

Marcus & Millichap

Real Estate Investment Services

**5000 BISCAYNE BLVD
REDEVELOPMENT
5000 Biscayne Blvd
Miami, FL 33137**



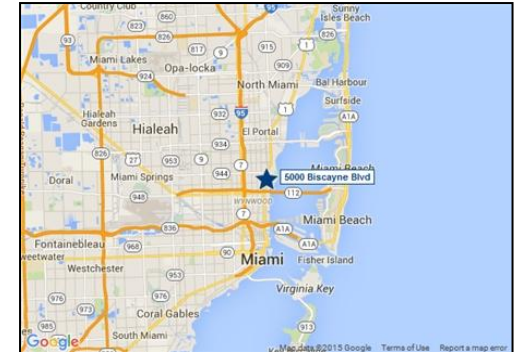
OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

- ◆ AAA Location Next to Wynwood, Edgewater, and Design District
- ◆ Stabilized Asset With Explosive Redevelopment Potential On Approximately 1.5 Acres
- ◆ High Density Development Opportunity
- ◆ Ample Parking
- ◆ Excellent Visibility
- ◆ Solid Anchor Tenant

Price
Rentable SF
Year Built
Parcel Size

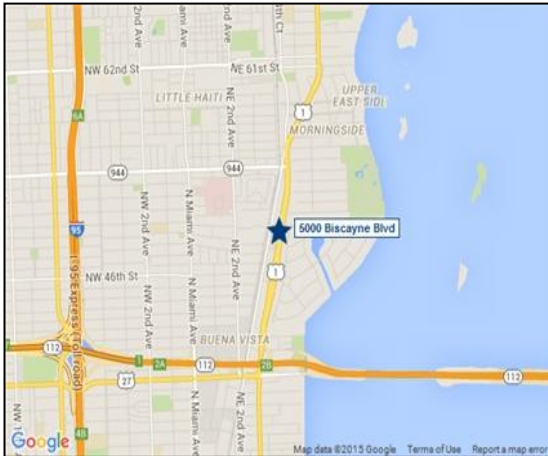
Request for Offer
15,618
1958
64,352



Listed by:

ALEX D. ZYLBERGLAIT
Senior Vice President Investments
Senior Director
National Office and Industrial Properties Group
Tel: (786) 522-7056
Fax: (786) 522-7010
License: FL BK3015211
Alex.Zylberglait@marcusmillichap.com
www.marcusmillichap.com/AlexDZylberglait

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OPERATING DATA

Income	Current	Pro Forma
Base Rent		
Occupied Space	\$138,252	\$228,882
Gross Potential Rent	\$138,252	\$228,882
Reimbursements	\$126,754	\$126,754
Gross Potential Income	\$265,006	\$355,636
Effective Gross Income	\$265,006	\$355,636
Total Expenses	\$213,498	\$213,498
Net Operating Income	\$51,508	\$142,138

MAJOR TENANTS

- ◆ Bank of America

INVESTMENT OVERVIEW

Marcus & Millichap is proud to present 5000 Biscayne Boulevard, a Class B office building with approximately 15,618 square feet of office space located directly on Biscayne Boulevard, which is one of Miami's busiest streets. The property is just east of Interstate-95 providing very easy access to and from Downtown Miami and Miami International Airport (MIA).

The 5000 Biscayne property is located in the Biscayne corridor office sub market. High occupancy and a strong development opportunity coupled with an excellent credit anchor tenant create a solid investment.

This office building has been exceptionally maintained and provides professional curb appeal, high visibility signage, and ample parking spaces. The interior has a combination of private offices and open floor space allowing for a range of uses and easy configuration. It would be ideal for professional owner-users such as engineering, design, insurance, accountants, architects, law firms and medical office users or as an investment opportunity. This asset is extremely easy to manage and there is a long list of tenants looking to occupy this building given the location, convenience, and overall condition of the property.

EXPENSES

Real Estate Taxes	\$62,941	\$62,941
General & Administrative	13,744	13,744
Insurance	18,429	18,429
Utilities	52,476	52,476
Repairs & Maintenance	27,488	27,488
Contract Services	29,830	29,830
Management Fee	8,590	8,590
Total Expenses	\$213,498	\$213,498
Expenses per SF	\$13.67	\$13.67



5201 Blue Lagoon Drive
Suite 100
Miami, FL 33126
Tel: (786) 522-7000
Fax: (786) 522-7010

www.marcusmillichap.com

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