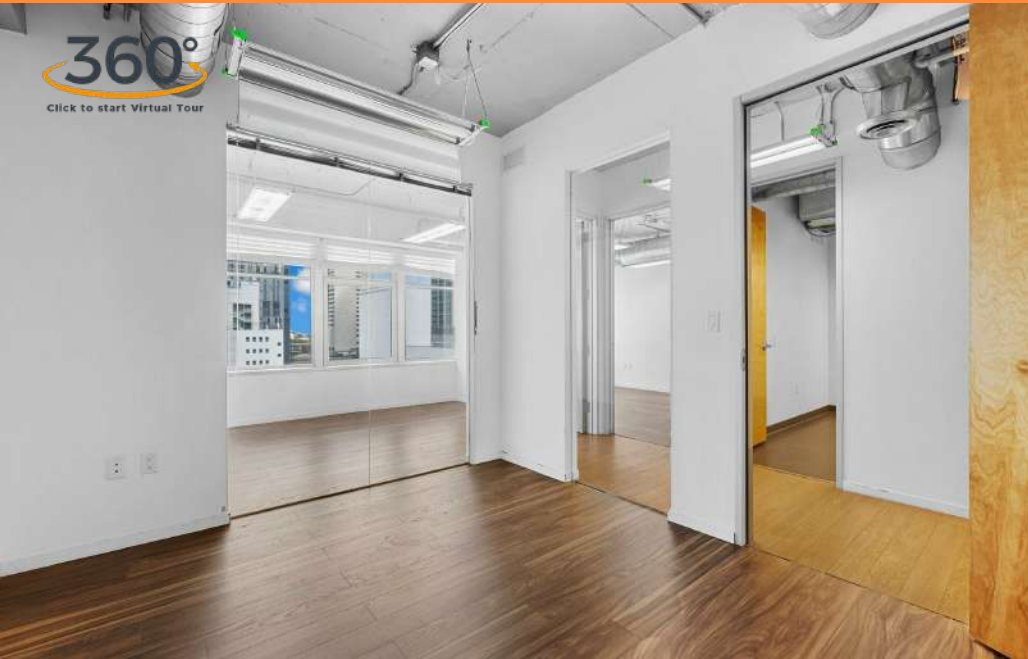


OFFICE FOR SALE

14 NE 1ST AVE

**ONE FLAGLER | UNIT 1209**





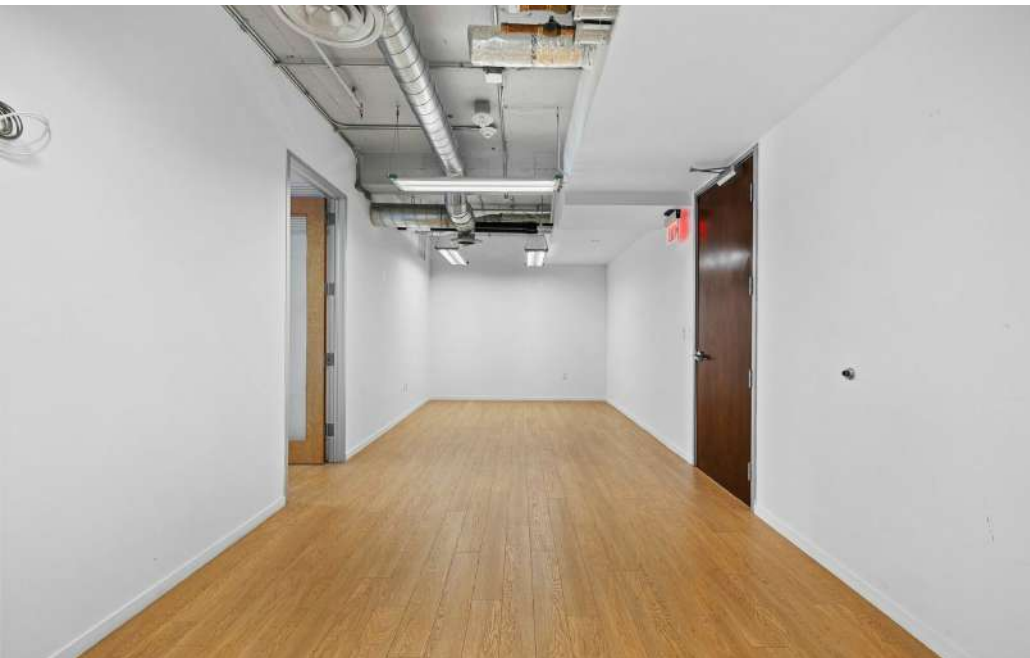
- + SALE PRICE**  
\$495,000
- + SIZE**  
1,100 SF
- + LEASE TERM**  
5 Years
- + 100% LEASED**

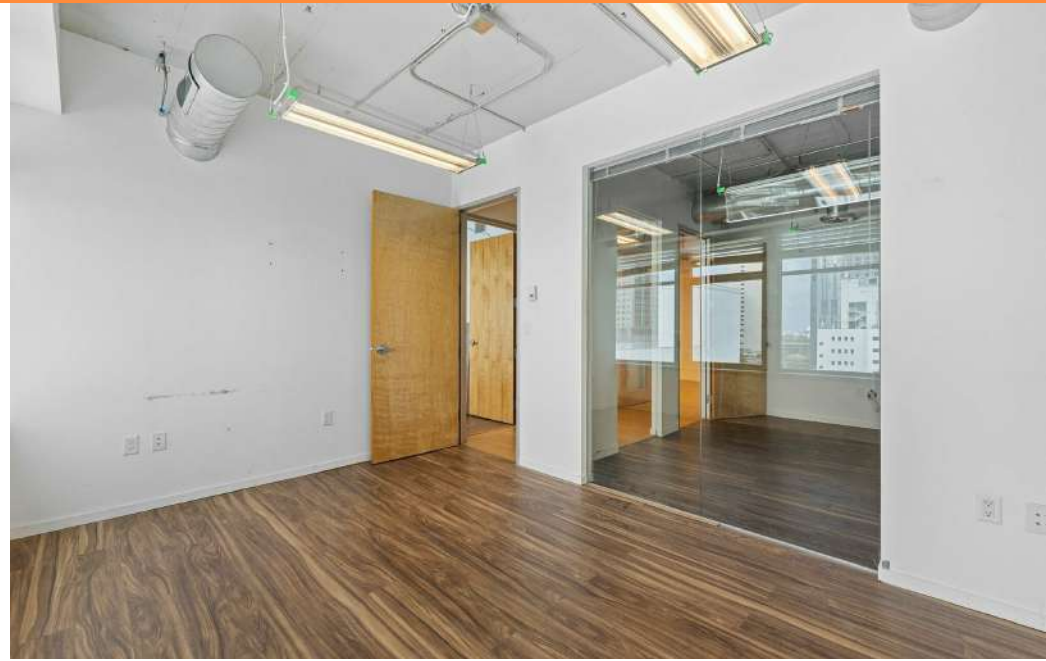
### PROPERTY OVERVIEW

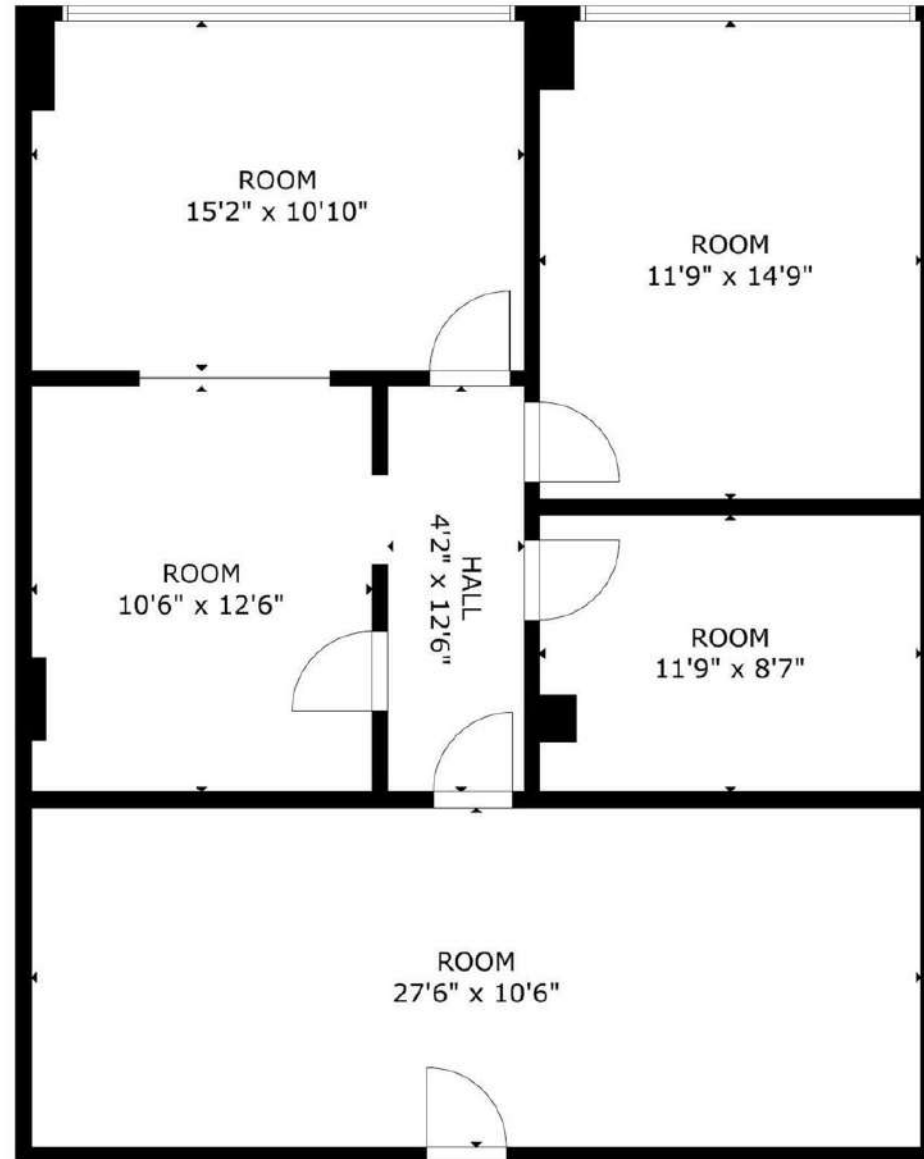
FA Commercial is pleased to exclusively present, Unit 1209 at One Flagler Building. Amid the excitement and energy of Miami's Central Business District, One Flagler stands as a masterpiece of mid-century modern design. Surrounded by the major developments in the area such as Miami World Center, Waldorf Astoria, and the Aston Martin Residences.

### PROPERTY HIGHLIGHTS

- Re Taxes: \$5,689
- HOA: \$850/MO
- Income: \$32,450
- Expenses: \$15,925
- Close to premium restaurants and leisure spots of Downtown and Brickell Area
- Premium downtown location



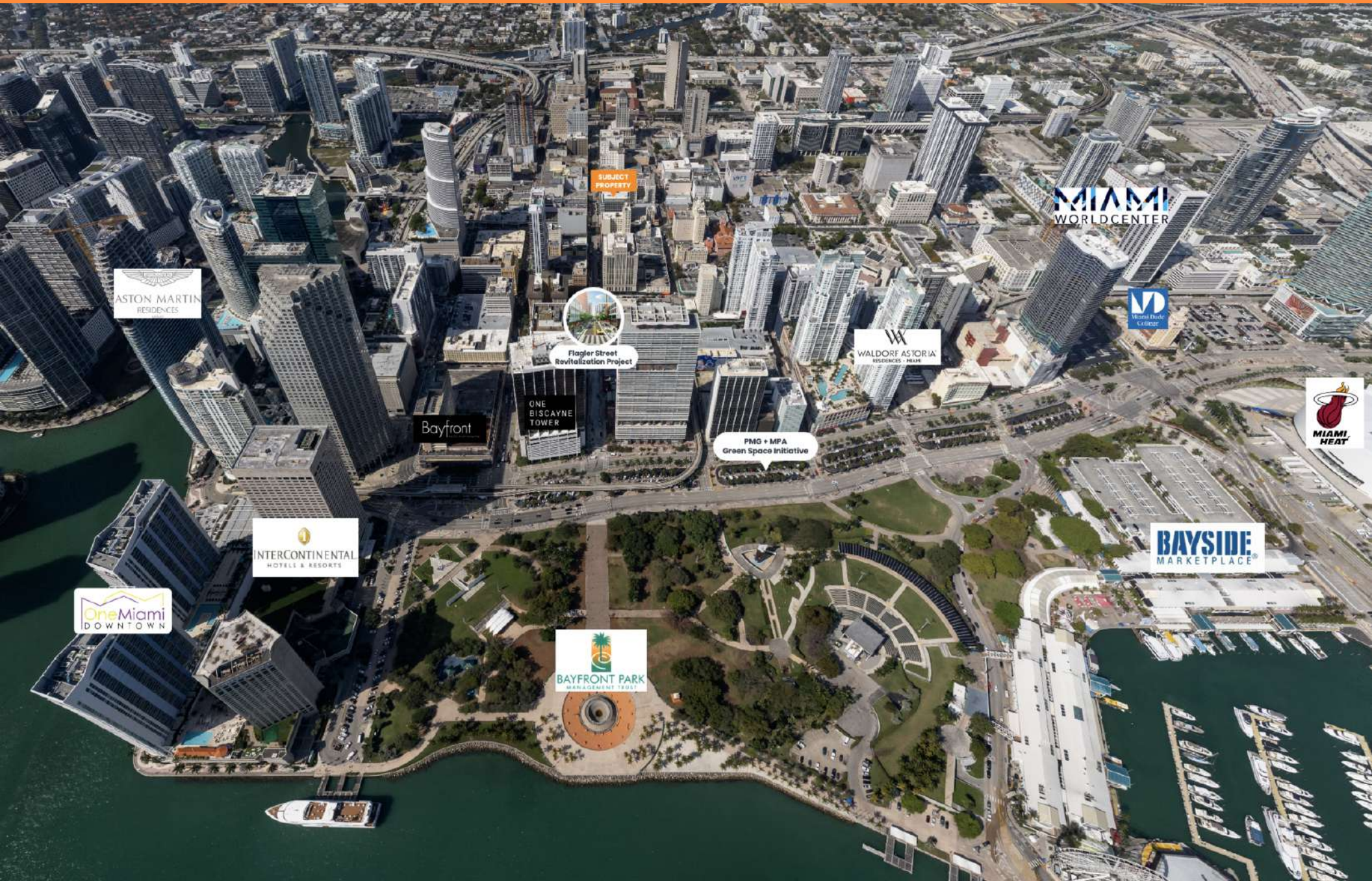




GROSS INTERNAL AREA  
TOTAL: 956 sq.ft  
FLOOR 1: 956 sq.ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY









Building Name	One Flagler
Stories	15
Office Floors	14
Retail Stores	6   100% Leased
Parking	Vallet
Building Class	B
Year Built	1952
Year Last Renovated	2015
Free Standing	Yes

Flagler Street will undergo a \$13 million overhaul that includes a total redesign and reconstruction from Biscayne Boulevard to the Miami-Dade County Courthouse at NW 1st Avenue and a charming historic railroad theme that pays tribute to Henry Flagler.

**All Aboard Florida** is an express intercity passenger rail service designed to connect Miami to Orlando in less than 3 hours. The Station will be 3 blocks away from One Flagler.

One of the largest master-planned urban environments in the United States and a mere 5 blocks from One Flagler, the plan for **Miami World Center** includes 10 blocks of hotel, residential, office, conference, educational, and public space in the very core of downtown Miami.



- After completion of remodeling and repositioning, it is expected that annual gross rental rates may exceed \$30 per square foot.
- Business Plan consists of the acquisition, remodeling, and market repositioning of this iconic office building.
- Invest in Commercial Real Estate both Office and Retail space, in the One Flagler Building, located in Downtown Miami
- One Flagler offers great diversification opportunities for those looking at residential and provides a price point much lower than other commercial opportunities.

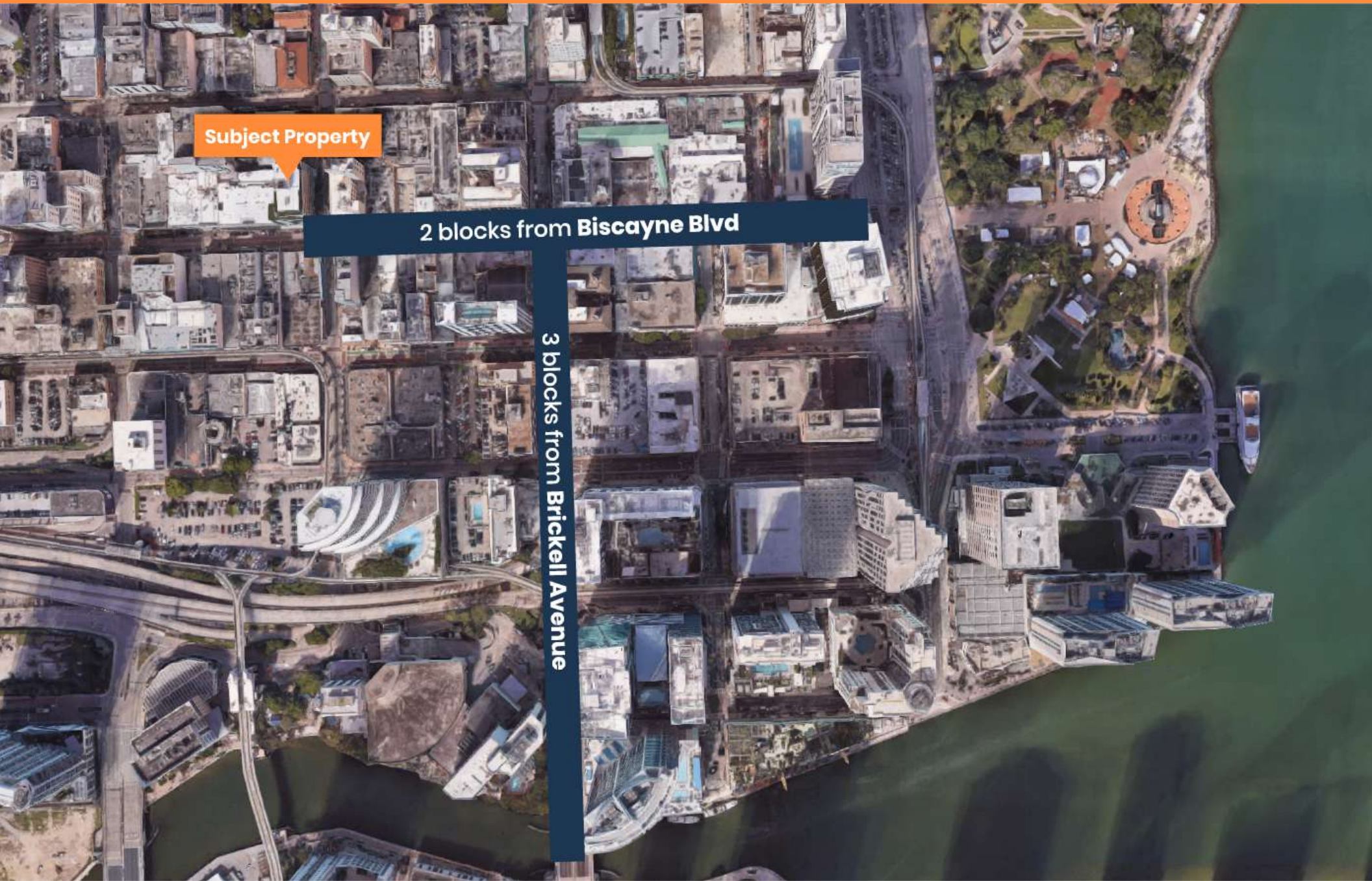


Building Lobby



Building Reception



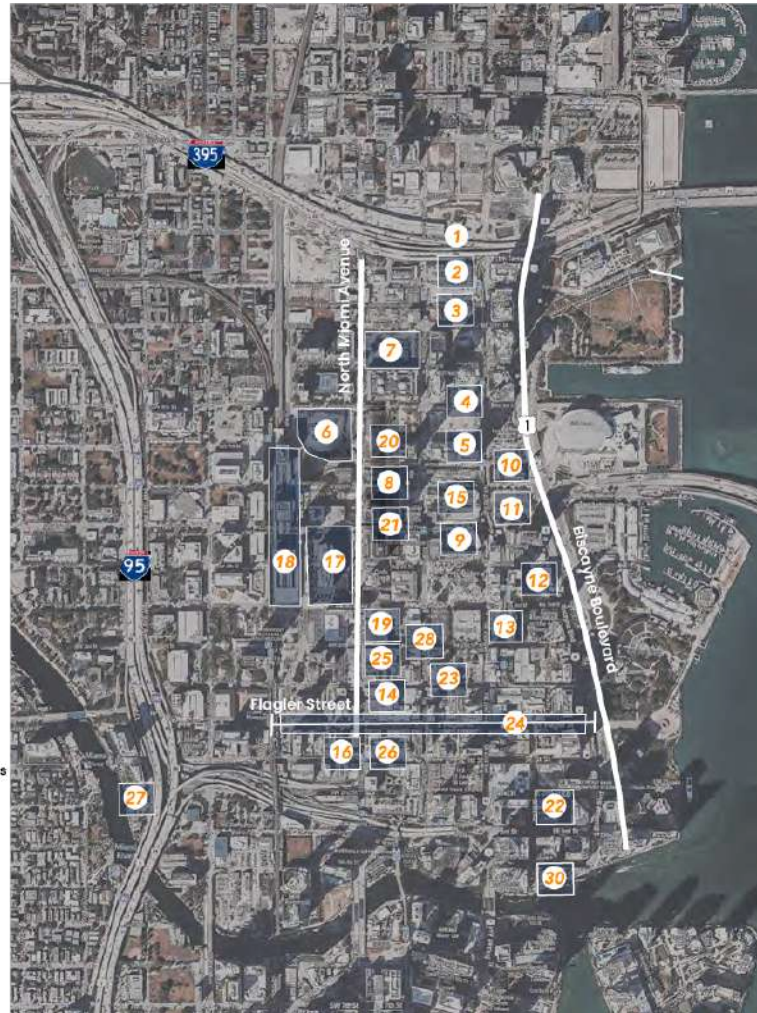




Map data ©2023 Google

## Nearby Developments

- |   |   |
|---|---|
| 1. <b>Underdeck Miami</b>   | 16. <b>Lions Group NYC</b><br>675 units   |
| 2. <b>Elleven Hotel Residences/ Beyond</b><br>461 units   375 Hotel keys            | 17. <b>US District Courthouse</b>   |
| 3. <b>Naftali Group</b><br>Two Supertall Towers 1.3 million total sf of development | 18. <b>Miami Central Station</b><br>816 units   130,000 sf of retail                        |
| 4. <b>CitizenM at MWC</b><br>252 Hotel keys   | 19. <b>The District</b><br>640 units  |
| 5. <b>Bezel at MWC</b><br>434 units   | 20. <b>The Crosby at MWC</b><br>450 units   |
| 6. <b>Witkoff and Monroe Capital</b><br>2,200 units                                 | 21. <b>Downtown 5<sup>th</sup></b><br>1,042 units   |
| 7. <b>Legacy at MWC</b><br>310 condos   210 hotel keys                              | 22. <b>Monarc at Met Apartments</b><br>462 units  |
| 8. <b>Okan tower</b><br>399 units   | 23. <b>Diamond District</b>   |
| 9. <b>Related Group   Merrimac Ventures</b><br>450 units                            | 24. <b>Flagler Street Streetscape</b>   |
| 10. <b>Nativo Miami</b><br>412 units  | 25. <b>Metro Mall Jewelry Center</b>  |
| 11. <b>Elser Residences</b><br>646 units  | 26. <b>New Courthouse</b>   |
| 12. <b>Waldorf Astoria</b><br>360 units   | 27. <b>Miami River</b><br>1,678 residential units   330 hotel rooms<br>198,882 sf of retail |
| 13. <b>YotelPad</b><br>453 units  | 28. <b>Namdar</b><br>640 units  |
| 14. <b>Lalezarian Properties</b><br>565 units                                       | 29. <b>Hyatt   Gencom</b><br>1,500 units  |
| 15. <b>501 First Residences</b><br>448 units  | 30. <b>Aston Martin Residences</b><br>434 units   |



Miami River



Nativo Miami



CitizenM



Elleven Residence



Aston Martin Residences



Okan Tower



The Crosby at MWC



Legacy at MWC



Waldorf Astoria

31,000+  
Residents

\$107,000  
Avg HHI

3,700+  
Hotel Rooms

230,000+  
Daytime Pop.

## *Brickell Overview*

### THE DISTRICT TODAY

Brickell today boasts the title of being the financial district of Miami and South Florida, with some of the largest corporations in Florida located within this 1.1 Square Mile area. The area is one of the true live-work-play communities with its Class A residential apartments and condos, Class A office fabric, and a vibrant retail and restaurant scene.

### ON THE HORIZON

Brickell keeps growing with world-class developments underway, like OKO Group's 830 Brickell, JDS Development's 1 Southside Park, Related's Baccarat Residences, the Underline Park, among others. With the highest density zoning in the City of Miami and an already existing community of transnational corporations, high-income demographics, and world-wide destinations, Brickell has cemented its reputation as the go-to destination for CEOs, executives, entrepreneurs, and elites.

### THE LONG TERM VISION

Developers are quickly transforming the area from what used to be a predominantly office submarket, to a residential hotspot, and a global destination for travelers seeking an exciting, young, and fast-paced ecosystem much like New York City. The next iteration of Brickell will further activate its streets with the likes of The Underline Park and 1 Southside Park, while elevating the shopping and dining experience to meet the demand of the growing office and residential population to be in places that excite and inspire.



 **BRICKELL  
CITY CENTRE**

*Market Drivers - Brickell City Centre*

**OVERVIEW**

Brickell City Centre brings three levels of unparalleled shopping, dining and entertainment anchored by a 107,000 square foot, ultra-modern Saks Fifth

**SHOP**

Luxury brands are rapidly opening their doors with premium, contemporary and blend of new-to-market brands in the mix. The 500,000 square foot vertical shopping experience is rounded out with a mix of premium and contemporary shops filled with beauty, home decor, jewelry, apparel and much more.

**EAT + DRINK**

The restaurants and bars, an integral piece of the Brickell City Centre experience, make up the third and fourth levels, an experience anchored by CMX, the VIP Cinema Experience.





 **BRICKELL  
CITY CENTRE**

*Market Drivers - Brickell City Centre Phase 2*

**THE LATEST**

Developer Swire Properties has announced that it will begin focusing on developing the remaining phases at Brickell City Centre after completing a selloff of condo units there. Swire also sold two office towers at Brickell City Center in July 2020 for \$163 million, and plans to recycle the funds into new projects.

At least four new potential towers could be built by Swire at Brickell City Centre. Swire has plans for an 80-story, 1,049-foot supertower called One Brickell City Centre with a mix of uses, serving as the Brickell Avenue entrance to the complex.

The developer has also submitted plans for a 62-story tower on the Associated Photo site next to Brickell City Centre. Another 52-story tower is planned on the former Tobacco Road property



**CHETRIT  
GROUP**

*Market Drivers - Chetrit \$1B Miami River Development - Miami Riverwalk Towers.*

**THE LATEST**

Chetrit Group secured a \$310 million construction loan for its \$1 billion mixed-use mega development planned for the Miami River. Madison Realty Capital provided the loan for the first and second phases of the multi-phased project, according to a release. New York-based Chetrit has long planned to develop the 6.2-acre site, south of the river, between I-95 and Southwest Second Avenue.

The city of Miami approved the project in October 2015, as a five-phase development with a 330-key hotel, 1,700 residential units, 266,000 square feet of retail and office, and more than 2,000 parking spaces.

The first two phases will include a 54-story, 632 unit tower, and a 24,000-square-foot, three-story two-building commercial component. The third phase will have another 1 million square feet of development.

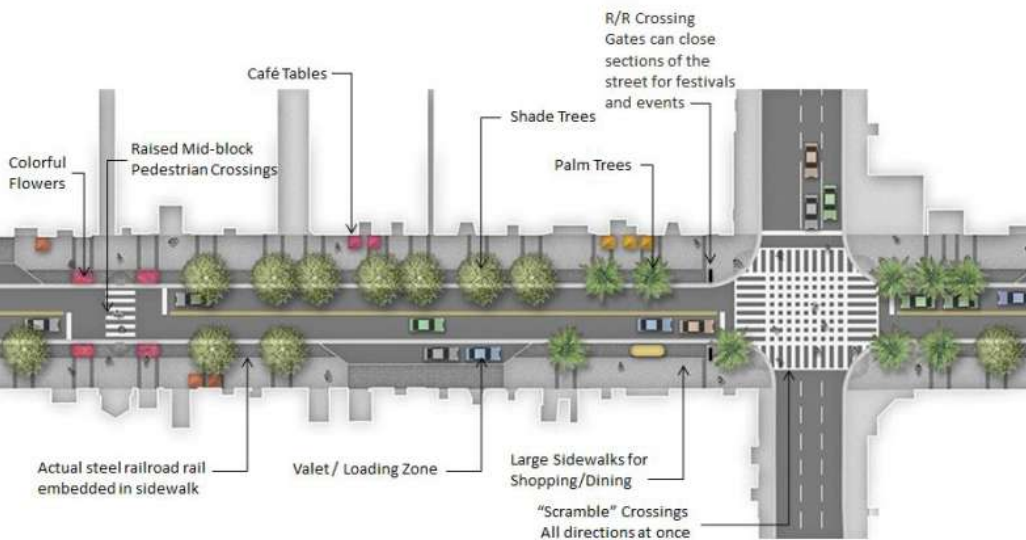


## FLAGLER STREET REVITALIZATION

Flagler Street is the original Main Street, a promenade stretching from Bay to River. When Flagler Street and Miami Ave intersect it creates the four quadrants of city's grid and could not get anymore Main & Main St. The fully funded 30 million revitalization project entails a near-total redesign and reconstruction of the street from Biscayne Boulevard to the Miami-Dade County Courthouse. On-street parking will be eliminated, replacing it with valet stations, extending and level sidewalks to allow ample room for pedestrians, cafe tables, bike racks and benches. Oak trees will be planted down the entire street, while upgrading and burying the electric and sewage. Flagler Street will return to its days of glory, rivaling any Miami pedestrian mall and ultimately competing with the Worth Avenues and Rodeo Drives of the world.

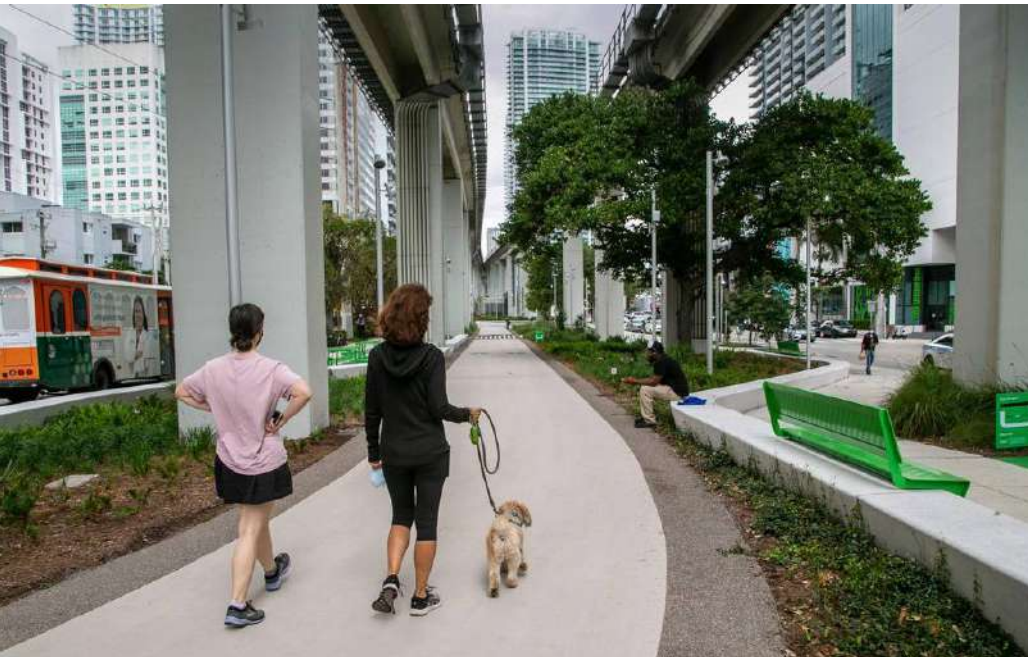


### Design | Concept | Plan



**OVERVIEW**

Phase 1 of the Underline has been completed and starts right in front of the AC Element Hotel. With 0.5 miles long, from the Miami River to SW 13th Street, the Underline features biking and walking trails, an Urban Gym, a Promenade, a seating area called the Oolite Room, Dining Areas, Gaming Tables, and Soccer and Basketball Courts. Upcoming Phases 2 and 3 will complete the project all the way to South Miami and span 10 miles.



## OVERVIEW

- \$800M Investment
- Reconstruct existing interstate and create a 1,025 foot long bridge
- Redefining the Miami skyline with six sweeping arches
- Enhances connectivity between Downtown Miami and the Art & Entertainment District





**MIAMI WORLD CENTER & THE PARAMOUNT LUXURY CONDO**

Miami World Center is a new mega project and Downtown's game changer. With nearly 30 acres and an estimated price tag of more than \$1.5 billion, Miami World Center will be the second largest urban development in the United States. It will include 765,000 Sq.Ft of signature retail, 4.5 acres of open space, 7,000 new parking spaces, and an ultra-modern Marriott Marquis World Convention Center Hotel with 1,800 rooms, 600,000 Sq.ft of convention space, and an 80,000 Sq.ft outdoor event deck. To top it all off – literally – the Master Plan for Miami Worldcenter will include multiple residential towers with over 1,000 units. Read more on Miami World Center.



## THE CENTER OF MIAMI'S ENTERTAINMENT

Bayfront Park is home to some of Miami's largest annual events. As such, residents will be able to enjoy a true live-work-play lifestyle. From top-notch restaurants to trendy nightclubs, and from live music venues to world-class art galleries, Bayfront Park offers it all.



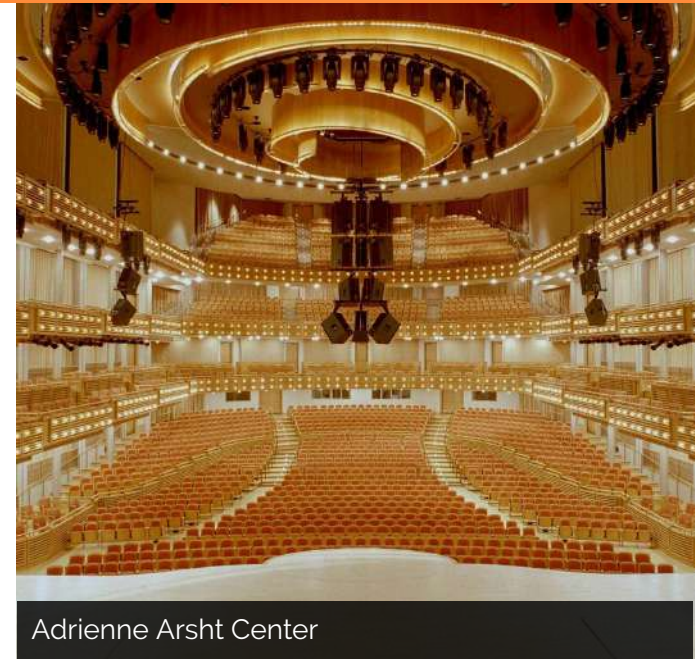




Perez Art Museum



Frost Museum of Science



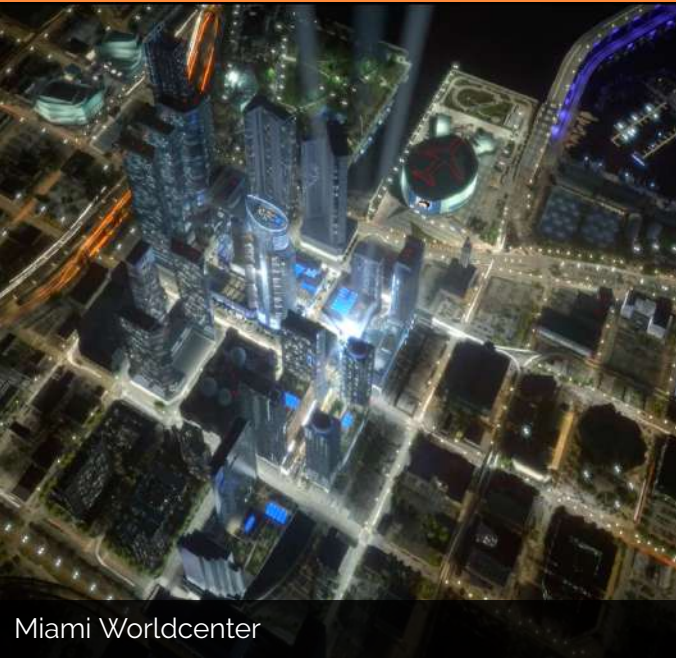
Adrienne Arsht Center



US Open



F1 Grand Prix



Miami Worldcenter



Miami Central Station



Waldorf Astoria Hotel & Residences Miami



Aston Martin Residences



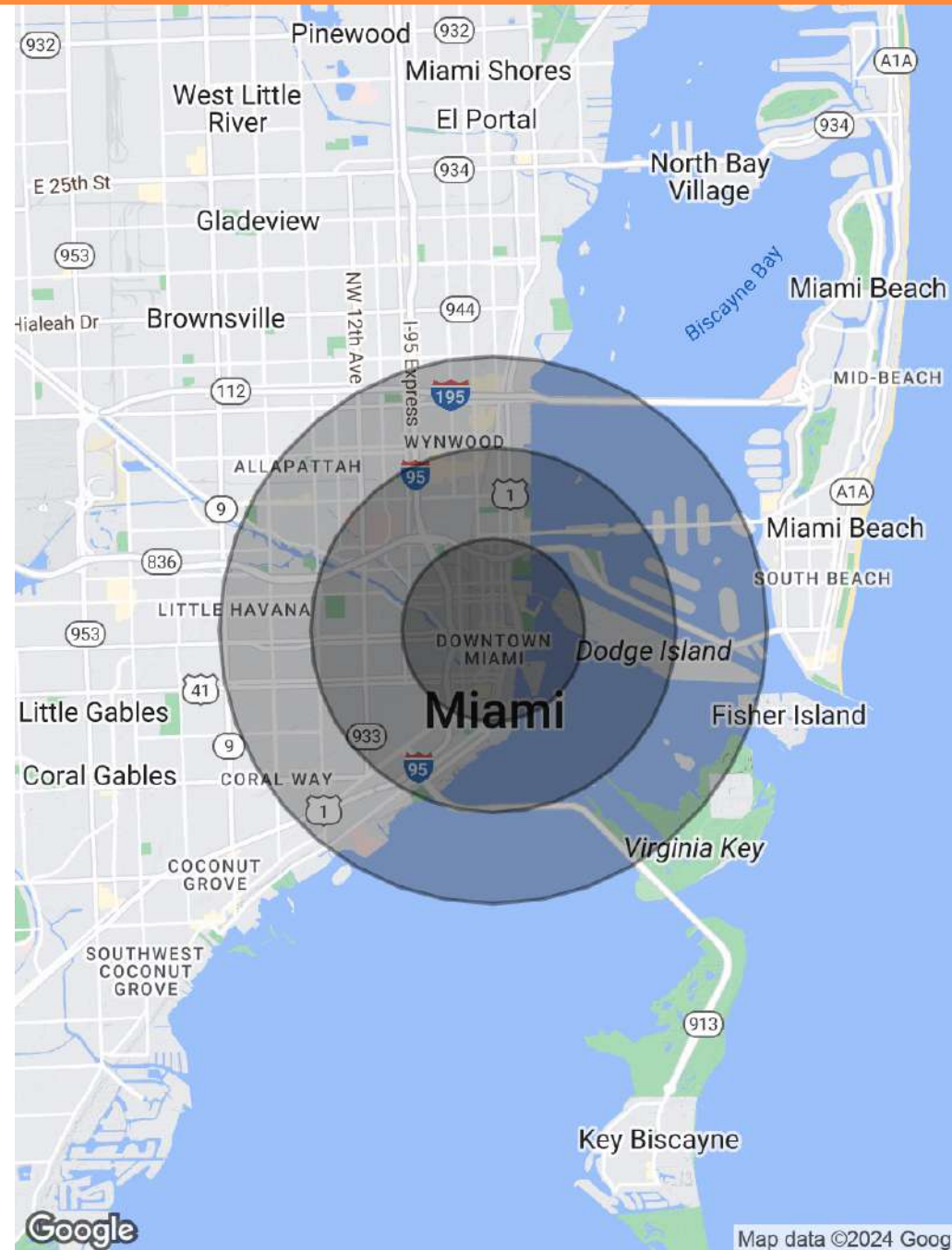
E11even Residence



Okan Tower

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	26,518	101,042	193,908
Average Age	36.0	37.5	38.1
Average Age (Male)	35.7	36.8	37.0
Average Age (Female)	36.1	38.4	39.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	12,522	44,192	77,609
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$50,927	\$54,982	\$51,389
Average House Value	\$432,059	\$453,140	\$447,920
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	66.6%	73.2%	74.9%
RACE	1 MILE	2 MILES	3 MILES
Total Population - White	19,844	78,808	150,028
Total Population - Black	4,661	15,763	31,579
Total Population - Asian	572	1,287	1,923
Total Population - Hawaiian	1	43	47
Total Population - American Indian	39	99	163
Total Population - Other	1,010	3,500	7,402

\* Demographic data derived from 2020 ACS - US Census



## FABIO FAERMAN

CCIM | Broker Associate



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## PROFESSIONAL BACKGROUND

Fabio Faerman is the CEO of FA Commercial Advisors and Commercial Division Director at Fortune Internacional Realty. CCIM member, Commercial Real Estate Investment Advisor, Broker Associate, and for the last five, consecutive years he has been awarded as the #1 Top Producing Broker of Fortune Internacional Realty.

Mr. Faerman and his team at FA Commercial Advisors specialize in the retail/restaurant real estate market, serving retailers, developers, and retail property owners/landlords.

FA Commercial is equipped with the advanced human capital, cutting-edge technology, international relationships and local market knowledge.

FA Commercial proudly assisted on the closing of many deals such as Cipriani, La Petit, La Cantina #20, Freddo, Pilo's Street Tacos, Prime Cigar, Yuzi Yakitori, The Cage, Unbreakfix, Roberto Giordano, Akashi, La Lupita, Eat Greek, Gyu-Kaku Japanese BBQ, La Provence and Granier Bakery.



## EDUCATION

CCIM, MBA, BA in Architecture.

## ABOUT FORTUNE INTERNATIONAL REALTY

Fortune International was awarded "Best Real Estate Agent and Best Floridian Agent" by The Bentley International Property Awards.

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www.fir.com

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by FA Commercial Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

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