



Boutique Multi-Tenant Office

17021 NE 6th Ave, North Miami Beach, FL 33162

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The background of the entire page is a photograph of a single-story house with a light-colored exterior and a dark roof. The house is partially obscured by a large, semi-transparent blue overlay that covers the central portion of the image. The overlay contains white and orange text. To the left of the overlay, a large tree trunk and some foliage are visible. To the right, a silver car is parked in a driveway, and a wooden fence is visible behind the house.

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SECTION 1

Executive Summary

OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

Marcus & Millichap

OFFERING SUMMARY



Listing Price
\$1,100,000



Price/SF
\$703.32

FINANCIAL

Listing Price	\$1,100,000
Gross Annual Rent	\$18,600
Units	7
Currently Rented Units	4
Vacant Units	3
Price/SF	\$703.32

OPERATIONAL

Net Rentable Area	1,564 SF
Lot Size	0.16 Acres (6,969 SF)
Year Built	1954



BOUTIQUE MULTI-TENANT OFFICE

17021 NE 6th Ave, North Miami Beach, FL 33162

INVESTMENT OVERVIEW

Marcus & Millichap is proud to present for sale a boutique multi-tenant office building at 17021 NE 6th Avenue, North Miami Beach, offering an attractive opportunity for both investors and owner-users due to its location, scale, and market fundamentals. The 1,564-square-foot office property includes seven units, four currently leased and three vacant, providing immediate income with room for value-add leasing or owner occupancy.

Built with concrete block and steel truss roofing, the single-story building requires minimal maintenance and benefits from RO (Residential Office) zoning, accommodating professional, medical, or creative office uses. Its parking ratio of nearly seven spaces per 1,000 square feet is a notable advantage in Miami-Dade, where surface parking is scarce.

The property's location in North Miami Beach is supported by strong demographics. Within five miles, the population exceeds 500,000, with steady growth and rising median household incomes—up over 68% since 2010. Unemployment remains low at 3%, and the area benefits from proximity to major corridors and Miami's urban core, attracting professionals and small businesses.

For investors, this office building provides stabilized income and the potential to capture rent growth. For owner-users, it offers immediate occupancy with additional income from leased units, offsetting costs. Its boutique size makes it easy to manage yet positioned for appreciation in one of South Florida's strongest submarkets, offering a rare, affordable foothold in Miami's dynamic commercial real estate landscape.

SECTION 2

Property Information

PROPERTY DETAILS

REGIONAL MAP

PROPERTY PHOTOS

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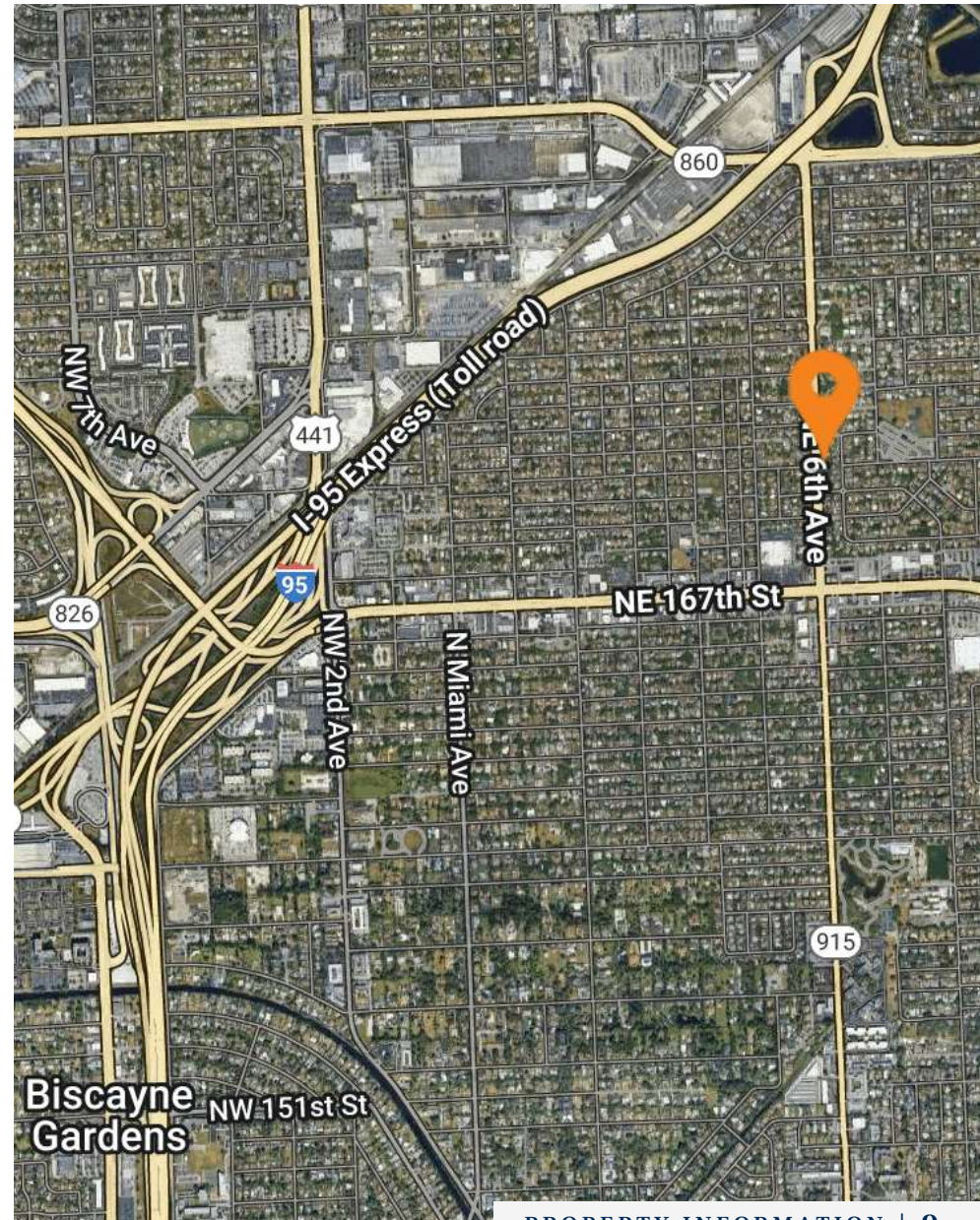
Boutique Multi-Tenant Office // PROPERTY DETAILS

SITE DESCRIPTION

Assessors Parcel Number	07-2207-014-1260
Zoning	RO-RESIDENTIAL OFFICE
Floors	1
Year Built	1954
Net Rentable Area	1,564 SF
Parking	10 Surface Spaces
Parking Ratio	6.9:1,000 SF
Topography	Grade Level
Intersection/Cross Street	NE 6th Ave/NE 170th St

CONSTRUCTION

Exterior	Concrete Block
Roof	Steel Frame/Truss



Boutique Multi-Tenant Office // PROPERTY PHOTOS



PROPERTY PHOTOS // **Boutique Multi-Tenant Office**



Boutique Multi-Tenant Office // PROPERTY PHOTOS



NE 6th Ave



SECTION 3

Market Overview

MARKET OVERVIEW

DEMOGRAPHICS

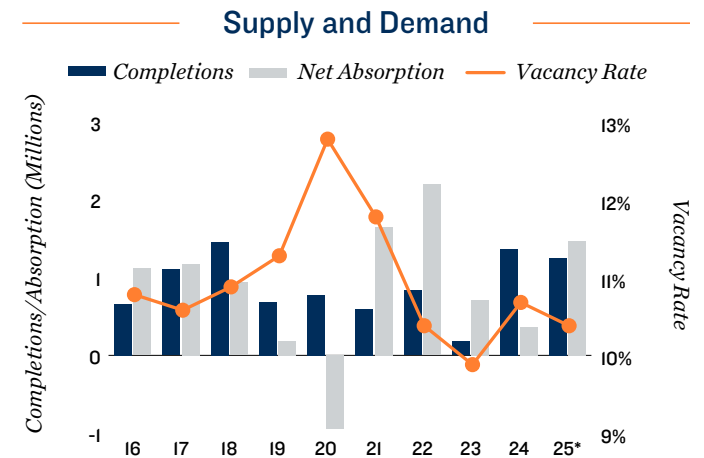
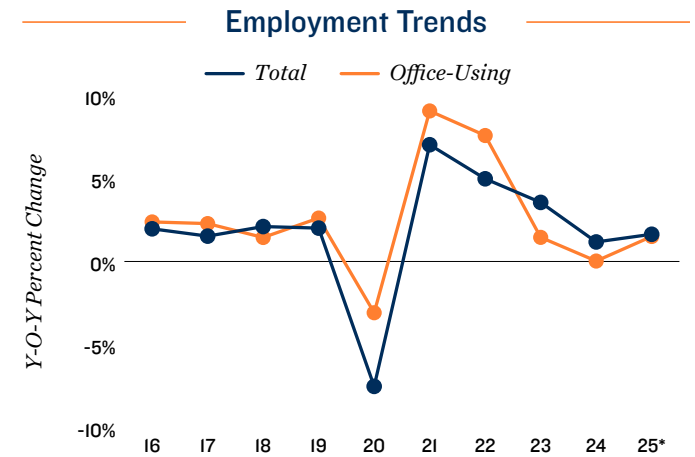
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MIAMI-DADE

Nationally Low CBD Vacancy Continues to Propel Memphis Office Sector Amid Class B Investment Focus

Interest rising in urban developments, while suburbs draw cost-conscious tenants. Miami's office vacancy is forecast to sit just above 10 percent this year and remain below its 2019 mark. Despite rightsizing trends driving space givebacks downtown, new urban projects are aligning with institutional demand for premium floorplans. Nearly 70 percent of the 1.5 million square feet delivered last year was occupied entering 2025, while 90 percent of the 1 million square feet set to open this year is already pre-leased. This momentum is set to continue into 2025, as return-to-office plans from firms like J.P. Morgan contribute to rising space needs. Price-sensitive occupiers are likely to favor lower-cost submarkets like the area around Miami International Airport, which saw near-record Class A net absorption last year. Companies such as Assurant, taking 75,000 square feet in mid-2025, will further reinforce local absorption. Well-educated residents and proximity to downtown should also sustain lower-tier space demand here and in nearby areas like Coral Gables, where segment vacancy fell by 50 basis points in 2024.

Investors seek stabilized assets in core locations. Miami sustaining the fifth-lowest office vacancy rate in the country last year helped transaction velocity accelerate compared with 2023, propelling aggregate deal volume into the top five major U.S. markets. Trading activity was focused in dense suburbs like the Miami International Airport area and Coral Gables, which may continue after these areas led the metro in vacancy compression last year. Buyers in these submarkets have found sub-50,000-square-foot Class B offices priced around \$200 per square foot. Meanwhile, institutional investors deploying larger capital allocations are likely to focus on the metro's urban core, where Class A vacancy fell below pre-pandemic levels in 2024 despite elevated supply additions.



* Forecast
Sources: CoStar Group, Inc.; Real Capital Analytics

2025 MARKET FORECAST

+1.6% 

EMPLOYMENT: Miami employers add 22,000 roles this year, roughly in line with 2024. Hiring in the traditionally office-using sector is forecast to improve with an expected net gain of 5,000 jobs.

1,250,000 sq. ft. 

CONSTRUCTION: Still elevated from 2023's record low, deliveries here lead all major Florida metros. Regardless, supply additions will align with the metro's historic annual average of 1 million square feet.

-30 bps 

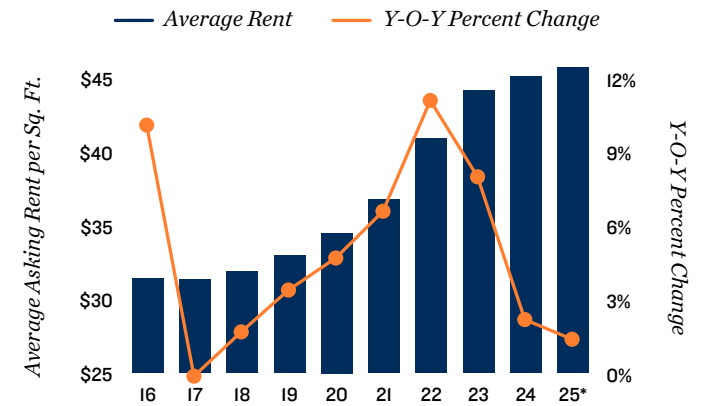
VACANCY: Strong pre-leasing activity and stable space needs for recent hires will reduce Miami's vacancy to 10.4 percent, trailing only the Inland Empire for the lowest among primary U.S. markets.

+1.4% 

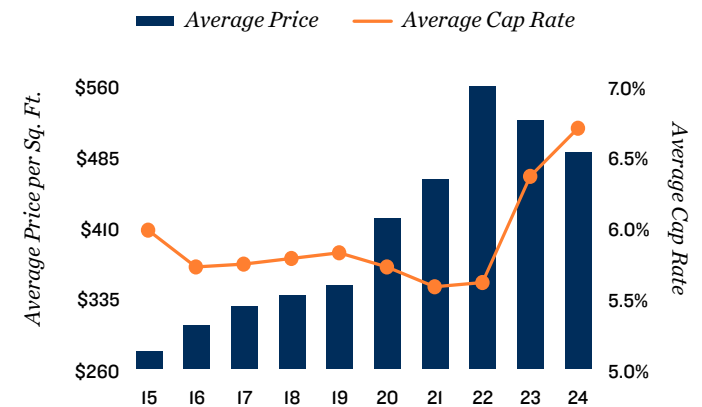
RENT: Flight-to-quality trends will limit rent growth as they leave an outsized share of lower-tier space on the market. The metro's average asking rate will reach \$45.70 per square foot by year-end.

INVESTMENT: *More investors may target Northeast Dade, where vacancy remains below 10 percent. Planned move-ins, such as by travel company RCI, highlight the area's corporate appeal, driven by competitive rental rates.*

Rent Trends



Sales Trends



* Forecast

Sources: CoStar Group, Inc.; Real Capital Analytics

DEMOGRAPHICS // Boutique Multi-Tenant Office

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	22,203	206,457	522,901
2024 Estimate			
Total Population	22,123	202,779	514,762
2020 Census			
Total Population	22,585	200,502	509,439
2010 Census			
Total Population	22,327	189,547	477,422
Daytime Population			
2024 Estimate	18,981	162,101	412,409
HOUSEHOLDS			
2029 Projection			
Total Households	6,621	72,893	190,019
2024 Estimate			
Total Households	6,580	71,397	186,804
Average (Mean) Household Size	3.2	2.8	2.8
2020 Census			
Total Households	6,520	69,341	182,395
2010 Census			
Total Households	6,302	63,584	168,687
HOUSEHOLDS BY INCOME			
2024 Estimate			
\$200,000 or More	6.6%	4.7%	7.5%
\$150,000-\$199,999	4.5%	4.6%	5.3%
\$100,000-\$149,999	15.5%	13.8%	13.8%
\$75,000-\$99,999	16.6%	15.3%	14.7%
\$50,000-\$74,999	18.2%	18.6%	17.4%
\$35,000-\$49,999	12.1%	13.1%	12.0%
\$25,000-\$34,999	9.8%	10.6%	9.4%
\$15,000-\$24,999	6.6%	8.6%	8.9%
Under \$15,000	10.1%	10.7%	11.0%
Average Household Income	\$85,904	\$78,412	\$84,972
Median Household Income	\$48,343	\$47,191	\$51,972
Per Capita Income	\$25,541	\$27,271	\$30,976

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	22,123	202,779	514,762
Under 20	26.4%	24.0%	23.9%
20 to 34 Years	20.0%	20.6%	19.3%
35 to 49 Years	17.4%	19.3%	19.6%
50 to 59 Years	13.1%	13.3%	13.3%
60 to 64 Years	7.3%	6.8%	6.5%
65 to 69 Years	5.8%	5.6%	5.6%
70 to 74 Years	4.1%	4.1%	4.5%
Age 75+	6.0%	6.4%	7.4%
Median Age	38.0	39.0	40.0
Population by Gender			
2024 Estimate Total Population	22,123	202,779	514,762
Male Population	51.0%	51.9%	51.9%
Female Population	49.0%	48.1%	48.1%
Travel Time to Work			
Average Travel Time to Work in Minutes	35.0	34.0	34.0



POPULATION

In 2024, the population in your selected geography is 514,762. The population has changed by 7.82 percent since 2010. It is estimated that the population in your area will be 522,901 five years from now, which represents a change of 1.6 percent from the current year. The current population is 51.9 percent male and 48.1 percent female. The median age of the population in your area is 40.0, compared with the U.S. average, which is 39.0. The population density in your area is 6,564 people per square mile.



EMPLOYMENT

In 2024, 249,757 people in your selected area were employed. The 2010 Census revealed that 54 percent of employees are in white-collar occupations in this geography, and 19.8 percent are in blue-collar occupations. In 2024, unemployment in this area was 3.0 percent. In 2010, the average time traveled to work was 32.00 minutes.



HOUSEHOLDS

There are currently 186,804 households in your selected geography. The number of households has changed by 10.74 percent since 2010. It is estimated that the number of households in your area will be 190,019 five years from now, which represents a change of 1.7 percent from the current year. The average household size in your area is 2.8 people.



HOUSING

The median housing value in your area was \$383,982 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 101,086.00 owner-occupied housing units and 67,593.00 renter-occupied housing units in your area.



INCOME

In 2024, the median household income for your selected geography is \$68,186, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 68.84 percent since 2010. It is estimated that the median household income in your area will be \$77,266 five years from now, which represents a change of 13.3 percent from the current year.

The current year per capita income in your area is \$30,976, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$84,972, compared with the U.S. average, which is \$101,307.



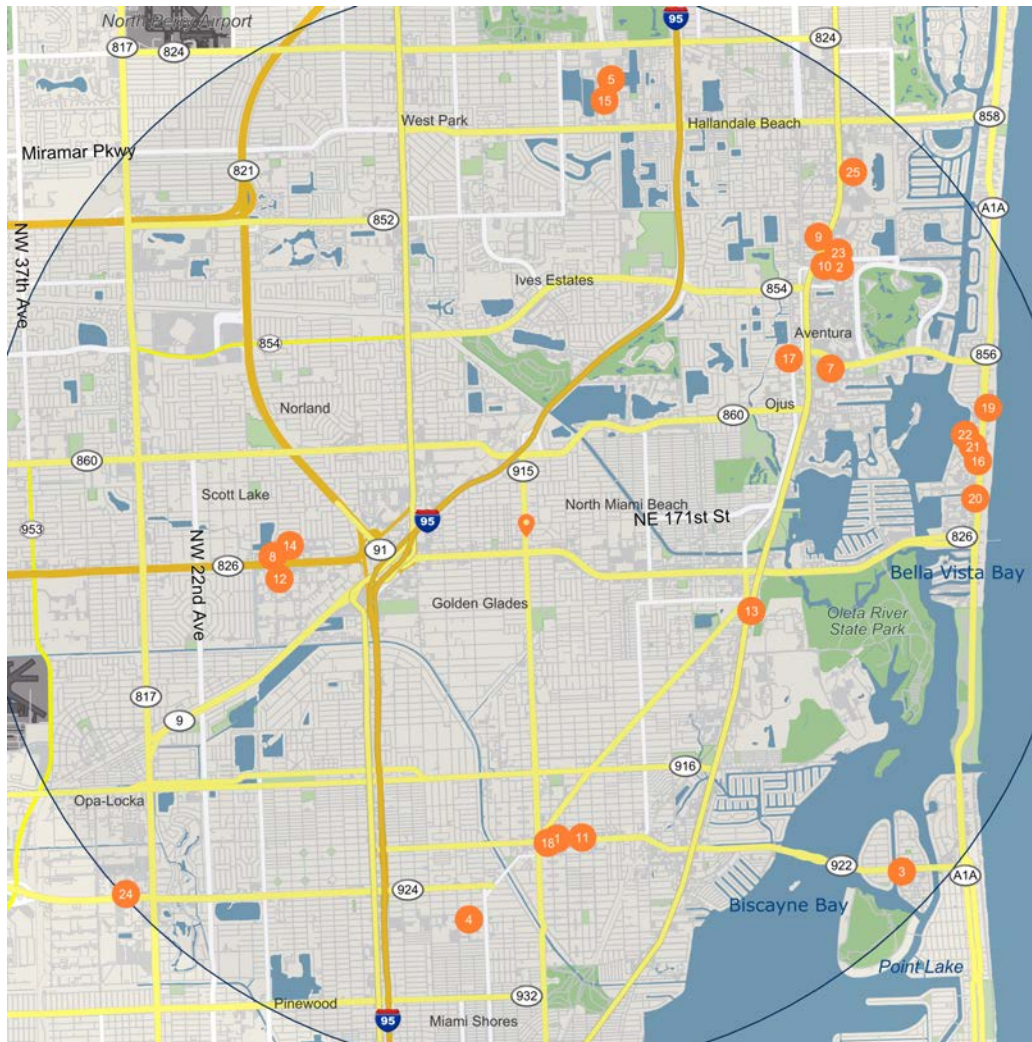
EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 27.4 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 9.6 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 12.9 percent vs. 8.8 percent, respectively.

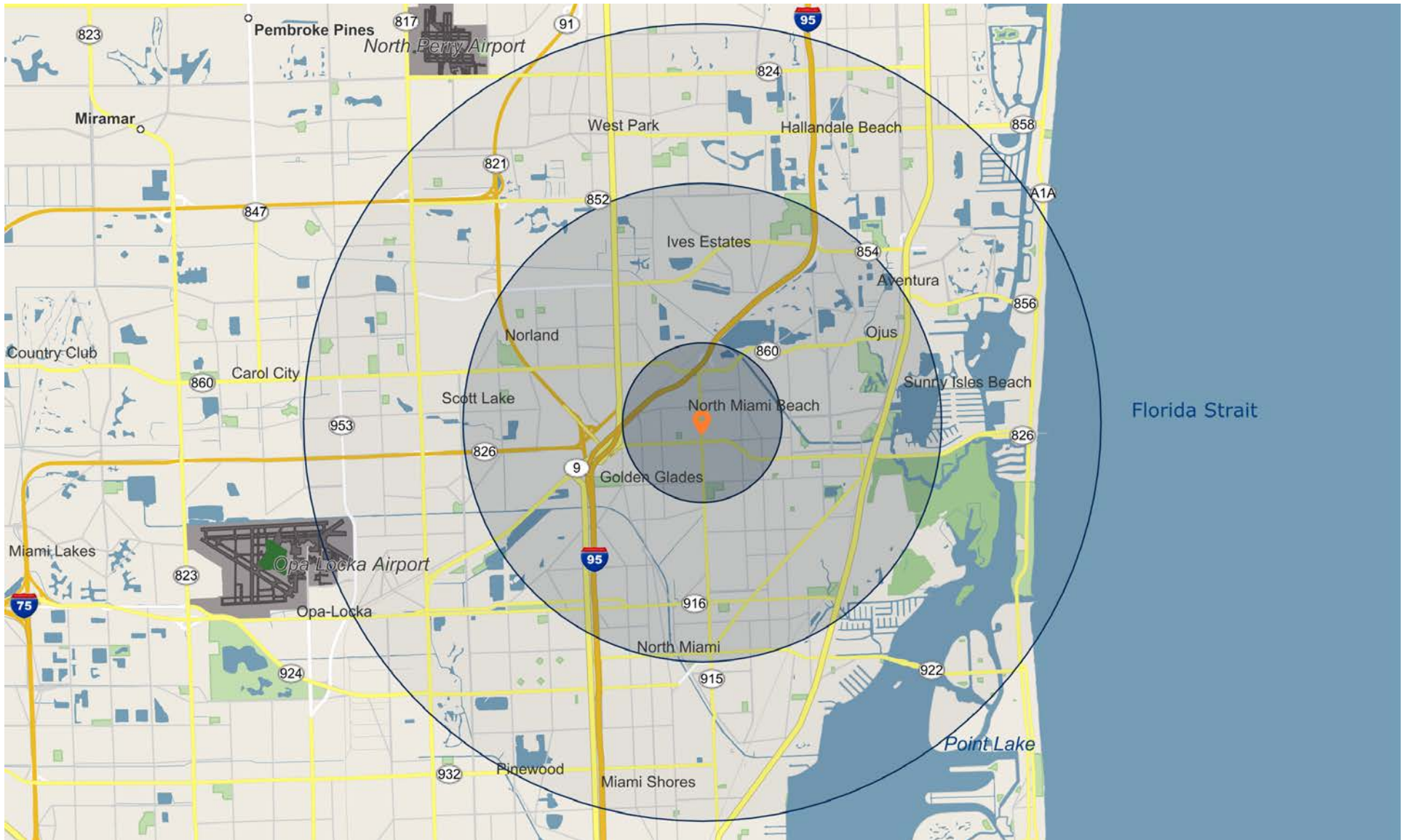
The area had fewer high-school graduates, 3.0 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 34.5 percent in the selected area compared with the 19.7 percent in the U.S.

DEMOGRAPHICS // Boutique Multi-Tenant Office



Major Employers		Employees
1	Payless Shsource Worldwide LLC-Collective Brands	19,000
2	Banesco USA-Banesco USA 10	5,025
3	Transform Holdco LLC	5,018
4	Barry University Inc-Institute For Prof Grdnship EI	1,210
5	Compass Group Usa Inc-Canteen Vending Services	1,168
6	Archdiocese of Miami Inc-St Marys Properties	1,152
7	Commemorative Brands Inc-Artcarved	1,136
8	Chenmed LLC-Chen Medical Centers	1,130
9	Miami Bch Healthcare Group Ltd-Aventura Hospital and Med Ctr	1,100
10	Icon International Holdings	1,000
11	US Security Associates Inc	995
12	Compass Group Usa Inc	986
13	N-lx USA Inc	950
14	United Group Underwriters LLC-United Automobile Insurance Co	897
15	Nationsbenefits LLC-Nationsmarket	809
16	Trans-Resources LLC	736
17	Grand Realty America Corp-Grand Realty	700
18	Caremark Phc LLC	650
19	Tb Isle Resort LP-Turnberry Ocean Club	635
20	City of Sunny Isles Beach-Skate Park	612
21	City of Sunny Isles Beach-Sunny Isles Beach Police Dept	612
22	City of Sunny Isles Beach-Susan Smpson Cltral Cmmnity S	612
23	Ecapital Frt Factoring Corp	575
24	Gordon Food Service Inc-GFS Florida Division	550
25	Yard House Restaurants LLC-Yard House	531

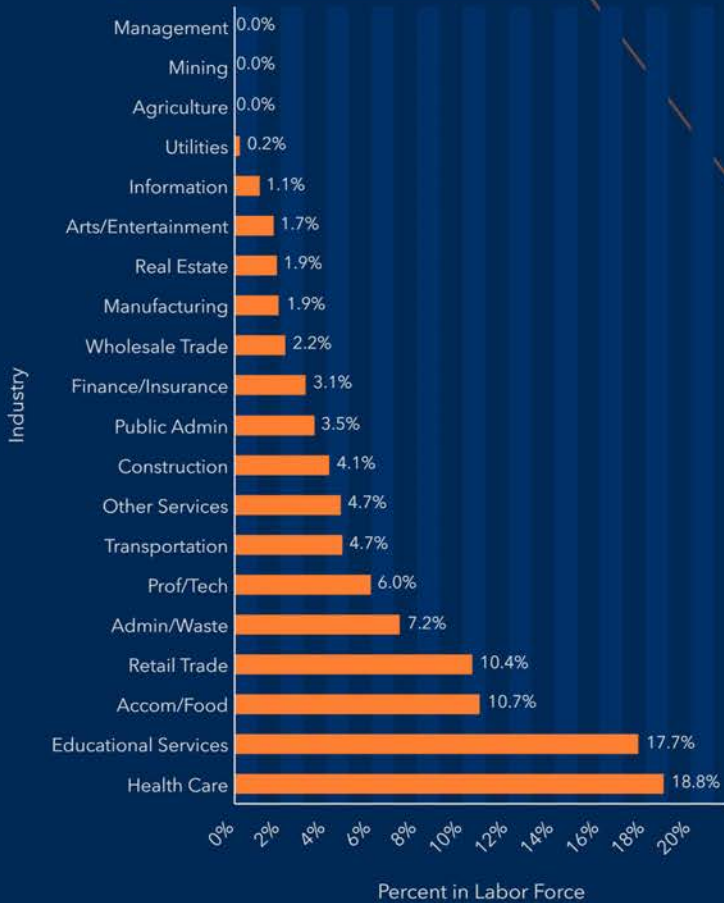
Boutique Multi-Tenant Office // DEMOGRAPHICS



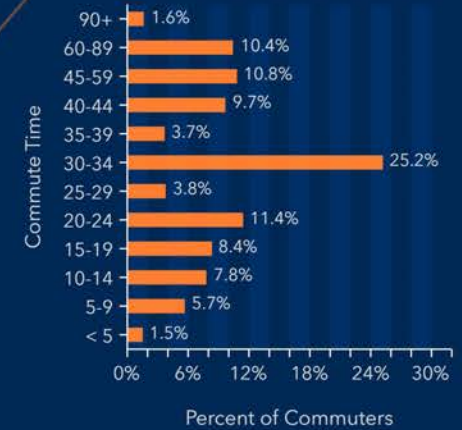
Economic Development Profile



Labor Force by Industry



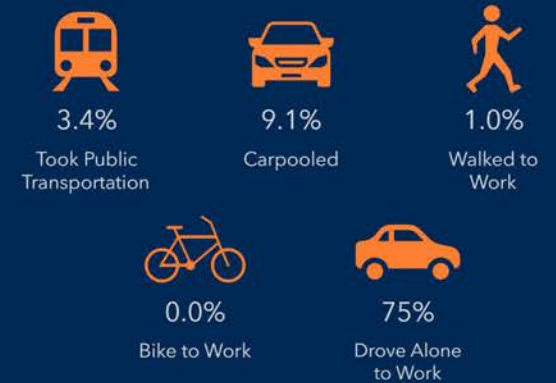
Commute Time: Minutes



Workforce Overview



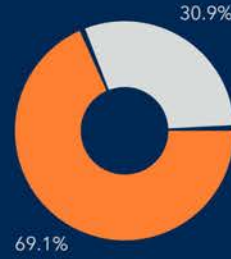
Transportation to Work



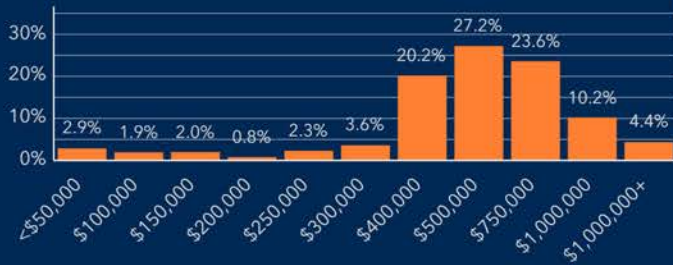
Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025), ACS (2019-2023), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025), AGS (2024).

Boutique Multi-Tenant Office // DEMOGRAPHICS

Home Ownership



Home Value



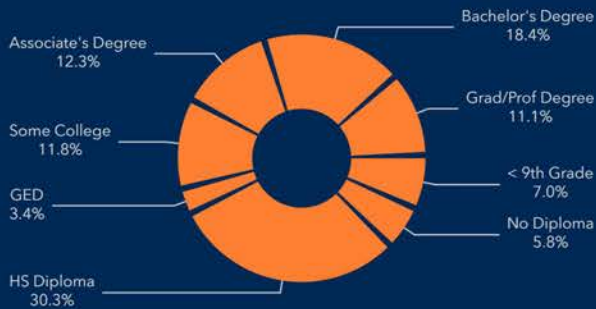
Household Income



Community Overview



Educational Attainment



ANNUAL HOUSEHOLD SPENDING



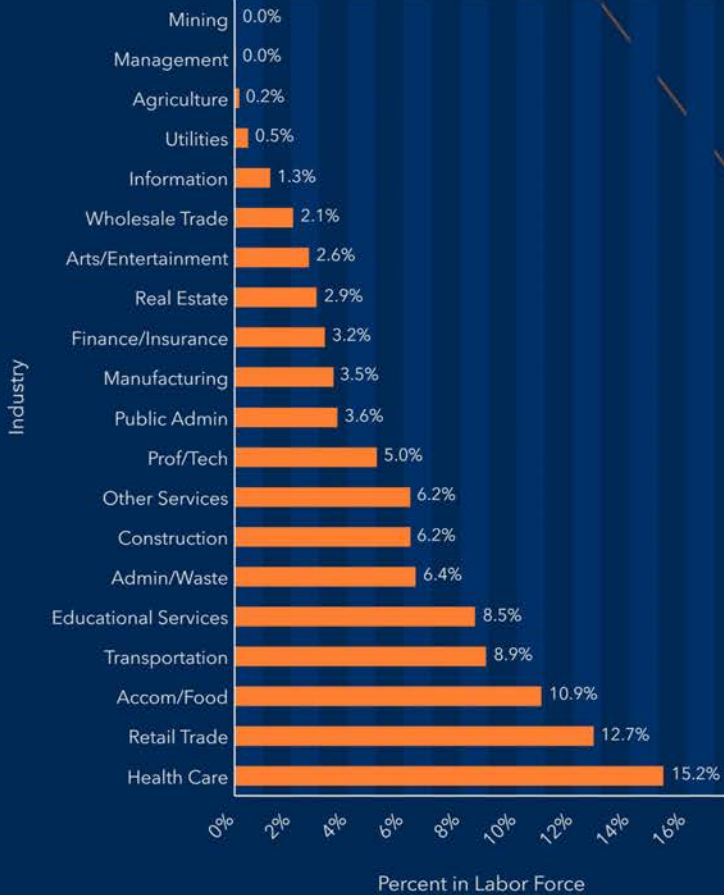
6,411	55	1,074
Total Housing Units	Housing Affordability Index	Households Below the Poverty Level
38.5	\$60,042	19,589
Median Age	Median Disposable Income	Total Population
84	80	140
Wealth Index	Diversity Index	Total Crime Index

Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025), ACS (2019-2023), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025), AGS (2024).

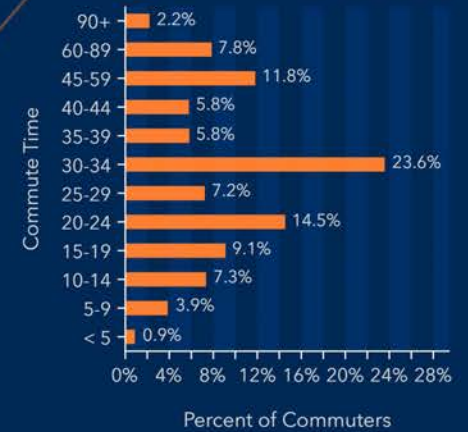
Economic Development Profile



Labor Force by Industry



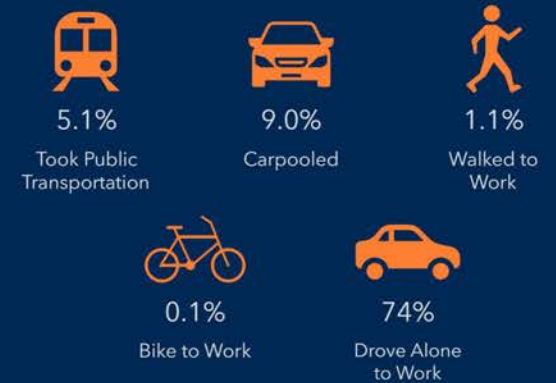
Commute Time: Minutes



Workforce Overview



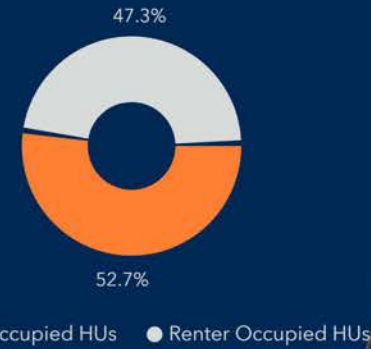
Transportation to Work



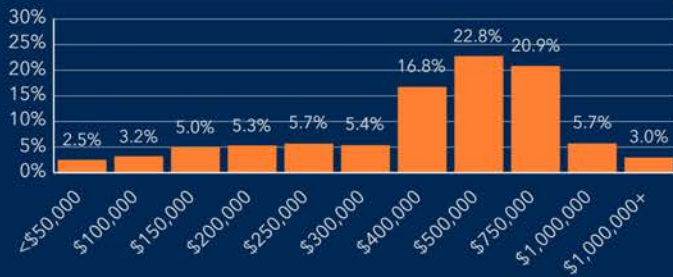
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Boutique Multi-Tenant Office // DEMOGRAPHICS

Home Ownership



Home Value

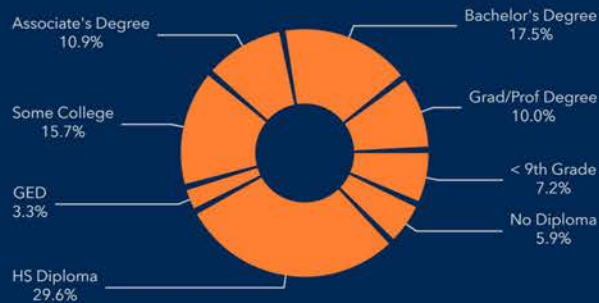


Household Income



Community Overview

Educational Attainment



ANNUAL HOUSEHOLD SPENDING



77,899	53	11,336
Total Housing Units	Housing Affordability Index	Households Below the Poverty Level
39.8	\$53,614	203,671
Median Age	Median Disposable Income	Total Population
65	82	130
Wealth Index	Diversity Index	Total Crime Index

Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025), ACS (2019-2023), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025), AGS (2024).

DEMOGRAPHICS // Boutique Multi-Tenant Office

DEMOGRAPHIC SUMMARY

17021 Ne 6Th Ave, North Miami Beach, Florida, 33162

Ring of 1 mile

KEY FACTS

19,589

Population

38.5

Median Age



5,846

Households

\$60,042

Median Disposable Income

EDUCATION

12.8%

No High School Diploma



33.7%

High School Graduate



24.1%

Some College/
Associate's Degree



29.5%

Bachelor's/Grad/
Prof Degree

INCOME



\$73,388

Median Household Income



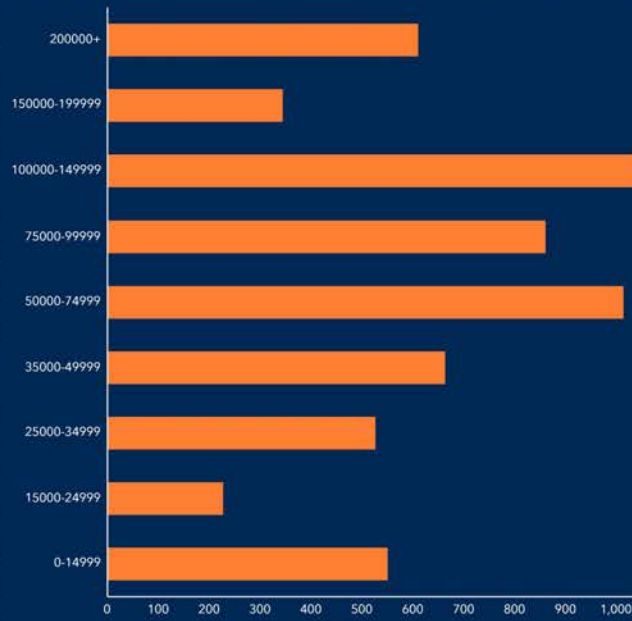
\$29,926

Per Capita Income

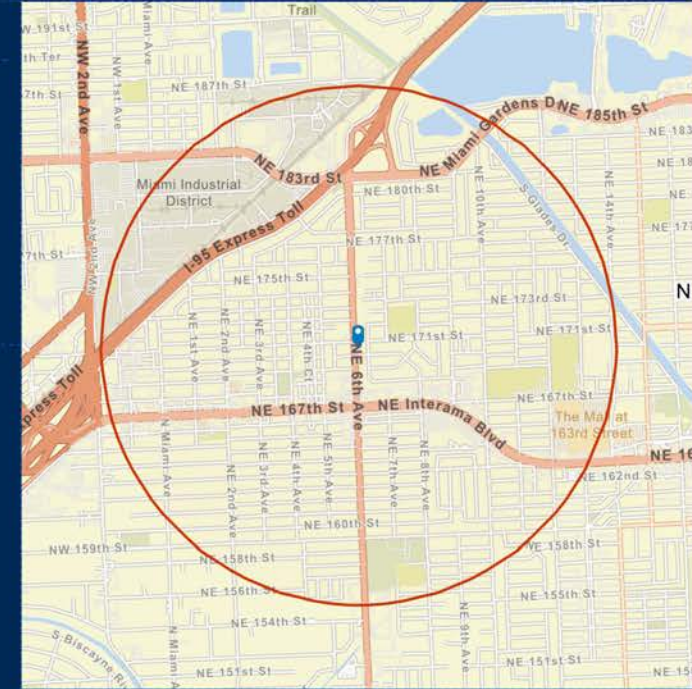


\$223,328

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



60.2%

White Collar



17.5%

Blue Collar



25.3%

Services

3.2%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri

DEMOGRAPHIC SUMMARY

17021 Ne 6Th Ave, North Miami Beach, Florida, 33162

Ring of 3 miles

KEY FACTS

203,671

Population



72,027

Households

39.8

Median Age

\$53,614

Median Disposable Income

EDUCATION

13.1%

No High School Diploma



32.9%

High School Graduate



26.6%

Some College/
Associate's Degree



27.5%

Bachelor's/Grad/
Prof Degree

INCOME



\$63,678

Median Household Income



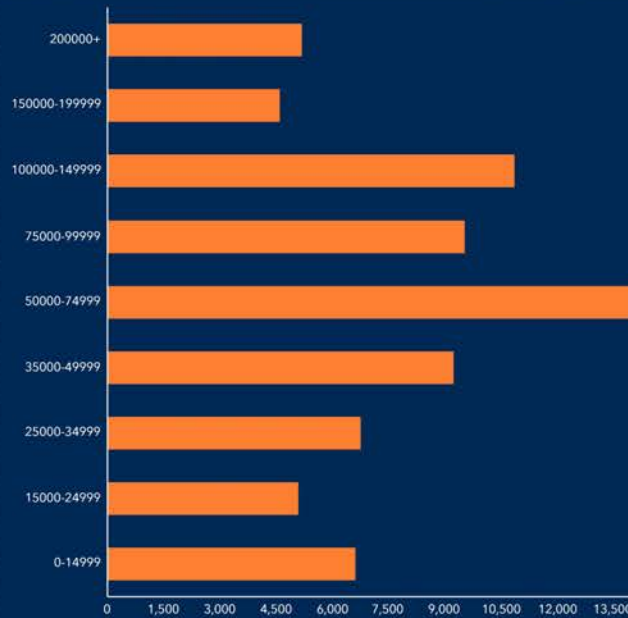
\$31,101

Per Capita Income

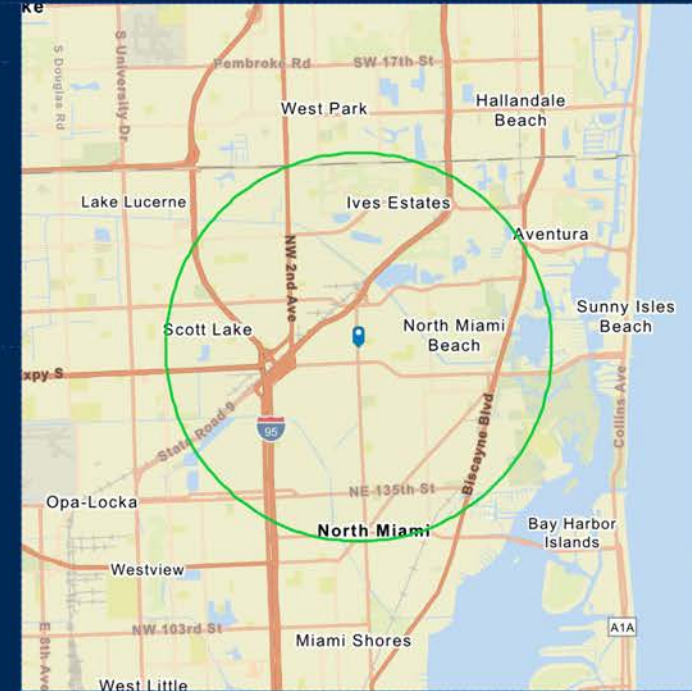


\$112,261

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT

57.5%

White Collar



20.9%

Blue Collar



26.8%

Services

3.2%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri

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