

CITI CENTRE

290 Northwest 165th Street, Miami, FL 33169

OFFERING MEMORANDUM



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Activity ID # ZAH0390018



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CITI CENTRE

Miami | FL



EXECUTIVE SUMMARY

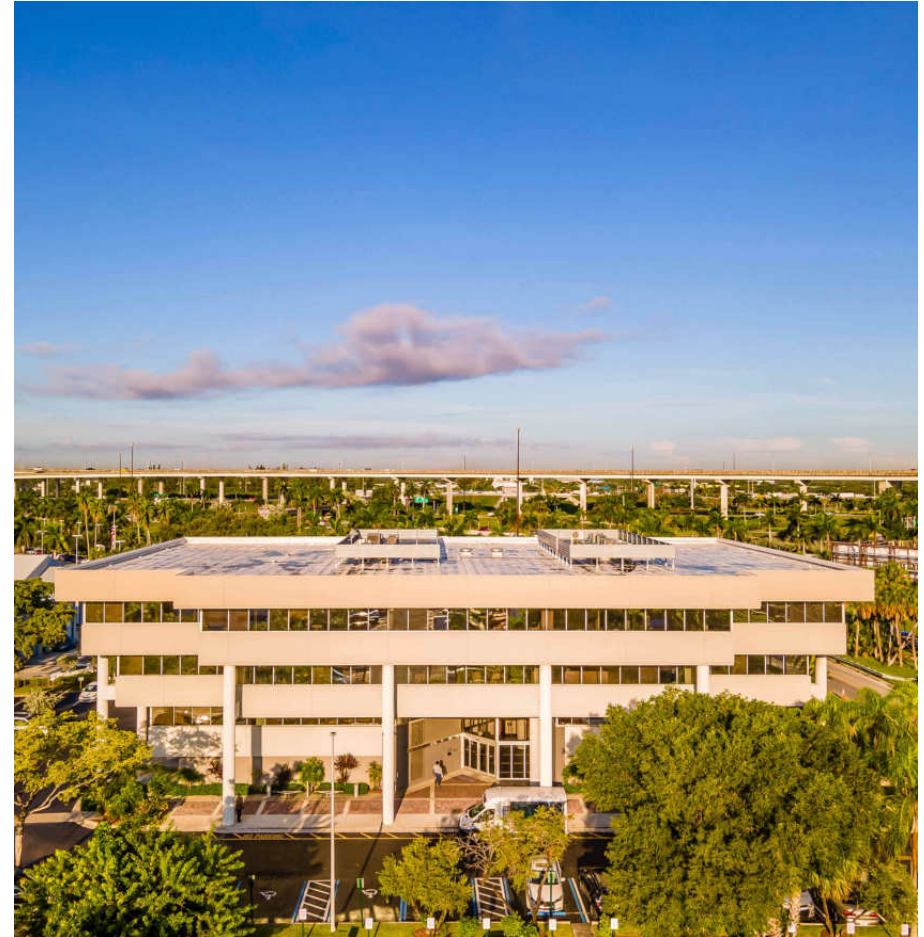
EXECUTIVE SUMMARY

Marcus & Millichap is proud to present Citi Centre, a 46,324-square-foot office building offered at \$10,500,000 (\$226.66 per SF), representing a compelling basis well below replacement cost. Located in North Miami Beach, Citi Centre sits on a 1.54-acre parcel and offers investors the opportunity to acquire a stabilized, income-producing asset with long-term leases and value-add potential through lease-up and rent growth.

Originally built in 1986 and renovated 2022, the property is strategically located adjacent to Jackson North Medical Center and the Golden Glades Interchange, providing immediate access to Interstate 95, Florida's Turnpike, and State Road 826—a key advantage for tenants operating across Miami-Dade and Broward counties.

Citi Centre benefits from its central position along the 167th Street Corridor, a high-growth commercial area experiencing revitalization led by national tenants such as Home Depot and Walmart. This corridor's ongoing transformation has elevated market fundamentals and attracted capital investment from both institutional and private stakeholders.

The property features 26 suites, ample surface parking (2.96/1,000 SF), 24-hour security access, and proximity to both Miami International Airport and Fort Lauderdale-Hollywood International Airport, enhancing its appeal to a wide range of business and medical office users.



\$10,500,000

Price



46,324 SF

Rentable Built Area (RBA)



1.54

Lot Size



1986/2022

Year Built/Renovated

PROPERTY OVERVIEW

Marcus & Millichap is proud to present Citi Centre, a strategically located office building at 290 Northwest 165th Street in Miami, FL. This property offers strong potential for medical tenancy, thanks to its proximity to Jackson North Medical Center, and provides an exceptional investment opportunity in the heart of North Miami Beach. The property is situated on over 1.5 acres, with outstanding visibility directly from I-95, offering unparalleled access and exposure to one of the busiest highways in South Florida.

The building spans approximately 46,324 square feet of rentable space across multiple floors and offers a highly adaptable design, suitable for a variety of tenants. The property is equipped with covered, reserved parking for tenants and visitors, ensuring convenience and security. Additionally, Citi Centre offers outstanding in-place assumable interest-only debt, with a significantly below-market interest rate, making it an even more attractive acquisition opportunity.

Miami continues to show strong demand for office space, particularly in emerging areas like North Miami Beach. The city's favorable location, combined with its status as a growing hub for the medical, commercial, and retail sectors, drives steady demand for office space. Furthermore, the proximity to Jackson North Medical Center gives Citi Centre a competitive edge for medical-related tenants seeking easy access to the healthcare district.

Miami-Dade County's economy is driven by a diverse mix of industries, with healthcare and life sciences being among the most significant contributors. The region's growing medical sector, bolstered by institutions like Jackson North Medical Center nearby, continues to drive demand for office space, particularly in North Miami Beach. The area is also benefiting from an influx of professionals and businesses in sectors such as international trade, finance, and technology, helping to solidify its position as a key business hub. These economic drivers support long-term demand for office space in the market, particularly for properties such as Citi Centre, which are strategically located near critical healthcare facilities and major transportation corridors.

Priced well below replacement cost, Citi Centre represents an excellent value for investors looking for strong upside potential through increasing occupancy, particularly with medical office tenants. The building's location and amenities, along with the highly visible site, position it as a prime asset in one of Miami's most dynamic and rapidly developing commercial corridors.



PROPERTY OVERVIEW

Address	290 Northwest 165th Street, Miami, FL
Price	\$10,500,000
Lot Size (Acres)	1.54 Acres
Year Built/Renovated	1988/2022
Parking Ratio	2.96:1000
Type of Ownership	Fee Simple

INVESTMENT HIGHLIGHTS

- Prime location next to the Golden Glades Interchange, I-95, 826, and Florida's Turnpike, offering excellent accessibility.
- Close proximity to both Miami International and Fort Lauderdale International Airports, providing strong connectivity.
- The property features a stable, long-term tenant mix with a history of consistent occupancy.
- Significant upside potential through increased occupancy in the available spaces.
- Leases are structured with base-year terms, offering predictability and stability for investors.
- Annual rent increases ensure steady income growth over time.
- The property is well-maintained with no deferred maintenance, minimizing immediate capital expenditures.



\$10,500,000

LIST PRICE



46,324 SF

RENTABLE SF



1.54 Acres

LOT SIZE



26

NUMBER OF SUITES

CITI CENTRE

Miami | FL

PROPERTY DESCRIPTION



BUILDING DESCRIPTION

\$10,500,000

SALE PRICE

\$226.66

PRICE PER SQFT

46%

DOWN PAYMENT %

1986/2022

BUILT/RENOVATED

1.54 Acres

LOT SIZE



I-95 EXPRESS (TOLL ROAD)

826

95

95

826

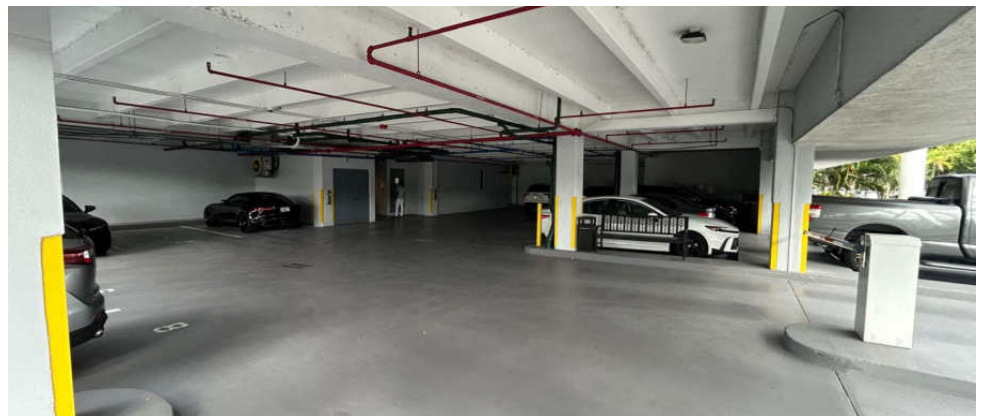
290
NORTHWEST 165TH STREET
MIAMI, FL

NW 165TH ST

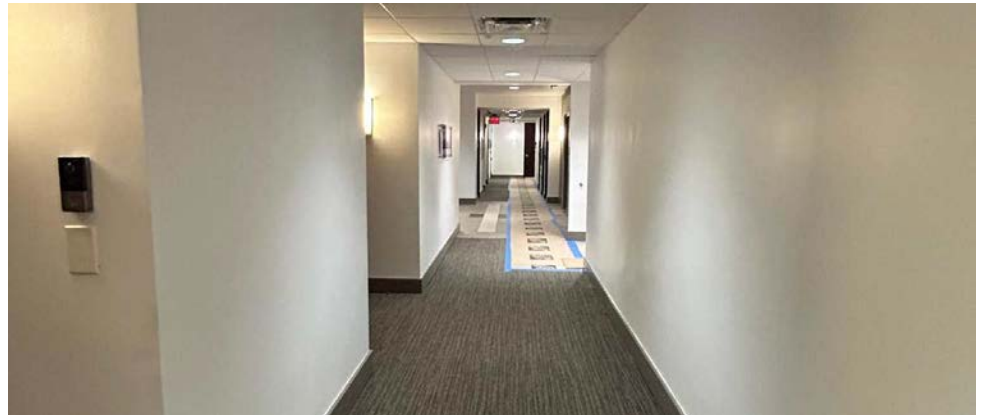
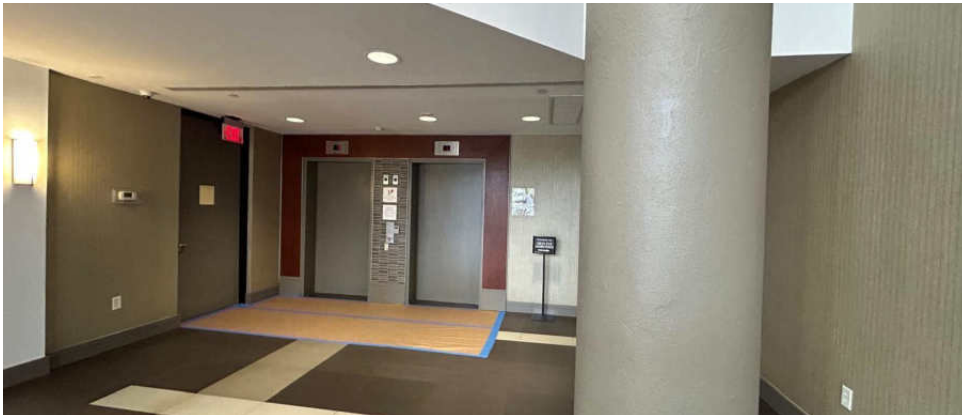
NW 3RD AVE



EXTERIOR PHOTOS

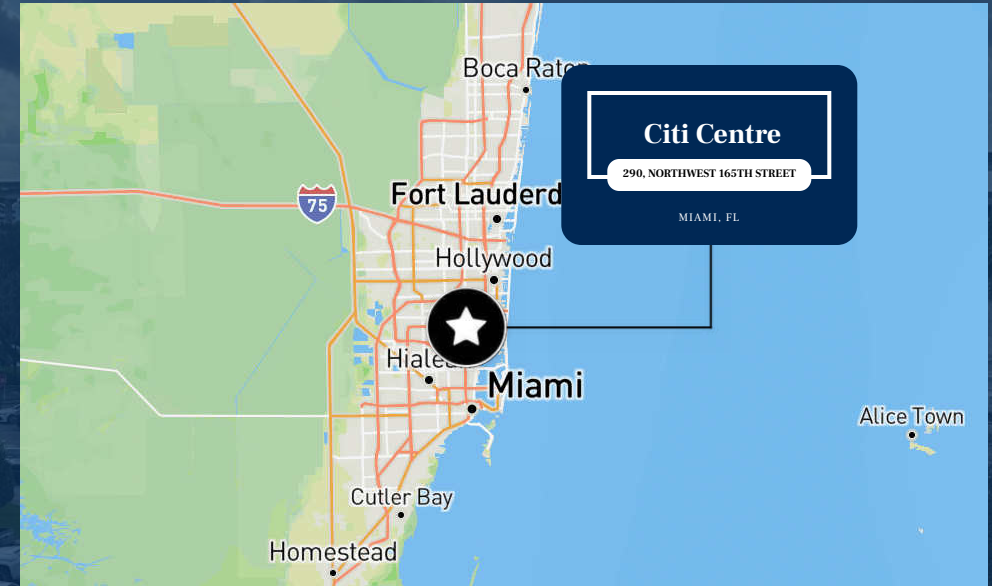


INTERIOR PHOTOS



LOCATION OVERVIEW

The North Miami Beach office market is thriving, driven by a mix of commercial growth, strategic location, and increasing demand for business space. The property at 290 Northwest 165th Street, North Miami Beach, FL, benefits from its prime position in Miami-Dade County, offering direct access to major transportation routes such as I-95, SR 826, and the Florida Turnpike, which provide seamless connectivity to Downtown Miami, Fort Lauderdale, and the Miami International Airport. This location ensures convenience for businesses and professionals seeking to operate in South Florida's dynamic economy. The surrounding area is home to a growing number of office tenants, particularly in the healthcare and technology sectors, with Jackson North Medical Center nearby providing a steady source of demand for medical and professional office space. Additionally, the proximity to commercial hubs, such as the Golden Glades Interchange, offers easy access to a wide range of amenities, including retail centers and dining options. With a robust local economy, growing population, and rising median incomes, North Miami Beach is becoming a highly attractive destination for office tenants seeking a strategic location in one of South Florida's most rapidly developing markets.



DEMOGRAPHICS WITHIN A THREE-MILE RADIUS



194,826

2024 Total Population



40

Average Age



\$48,557

Median Household Income



\$280,386

Median Home Value



63,448

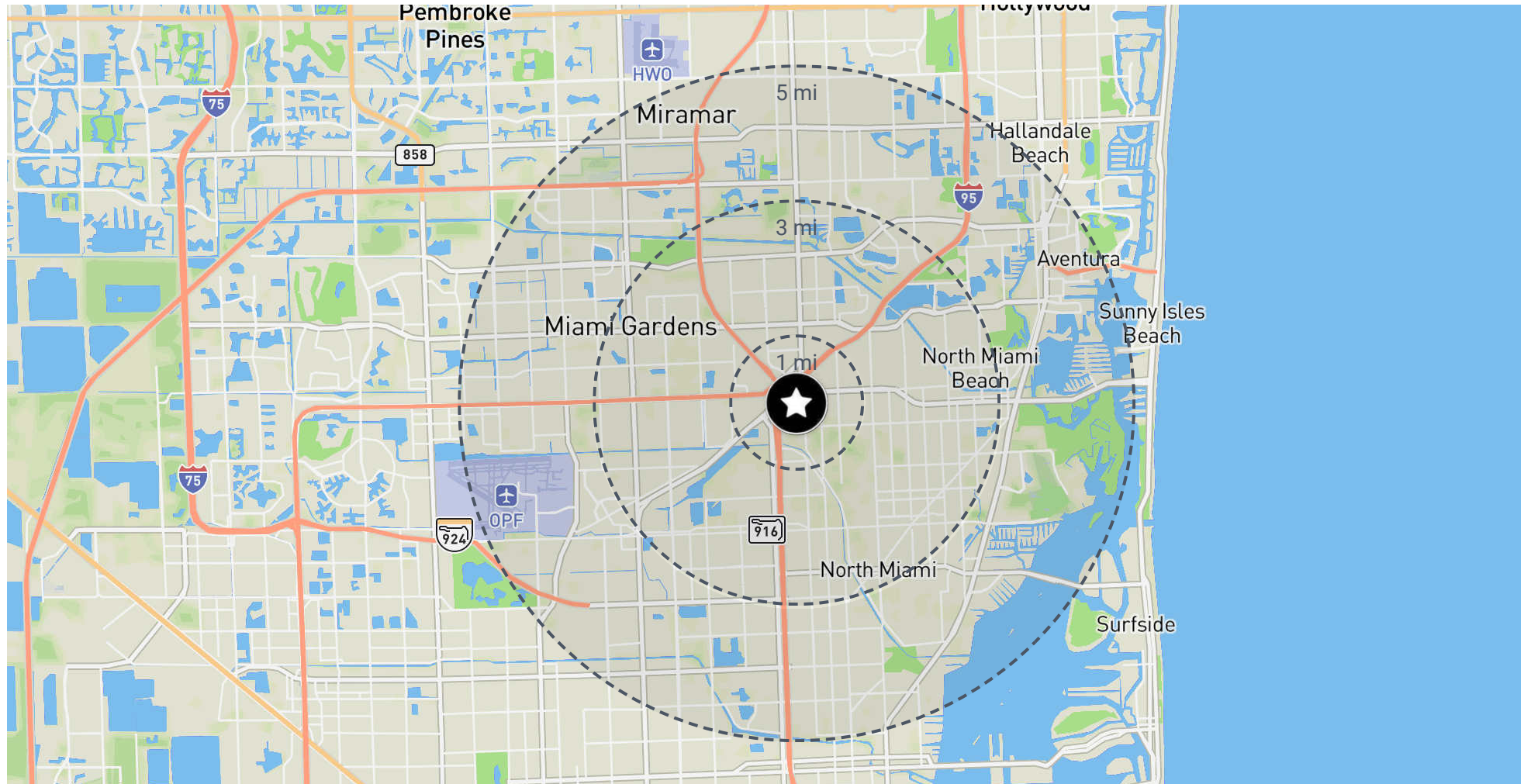
2024 Total Households



2.48%

HH Growth 2024-2029

LOCATION OVERVIEW

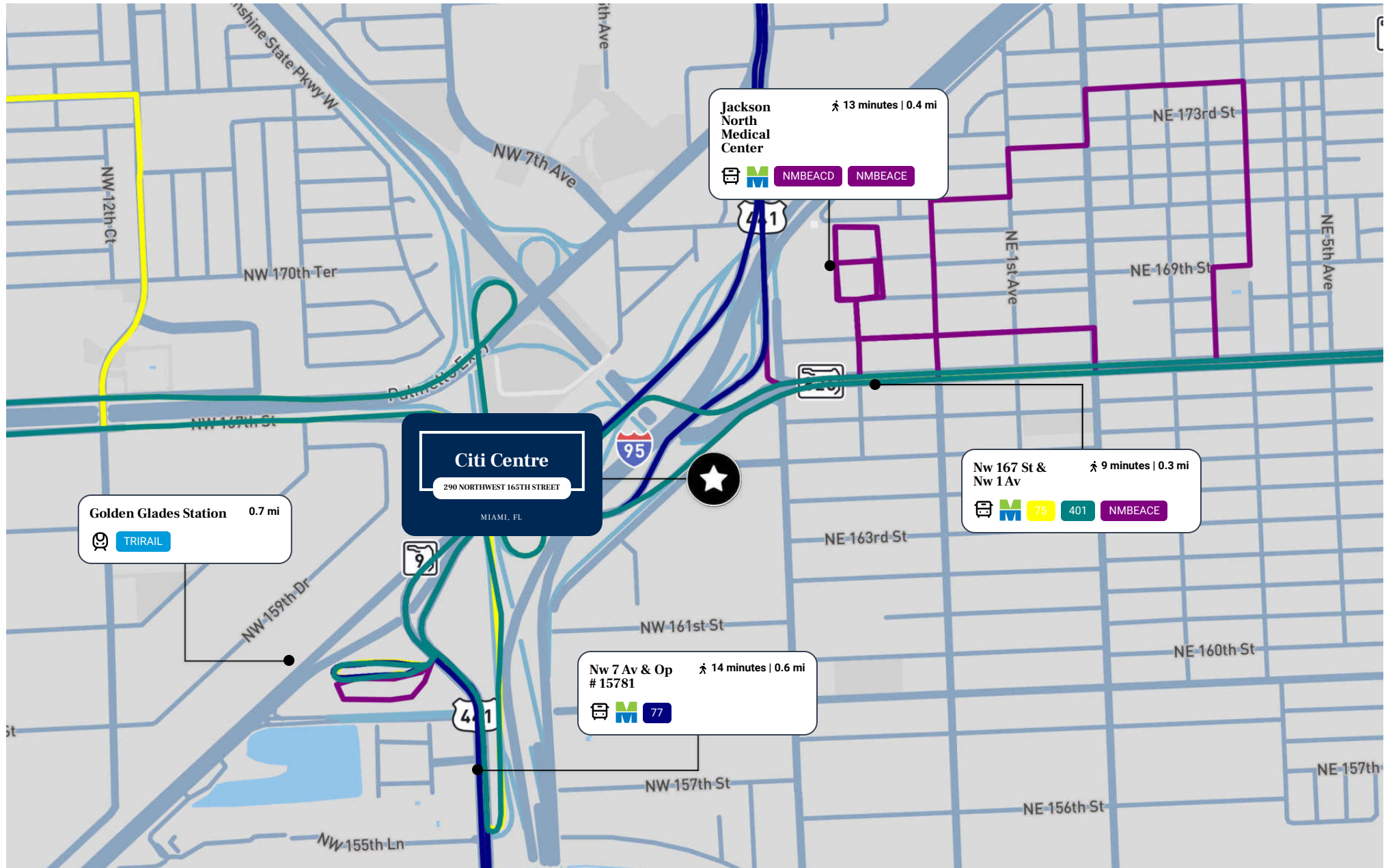


Collection Street	Cross Street	Traffic Volume	Distance
Northwest 165th Street (SR 909)	NW 27th Avenue	25,000+ vehicles/day	On site
I-95 (Golden Glades Interchange)	Miami Gardens Drive	200,000+ vehicles/day	~0.7 miles
SR 826 / Palmetto Expressway	NW 183rd Street	160,000+ vehicles/day	~0.9 miles
Florida's Turnpike	Golden Glades Interchange	Heavy regional traffic	~1.0 miles
NW 167th Street	NW 27th Avenue	20,000+ vehicles/day	~0.5 miles

AREA MAP



TRANSPORTATION MAP



CITI CENTRE

Miami | FL

FINANCIAL SUMMARY

FINANCIAL OVERVIEW

PRICING DETAILS

Price	\$10,500,000
Down Payment	\$4,788,000
Down Payment %	46%
Number of Suites	26
Price Per SqFt	\$226.66
Rentable Built Area (RBA)	46,324 SF
Lot Size	1.54 Acres
Year Built/Renovated	1986/2022
Occupancy	59.32%

Returns	Current	Pro Forma
CAP Rate	2.37%	7.90%
Cash-on-Cash	0.88%	13.00%
Debt Coverage Ratio	1.20	4.01

\$10,500,000

PRICE RANGE

46,324 SF

SQUARE-FOOTAGE

26

NUMBER OF SUITES

1.54 Acres

LAND ACREAGE

LOAN INFORMATION

PRINCIPAL BALANCE:

\$5,700,000

INTEREST RATE:

3.62%

LOAN TYPE:

INTEREST ONLY

MATURITY DATE:

NOVEMBER 1, 2031

ASSUMABLE:

YES

INCOME & EXPENSES

Income	Current	Per SF	Pro Forma	Per SF	
Scheduled Base Rental Income	819,464	17.69	1,524,855	32.92	
Expense Reimbursement Income					
Net Lease Reimbursement					
CAM	71,359	1.54	49,378	1.07	
Total Reimbursement Income	\$71,359	\$1.54	\$49,378	\$1.07	
Parking Income	4,534	0.10	4,534	0.10	
Potential Gross Revenue	895,357	19.33	1,578,767	34.08	
General Vacancy	-	-	(78,938)	5.0%	(1.70)
Effective Gross Revenue	\$895,357	\$19.33	\$1,499,829		\$32.38

Operating Expenses	Current		Per SF	Pro Forma		Per SF
Contract Services	183,110		3.95	183,110		3.95
Repairs & Maintenance	131,987		2.85	131,987		2.85
Utilities	22,070		0.48	22,070		0.48
General & Administration	26,233		0.57	26,233		0.57
Insurance	104,910		2.26	104,910		2.26
Real Estate Taxes	142,241		3.07	142,241		3.07
Management Fee	35,814	4.0%	0.77	59,993	4.0%	1.30
Total Expenses	\$646,366		\$13.95	\$670,545		\$14.48
Expenses as % of EGR	72.2%			44.7%		
Net Operating Income	\$248,991		\$5.37	\$829,284		\$17.90

TENANT SUMMARY

Tenant Name	Suite	Square Feet	%	Lease Dates		Annual			Pro Forma			Renewal Options	
			Bldg Share	Comm.	Exp.	Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Rent Per Year	Changes on	Rent Increase	Lease Type	and Option Year Rental Information
Aran Eye	L-100	3,942	8.5%	12/1/17	11/30/27	\$29.06	\$9,546	\$114,555	\$117,984	Dec-2026	\$9,832	Gross	Pro Form 3% Increase
Vending Machine Area	L-110	188	0.4%	-	-	-	-	-	-	-	-	-	-
Pierce & Company, CPA	M-100	950	2.1%	10/1/04	7/31/26	\$29.69	\$2,351	\$28,210	\$33,250	-	-	Modified Gross	Pro Forma \$35 FSG
Kline Engineering	M-200	960	2.1%	10/15/23	10/31/26	\$30.24	\$2,419	\$29,030	\$33,600	-	-	Modified Gross	Pro Forma \$35 FSG
FoodLink Group Inc.	M-300	1,172	2.5%	8/15/25	8/31/28	\$32.00	\$3,125	\$37,504	\$39,004	Jan-2027	\$3,125	Modified Gross	Pro Forma 4%
The Law Offices of Frandley D J	M-400	1,128	2.4%	3/1/24	2/28/29	\$32.45	\$3,050	\$36,601	\$38,065	Jan-2026	\$3,050	Modified Gross	Pro Forma 4%
Vacant	M-500	2,447	5.3%	-	-	-	-	-	\$85,645	-	-	Gross	Pro Forma \$35 FSG
Vacant	M-700	1,075	2.3%	-	-	-	-	-	\$37,625	-	-	Gross	Pro Forma \$35 FSG
Vacant	M-800	1,242	2.7%	-	-	-	-	-	\$43,470	-	-	Gross	Pro Forma \$35 FSG
Solutions RE LLC	M-600	1,200	2.6%	3/1/24	2/29/28	\$29.82	\$2,982	\$35,784	\$37,215	Mar-2026	\$3,101	Modified Gross	Pro Forma 4%
Silveroak Home Health Care	P-100	1,885	4.1%	9/1/11	3/1/29	\$31.67	\$4,975	\$59,698	\$61,489	Jan-2027	\$5,124	Modified Gross	Pro Forma 3%
AGS Properties - PM Office	P-200	1,130	2.4%	9/1/25	12/31/28	\$32.00	\$3,013	\$36,160	\$36,160	Jan-2026	-	Gross	Pro Forma 3% Base Year 2025
Asure Wound Solutions	P-250	2,554	5.5%	8/1/22	7/31/26	\$29.25	\$6,225	\$74,695	\$89,390	-	-	Modified Gross	Pro Forma \$35
Janitorial Room	-	276	0.6%	-	-	-	-	-	-	-	-	-	-
Harari Trading LLC	P-300	1,108	2.4%	7/1/23	6/30/26	\$29.71	\$2,743	\$32,919	\$38,780	-	-	Modified Gross	Pro Forma \$35 FSG
Northwest Enviornmental LLC	P-350	1,501	3.2%	7/1/22	6/30/27	\$29.00	\$3,627	\$43,529	\$44,835	Jan-2027	\$3,736	Modified Gross	Pro Forma 3%
At Home Infusion Services	P-500	1,295	2.8%	4/19/22	4/30/28	\$29.87	\$3,223	\$38,682	\$40,229	May-2027	\$3,352	Modified Gross	Pro Forma 4%
Vacant	P-600	1,200	2.6%	-	-	-	-	-	\$42,000	-	-	Gross	Pro Forma \$35
Vacant	P-700	1,291	2.8%	-	-	-	-	-	\$45,185	-	-	Gross	Pro Forma \$35 FSG
Elcomplus	P-800A	1,100	2.4%	4/6/22	4/30/27	\$30.67	\$2,811	\$33,737	\$38,500	-	-	Modified Gross	Pro Forma \$35 FSG
The AJM Law Group	P-800B	1,117	2.4%	8/1/23	7/31/27	\$27.01	\$2,514	\$30,166	\$31,071	-	-	Modified Gross	Pro Forma \$35 FSG
Brittany Imports	PH-1	1,889	4.1%	5/1/86	12/31/28	\$27.87	\$4,387	\$52,646	\$52,646	-	-	Modified Gross	Flat Lease
Vacant	PH-2	4,407	9.5%	-	-	-	-	-	\$154,245	-	-	Gross	Pro Forma \$35 FSG
Patterson Pump	PH-3/4	2,719	5.9%	7/1/24	6/30/29	\$30.16	\$6,834	\$82,005	\$85,285	Jan-2026	\$7,107	Modified Gross	Pro Forma 4%
Vacant	PH-5	6,720	14.5%	-	-	-	-	-	\$235,200	-	-	Gross	Pro Forma \$35 FSG
The Joseph Law Firm	PH-6	1,828	3.9%	2/1/20	1/31/27	\$29.29	\$4,462	\$53,542	\$63,980	-	-	Modified Gross	Pro Forma \$35 FSG
Total		46,324				\$29.82	\$68,289	\$819,464	\$1,524,855				
Occupied Tenants: 17		Unoccupied Tenants: 9				Occupied GLA: 59.30%				Unoccupied GLA: 40.70%			

CITI CENTRE

Miami| FL

LEASE COMPARABLES

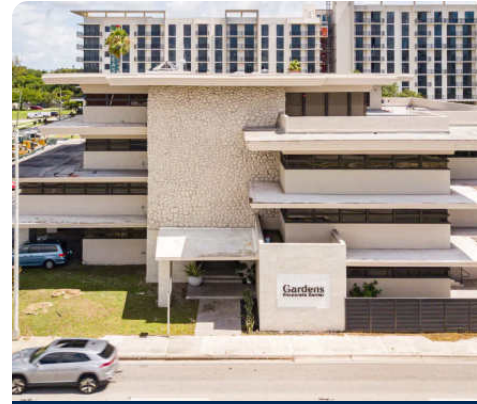
LEASE COMPARABLES



**290 Northwest 165th Street,
Miami, FL**



**1021 Ives Dairy Rd,
Miami, FL 33179**



**1125 NE 125th St,
North Miami, FL 33161**



**Biscayne Centre
11900 Biscayne Blvd, ...**

Tenant / Landlord	Citi Centre	Tenant / Landlord	D & L Enterprises	Tenant / Landlord	Rapid Car Solutions LLC / OMEGA	Tenant / Landlord	Ali Ahmed
SF Leased	46,324	SF Leased	1,035	SF Leased	325	SF Leased	1,748
Type	Office	Type	Direct	Type	Direct	Type	Direct
Start Date	-	Start Date	Jan 2026	Start Date	Aug 2025	Start Date	Jun 2025
Term	-	Term	2 years	Term	1 year	Term	
Starting Rent	-	Starting Rent	\$38.00	Starting Rent	\$38.70	Starting Rent	\$40.00
Type	-	Type	MG	Type	FS	Type	FS

LEASE COMPARABLES



Office 2020
2020 NE 163rd St, North Miam...

Tenant / Landlord	Jelux / 2020 Office NMB LLC
SF Leased	1,100
Type	Direct
Start Date	May 2025
Term	1 year
Starting Rent	\$42.00
Type	



633-699 NE 167th St,
Miami, FL 33162

Tenant / Landlord	Lieberman & Lestzick / Yoel Y. Weiss
SF Leased	2,700
Type	Direct
Start Date	May 2025
Term	3 years
Starting Rent	\$38.00
Type	MG

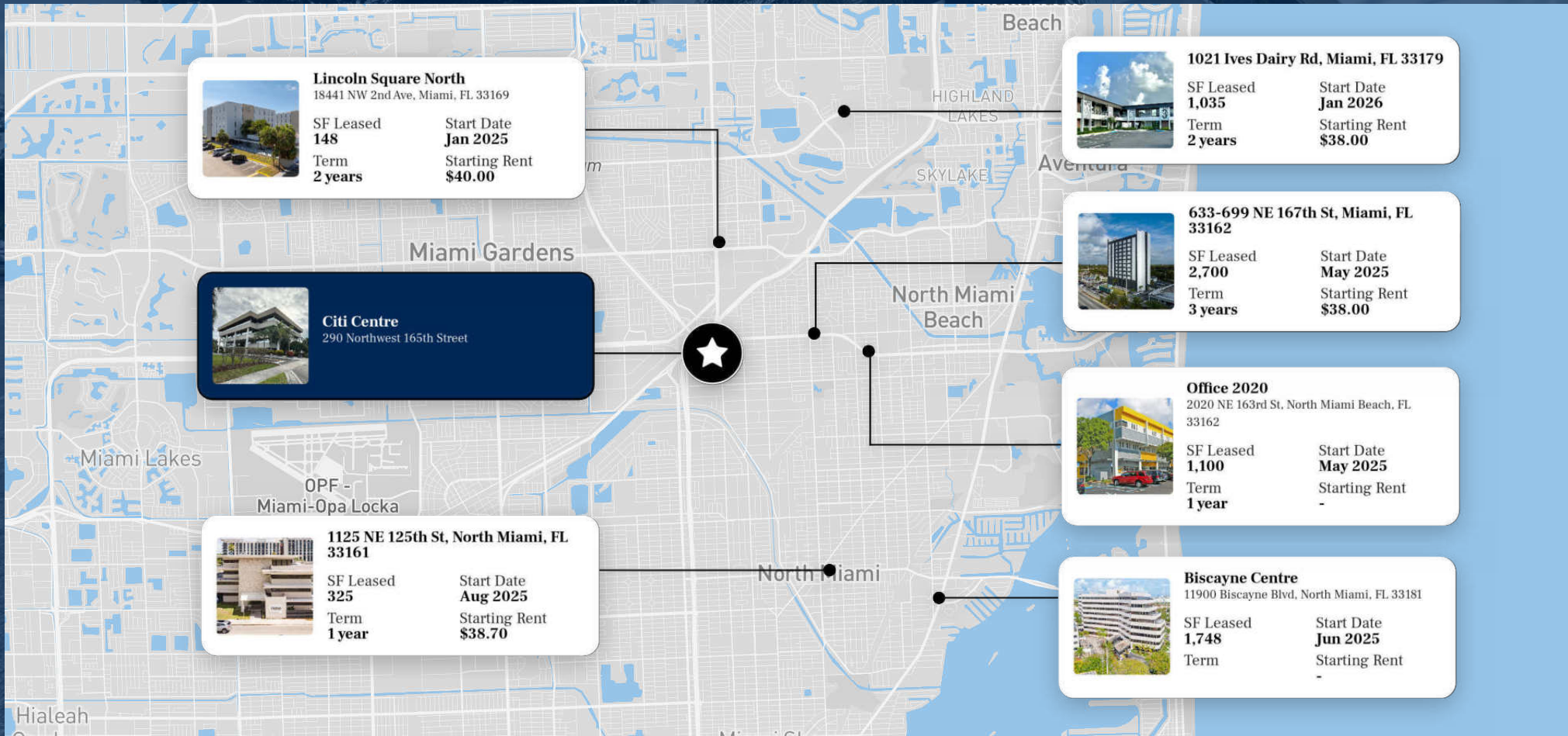


Lincoln Square North
18441 NW 2nd Ave, Miami, FL ...

Tenant / Landlord	Preminger Investments
SF Leased	148
Type	Direct
Start Date	Jan 2025
Term	2 years
Starting Rent	\$40.00
Type	MG

LEASE COMPARABLES SUMMARY AND MAP

Address	Tenant / Landlord	SF Leased	Type	Start Date	Term	Starting Rent	Type
1021 Ives Dairy Rd, Miami, FL	D & L Enterprises	1,035	Direct	Jan 2026	2	\$38.00	MG
1125 NE 125th St, North Miami, FL	Rapid Car Solutions LLC / OMEGA	325	Direct	Aug 2025	1	\$38.70	FS
11900 Biscayne Blvd, North Miami, FL	Ali Ahmed	1,748	Direct	Jun 2025	-	\$40.00	FS
2020 NE 163rd St, North Miami Beach, FL	Jelux / 2020 Office NMB LLC	1,100	Direct	May 2025	1	\$42.00	-
633-699 NE 167th St, Miami, FL 33162	Lieberman & Lestzick / Yoel Y. Weiss	2,700	Direct	May 2025	3	\$38.00	MG
18441 NW 2nd Ave, Miami, FL 33169	Preminger Investments	148	Direct	Jan 2025	2	\$40.00	MG





**290 Northwest 165th Street
Miami, FL**

Miami| FL

SALES COMPARABLES

SALES COMPARABLES



Citi Centre

Address	290 Northwest 165th Street, Miami, FL
Sale Date	On Market
Sale Price	\$10,500,000
Price/SF	\$226.66
RBA	46324
Year Built	1986/2022
Land Area	1.54 AC



International City Building

Address	150 NW 168th St, North Miami Beach, FL 33169
Sale Date	12/1/2025
Sale Price	\$6,500,000
Price/SF	\$250.95/SF
RBA	25,902 SF
Year Built	1973
Land Area	0.86 AC / 37,462 SF



South Florida Medicine

Address	120 NE 167th St, Miami, FL 33162
Sale Date	9/4/2025
Sale Price	\$5,100,000
Price/SF	\$335.26/SF
RBA	15,212 SF
Year Built	1986
Land Area	1.48 AC / 64,682 SF

SALES COMPARABLES



Chen Medical Center

Address **1190 NE 125th St,
Miami, FL 33161**

Sale Date **9/30/2024**

Sale Price **\$4,574,300**

Price/SF **\$356.25/SF**

RBA **12,840 SF**

Year Built **1961/2008**

Land Area **0.88 AC / 38,333 SF**



1515 NW 167th S Building 4

Address **1515 NW 167th St,
Miami, FL 33169**

Sale Date **9/20/2024**

Sale Price **\$4,421,865**

Price/SF **\$340.80/SF**

RBA **12,975 SF**

Year Built **1972**

Land Area **1.06 AC / 46,066 SF**



Professional Building

Address **17971 Biscayne Blvd,
Miami, FL 33160**

Sale Date **1/31/2024**

Sale Price **\$10,268,582**

Price/SF **\$340.10/SF**

RBA **30,193 SF**

Year Built **1986**

Land Area **1.87 AC / 81,479 SF**

SALES COMPARABLES SUMMARY AND MAP

Name	Address	Sale Date	Sale Price	Price/SF	RBA	Year Built	Land Area
Citi Center	290 Northwest 165th Street, Miami, FL	-	\$10,500,000	\$226.66/SF	46,324 SF	1986/2022	1.54 AC
International City Building	150 NW 168th St, North Miami Beach, FL	12/1/2025	\$6,500,000	\$250.95/SF	25,902 SF	1973	0.86 AC / 37,462 SF
South Florida Medicine	120 NE 167th St, Miami, FL	9/4/2025	\$5,100,000	\$335.26/SF	15,212 SF	1986	1.48 AC / 64,682 SF
Chen Medical Center	1190 NE 125th St, Miami, FL	9/30/2024	\$4,574,300	\$356.25/SF	12,840 SF	1961/2008	0.88 AC / 38,333 SF
Building 4	1515 NW 167th St, Miami, FL	9/20/2024	\$4,421,865	\$340.80/SF	12,975 SF	1972	1.06 AC / 46,066 SF
Professional Building	17971 Biscayne Blvd, Miami, FL	1/31/2024	\$10,268,582	\$340.10/SF	30,193 SF	1986	1.87 AC / 81,479 SF



CITI CENTRE

Miami| FL

MARKET OVERVIEW



MIAMI HIGHLIGHTS



Adjacent to Major Medical Hub

Located directly across from Jackson North Medical Center, the property is ideally positioned to attract medical and professional service tenants seeking proximity to a regional healthcare anchor.



Unparalleled Regional Access

Situated at the Golden Glades Interchange with direct ingress to I-95, Florida's Turnpike, and SR-826, Citi-Centre offers seamless connectivity to Miami-Dade, Broward, and Palm Beach counties.



Surrounding Area Experiencing Institutional Retail Growth

The nearby 167th Street Corridor has undergone significant revitalization, led by national retailers like Walmart and Home Depot, signaling increased demand and rising commercial values.



Centrally Located Between Two Major Airports

Minutes from both Miami International Airport and Fort Lauderdale-Hollywood International Airport, the property offers optimal access for regional and national business travelers.



Visibility from I-95 Frontage

With prime frontage along Interstate 95, Citi-Centre benefits from outstanding visibility to over 250,000 vehicles per day—ideal for tenant signage and brand exposure in one of South Florida's busiest corridors.



Surrounded by 1.5+ Acres of Land

Situated on a sizable 1.5-acre parcel, the property offers flexibility for future site enhancements, expanded parking, or potential redevelopment in a high-demand infill location.

MIAMI BY THE NUMBERS

#4

Miami-Dade County ranked **4th** nationally in hotel occupancy in 2024.

#3

Miami-Dade County ranked **3rd** nationally in average daily room rate in 2024.

#1

Greater Miami ranked **#1** in RevPAR in early 2025

GOLDEN GLADES INTERCHANGE

200,000+

VEHICLES DAILY — ONE OF THE BUSIEST TRAFFIC CORRIDORS IN SOUTH FLORIDA, PROVIDING EXTENSIVE CONNECTIVITY.

4 Major Highways

LINKS I-95, SR 826, FLORIDA'S TURNPIKE, AND SR 907, PROVIDING SEAMLESS ACCESS ACROSS MIAMI-DADE AND BROWARD COUNTIES.

\$2 B+

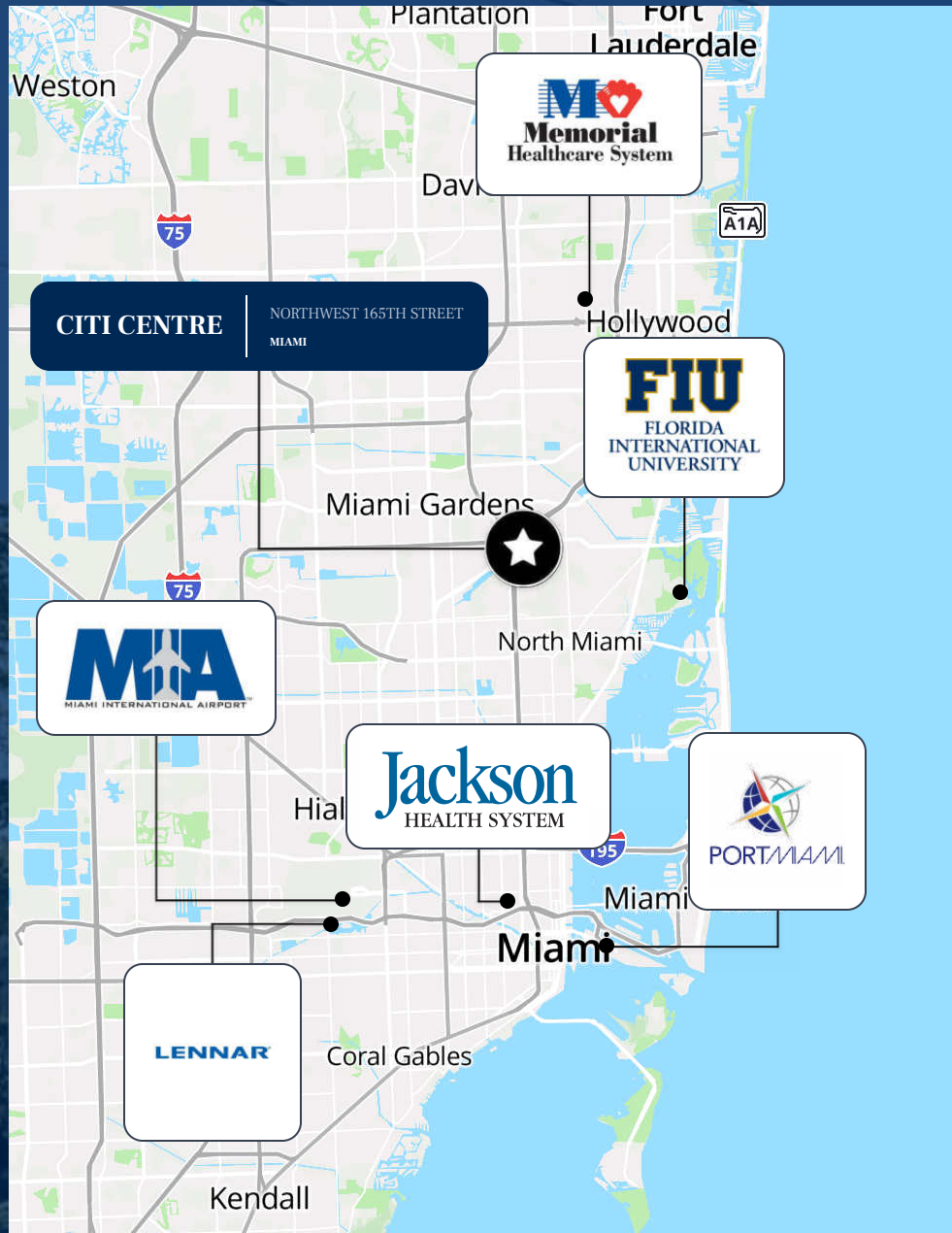
ANNUAL ECONOMIC IMPACT — CONTRIBUTING SIGNIFICANTLY TO THE REGIONAL ECONOMY BY FACILITATING TRADE, COMMERCE, AND TRANSPORTATION ACTIVITY.

Strategic Business Location

WITHIN A 10-MILE RADIUS OF KEY BUSINESS DISTRICTS SUCH AS DOWNTOWN MIAMI, AVENTURA, AND FORT LAUDERDALE.



MAJOR EMPLOYERS



The subject property is strategically positioned within a robust and diverse economic landscape, anchored by major employers in recession-resistant sectors. The area's employment base is dominated by the healthcare, international trade, and logistics industries, ensuring a stable and resilient local economy. Prominent healthcare providers such as Jackson Health System and Memorial Healthcare System are among the largest employers in the region, offering significant employment stability. [8, 12, 24, 25, 31] The proximity to Miami International Airport and PortMiami, two of Miami-Dade County's primary economic engines, further solidifies the area's economic foundation, supporting hundreds of thousands of jobs and generating billions in annual economic impact. [3, 4, 5, 6, 7, 11, 13, 21] Additionally, the presence of major corporations like Lennar, a leading national homebuilder headquartered in Miami, and educational institutions such as Florida International University's Biscayne Bay Campus, contributes to a dynamic and varied employment market, underpinning long-term demand drivers for the asset. [2, 9, 35, 37, 38, 41]

Employer	Industry	Employees	Distance
Jackson Health System	Healthcare	14,000	10.8 mi
Memorial Healthcare System	Healthcare	14,000	8.6 mi
Lennar Corporation	Construction	13,000	15.8 mi
Miami International Airport (MIA)	Aviation	11,000	13.9 mi
Florida International University	Education	10,000	5.6 mi
PortMiami	Logistics & Transportation	5,000	13.4 mi

MIAMI REGIONAL AIRPORT CONNECTIVITY

Strategically positioned between Miami International Airport and Fort Lauderdale-Hollywood International Airport, Citi-Centre offers unmatched regional and global accessibility for corporate tenants, medical professionals, and business travelers. This central location enhances the property's appeal to users who prioritize direct air access to national and international markets

MIAMI INTERNATIONAL AIRPORT

#1

in International Freight
among U.S. airports¹

50M+

Passengers Annually

90+

Airlines Serving 160+ Destinations

FORT LAUDERDALE-HOLLYWOOD INT'L AIRPORT

36M+

Passengers Annually

700+

Daily Flights

Top 20

U.S. Airports for Total Passenger Traffic



MIAMI UNEMPLOYMENT FALLS TO NEAR-RECORD LOWS

**~2.5%
UNEMPLOYMENT**

MIAMI-DADE COUNTY'S UNEMPLOYMENT RATE REMAINED LOW AT 2.5% IN JUNE 2025, WELL BELOW THE NATIONAL AVERAGE.

**~20,000 JOBS
ADDED**

MIAMI-DADE ADDED APPROXIMATELY 20,000 JOBS BY DECEMBER 2024, WITH STRONG GROWTH IN TECH, HEALTHCARE, AND HOSPITALITY SECTORS.

~1.4M WORKERS

MIAMI-DADE HAS A WORKFORCE OF 1.4 MILLION, SUPPORTING A DIVERSE, RAPIDLY GROWING ECONOMY.

~ 10 MILES

WITHIN KEY BUSINESS DISTRICTS SUCH AS DOWNTOWN MIAMI, AVENTURA, AND FORT LAUDERDALE.

~ \$200B+

FACILITATES IN ANNUAL TRADE, SUPPORTING THE REGION'S LOGISTICS AND DISTRIBUTION NETWORKS.

**~10M+
RESIDENTS**

ACROSS MIAMI-DADE AND BROWARD COUNTIES, WITH DIRECT ACCESS VIA THE INTERCHANGE.

MIAMI POPULATION EXPECTED TO OUTPACE NATIONAL GROWTH

MIAMI-DADE COUNTY

2.8M

2021 Population

1.04%

Population Growth
(2010 to 2021)

1.12%

Population Growth
(2021 to 2026)

SOUTH FLORIDA

6.1M

2021 Population

0.84%

Population Growth
(2010 to 2021)

0.94%

Population Growth
(2021 to 2026)

FLORIDA

21.7M

2021 Population

1.30%

Population Growth
(2010 to 2021)

1.31%

Population Growth
(2021 to 2026)

UNITED STATES

333.9M

2021 Population

0.70%

Population Growth
(2010 to 2021)

0.71%

Population Growth
(2021 to 2026)

MIAMI POPULATION EXPECTED TO OUTPACE NATIONAL GROWTH



Miami is home to 15 of the Top 500 public high schools

Source: U.S. NEWS 2023 Top Public Schools List



Miami is home to 5 top 100 private high schools

Including schools such as:

- Ransom Everglades School
- Miami Country Day School
- The Cushman School



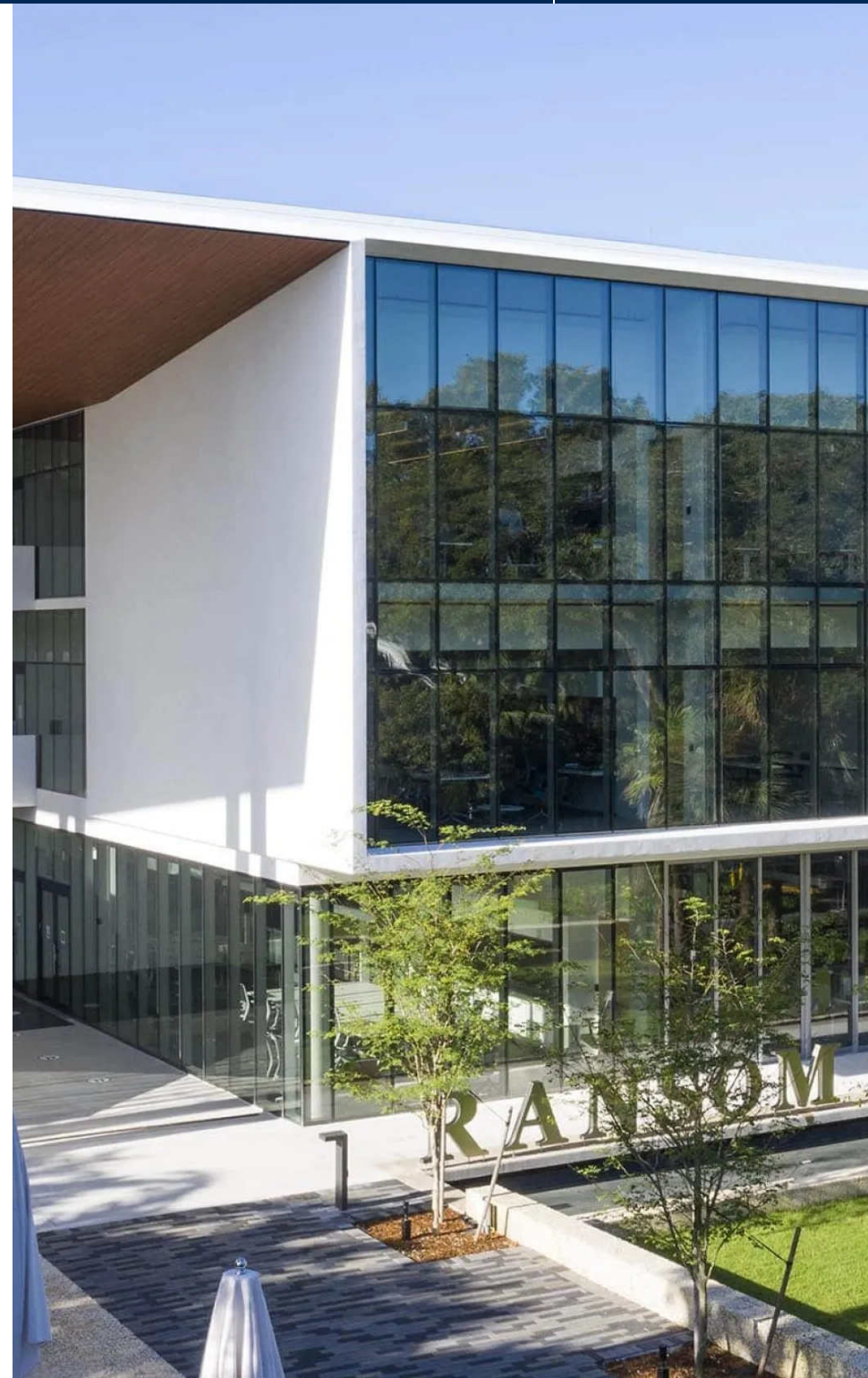
The Miami-Dade County Public Schools (M-DCPS) district is one of the largest in the U.S., with over 350 schools serving more than 350,000 students.

Source: Miami-Dade County Public Schools



Miami is home to the best private schools in Florida

- Ransom Everglades School (Ranked #3 in Florida)
- Miami Country Day School (Ranked #8 in Florida)



CITI CENTRE

Miami | FL

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