

# MIAMI TODAY

WEEK OF THURSDAY, FEBRUARY 18, 2010

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## Real Estate Today

### THE REAL DEAL

**MEDICAL OFFICES SOLD:** A 17,600-square-foot office building at 20880 W Dixie Highway sold for \$3.75 million, announced **Kirk Felici**, vice president and regional manager of realty investment services firm Marcus & Millichap's Miami office. **Alex Zylberglait**, vice president of investments, and associate **Ryan Shaw** represented seller D & M Investments and secured the buyer, Grand Shore LLC. Known as Square One Center, the class-B medical office building was built in 1999 right off West Dixie Highway next to Aventura.



Alex Zylberglait

“This represents what buyers are looking for: stabilized, quality real estate in a good location,” Mr. Zylberglait said, noting the building sits across from Aventura Hospital. He said the property is 100% occupied with a stabilized rent roll.