

# Marcus & Millichap

**NOB HILL PROFESSIONAL BUILDING**  
**9955 North Kendall Drive**  
**Miami, FL 33176**

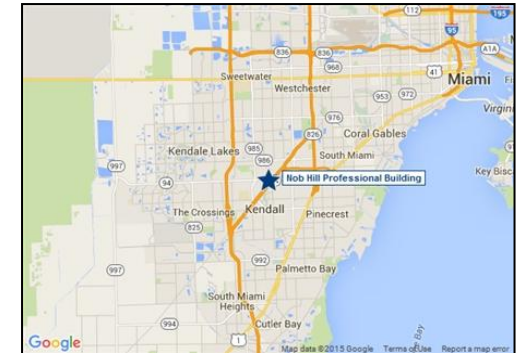


## INVESTMENT HIGHLIGHTS

- ◆ Right on North Kendall Drive
- ◆ Excellent Visibility With Over 65,000 Vehicles per Day
- ◆ Signalized Corner Location
- ◆ Well Maintained Property
- ◆ Located Between Turnpike and the Don Shula Expressway

## OFFERING SUMMARY

Price	\$2,700,000
Down Payment	(100%) \$2,700,000
Rentable SF	9,600
Price Per Rentable SF	\$281.25
Year Built	1973
Parcel Size	0.46 AC
Cap Rate - Pro Forma	5.45%



Listed by:

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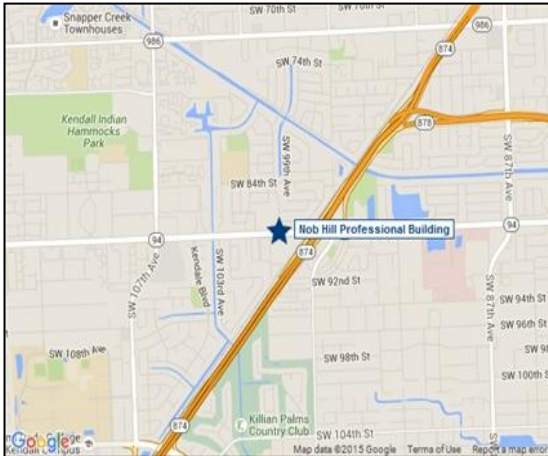
## 9955 NORTH KENDALL DRIVE • MIAMI, FL 33176

### OPERATING DATA

Income	Pro Forma
Base Rent	
Occupied Space	\$240,000
Gross Potential Rent	\$240,000
Gross Potential Income	\$240,000
Vacancy/Collection Allowance	5% / \$12,000
Effective Gross Income	\$228,000
Total Expenses	\$80,889
Net Operating Income	\$147,111

### MAJOR TENANTS

- ◆ Facial rejuvenation of S FI



### INVESTMENT OVERVIEW

Marcus & Millichap is proud to present Nob Hill Professional Center, an office building with approximately 9,600 square feet of rentable office space located right on North Kendall Drive and just west of the Don Shula Expressway in a signalized corner intersection.

The two story professional building is well maintained and it provides both investors and users an opportunity to control an asset strategically located close to employment and residential communities. There are only a handful of suites currently occupied, therefore allowing a new owner to occupy or reposition this asset. Minutes east of this property is the main campus of Baptist Hospital which is one of the top medical centers in all of Florida. The flexible floor plates and building layout allow for a multitude of tenants that would want to be at this location. With very limited supply of office inventory in this densely populated area, the demand is likely to continue to be strong for years to come.

### EXPENSES

Real Estate Taxes	\$49,295
Insurance	5,720
Utilities	4,847
Repairs & Maintenance	6,476
Contract Services	7,511
Management Fee	6,840
General & Administrative	200
<b>Total Expenses</b>	<b>\$80,889</b>
<b>Expenses per SF</b>	<b>\$8.43</b>



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