

# 800 Collins Avenue

Miami Beach, FL 33139

OFFERING MEMORANDUM



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# 800 Collins Avenue

Miami Beach | FL



## EXECUTIVE SUMMARY

## EXECUTIVE SUMMARY

Marcus and Millichap is proud to present 800 Collins Avenue, a premier retail and mixed-use property located in the heart of Miami Beach, FL. This exceptional property offers approximately 10,000 square feet of adaptable space, strategically positioned in one of the most iconic areas of South Florida. The building features a dynamic design with a central atrium, double-height ceilings, and flexible layouts, catering to a range of uses from flagship retail to boutique hospitality and creative offices.

Strategically located at the crossroads of South Beach's global tourism corridor, this property benefits from high foot traffic and visibility, just steps away from world-renowned attractions like Ocean Drive, Art Deco District, and luxury hotels. The area continues to draw millions of visitors annually, driving consistent demand for high-end retail and experiential experiences.

Situated along Collins Avenue, one of the most sought-after streets in Miami Beach, 800 Collins Avenue offers easy access to major roadways and is minutes away from Miami International Airport. This prime location makes it an ideal investment for businesses seeking a presence in one of the most vibrant and high-demand destinations in the world.



**\$7,850,000**

Price



**0.16**

Land Acres



**1.04**

Parking Ratio



**1934/1996**

Year Built

## PROPERTY OVERVIEW

Marcus & Millichap is proud to present for sale 800 Collins Avenue, a prominently located retail and mixed-use property situated in the heart of Miami Beach's globally renowned Art Deco District. This rare, fee-simple opportunity benefits from MXE (Mixed-Use Entertainment) zoning, which allows for a broad range of hotel, commercial, residential, and entertainment uses, positioning the asset at the crossroads of tourism, experiential retail demand, and long-term economic expansion.

Spanning approximately 10,000 square feet across two floors, the building features a dramatic, open interior highlighted by double-height volumes, architectural columns, and a central atrium with a grand staircase. These design elements create a highly adaptable environment suitable for flagship retail, experiential concepts, boutique hospitality, or creative mixed-use configurations, allowing operators to maximize both functionality and visual impact.

Miami Beach continues to demonstrate strong fundamentals as a global tourism destination. According to the Greater Miami Convention & Visitors Bureau, the city welcomed a record 28 million visitors in 2024, generating approximately \$22 billion in visitor spending and \$2.2 billion in local tax revenues. Miami-Dade County leads the nation in hotel occupancy and consistently ranks among the top U.S. markets in average daily room rates, driven by sustained domestic and international demand.

Tourism supports more than 209,000 jobs and accounts for approximately 9% of the county's GDP, with the hospitality and entertainment sectors showing no signs of slowing. Major global events such as Art Basel Miami Beach, which generated an estimated \$547 million in economic impact in 2024, continue to elevate the city's cultural and financial profile while driving demand throughout South Beach, where the subject property is located.

Miami Beach further benefits from its international positioning, absence of state income tax, and steady inflow of domestic and foreign investment. The area surrounding Collins Avenue remains one of the most supply-constrained and highly sought-after corridors in the market, supporting long-term demand across retail, hospitality, and mixed-use real estate.

For investors seeking a well-located, flexible asset in one of the world's most desirable beachfront markets, 800 Collins Avenue represents an outstanding acquisition. With premier Collins Avenue frontage, MXE zoning, and placement within a rapidly appreciating hospitality and entertainment corridor, this offering represents not just an investment—but a strategic position within the future of Miami Beach real estate.



## PROPERTY OVERVIEW

Address	800 Collins Avenue, Miami Beach, FL
Price	\$7,850,000
Priced or Unpriced Listing	Priced
Date of Analysis	1/6/2026
Lot Size (Acres)	0.16 Acres
Year Built/Renovated	1934/1996
Parking Ratio	1.04
Type of Ownership	Fee Simple

## INVESTMENT HIGHLIGHTS

- 800 Collins Avenue is strategically located in Miami Beach's Art Deco District, making it an ideal location for retailers.
- The property is positioned at a hard corner with a signalized location, offering high visibility and heavy foot traffic.
- The building spans approximately 10,000 square feet with flexible open floor plans, allowing for versatile usage.
- It features double-height volumes, architectural columns, and a central atrium, making it suitable for flagship retail, hospitality, or creative mixed-use concepts.
- The property's MXE zoning provides the potential to reposition it for various uses, including hotel, residential, or entertainment.
- With its prime location, flexible layout, and zoning, 800 Collins Avenue offers a unique investment opportunity for long-term growth.



**\$7,850,000**

LIST PRICE



**9,932 SF**

RENTABLE SF



**7.59%**

CAPITALIZATION RATE



**1**

NUMBER OF SUITES

# 800 Collins Avenue

Miami Beach | FL



## PROPERTY DESCRIPTION

## BUILDING DESCRIPTION

**\$7,850,000**

SALE PRICE

**\$790.37**

PRICE PER SQFT

**100%**

DOWN PAYMENT %

**1934/1996**

BUILT

**0.16 Acres**

LOT SIZE

**1/6/2026**

DATE OF ANALYSIS



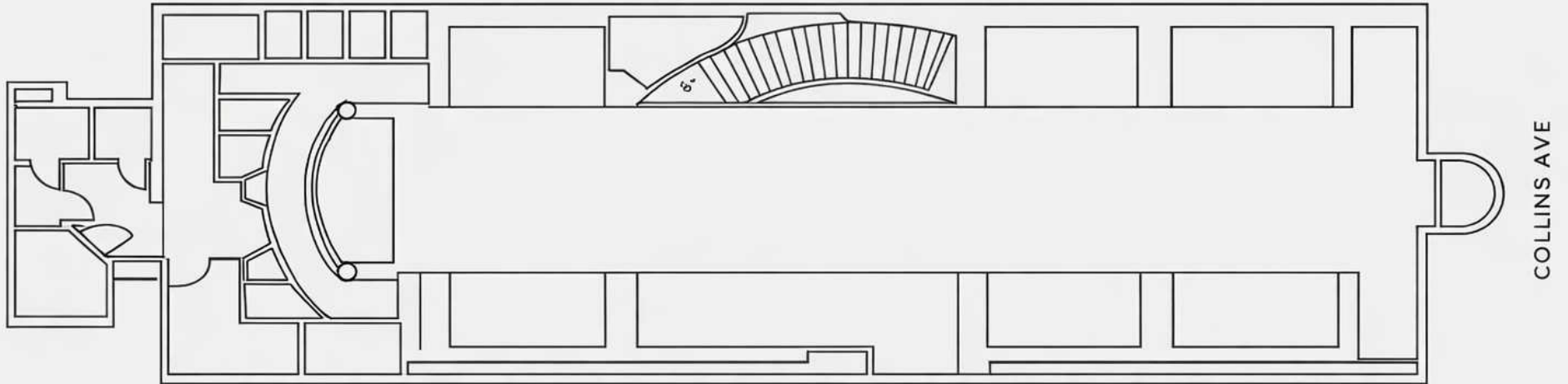
**800**  
COLLINS AVENUE  
MIAMI BEACH, FL



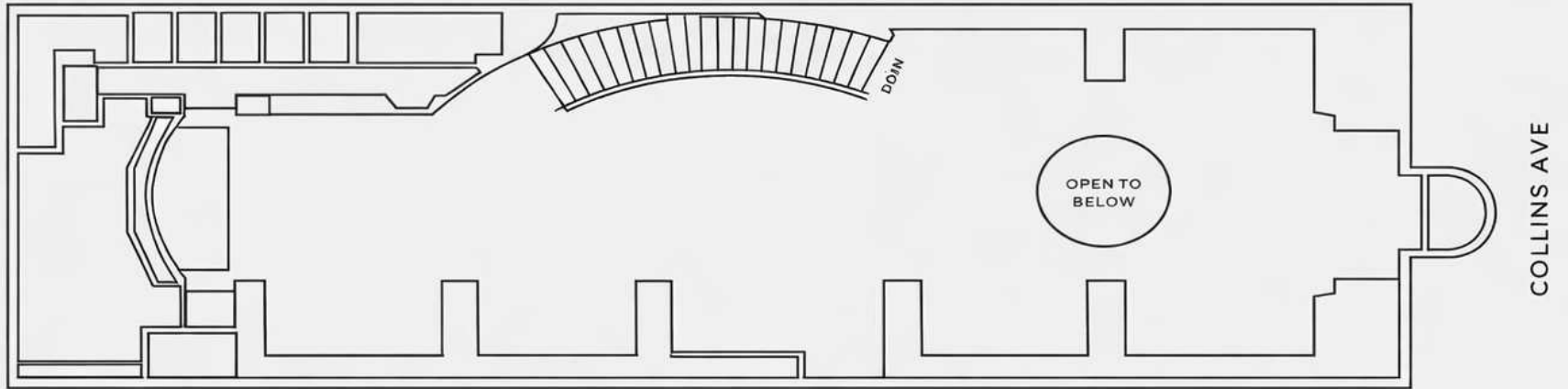
COLLINS AVE

8TH ST

# FLOOR PLANS



FLOOR PLAN  
GROUND FLOOR



FLOOR PLAN  
SECOND FLOOR

FLOOR PLAN  
+/- 5,000

TOTAL SQUARE FEET  
+/- 4,400

# EXTERIOR PHOTOS

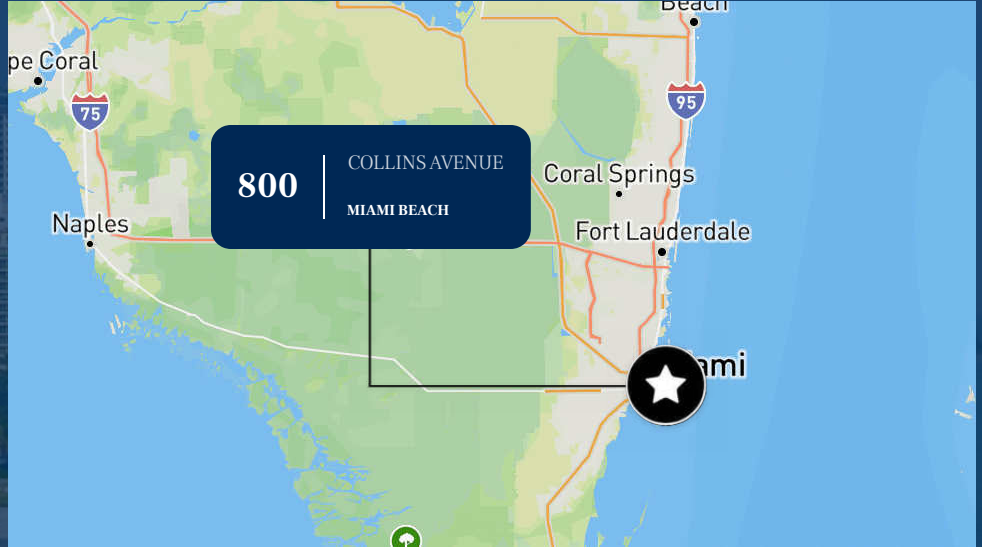


# INTERIOR PHOTOS



# LOCATION OVERVIEW

The South Florida real estate market, particularly in Miami Beach, is an attractive and growing hub for both residential and commercial real estate. The property at 800 Collins Avenue, Miami Beach, FL, benefits from its prime location in Miami-Dade County, offering convenient access to major transportation routes like I-95 and the Florida Turnpike, which connect the property to key areas across South Florida, including Downtown Miami and Fort Lauderdale. The property is just 20 minutes from Miami International Airport and close to the Port of Miami, providing excellent connectivity for businesses and professionals. The surrounding area is home to thriving business districts such as the Miami Design District and Wynwood, and is within minutes of retail centers like Lincoln Road Mall, making it an ideal location for office tenants. With a growing population and high median household incomes in the region, the property is well-positioned to benefit from the area's expanding commercial and residential demand in the highly competitive South Florida market.



## DEMOGRAPHICS WITHIN A THREE-MILE RADIUS



62,855

2024 Total Population



45

Average Age



\$64,747

Median Household Income



\$660,882

Median Home Value



34,265

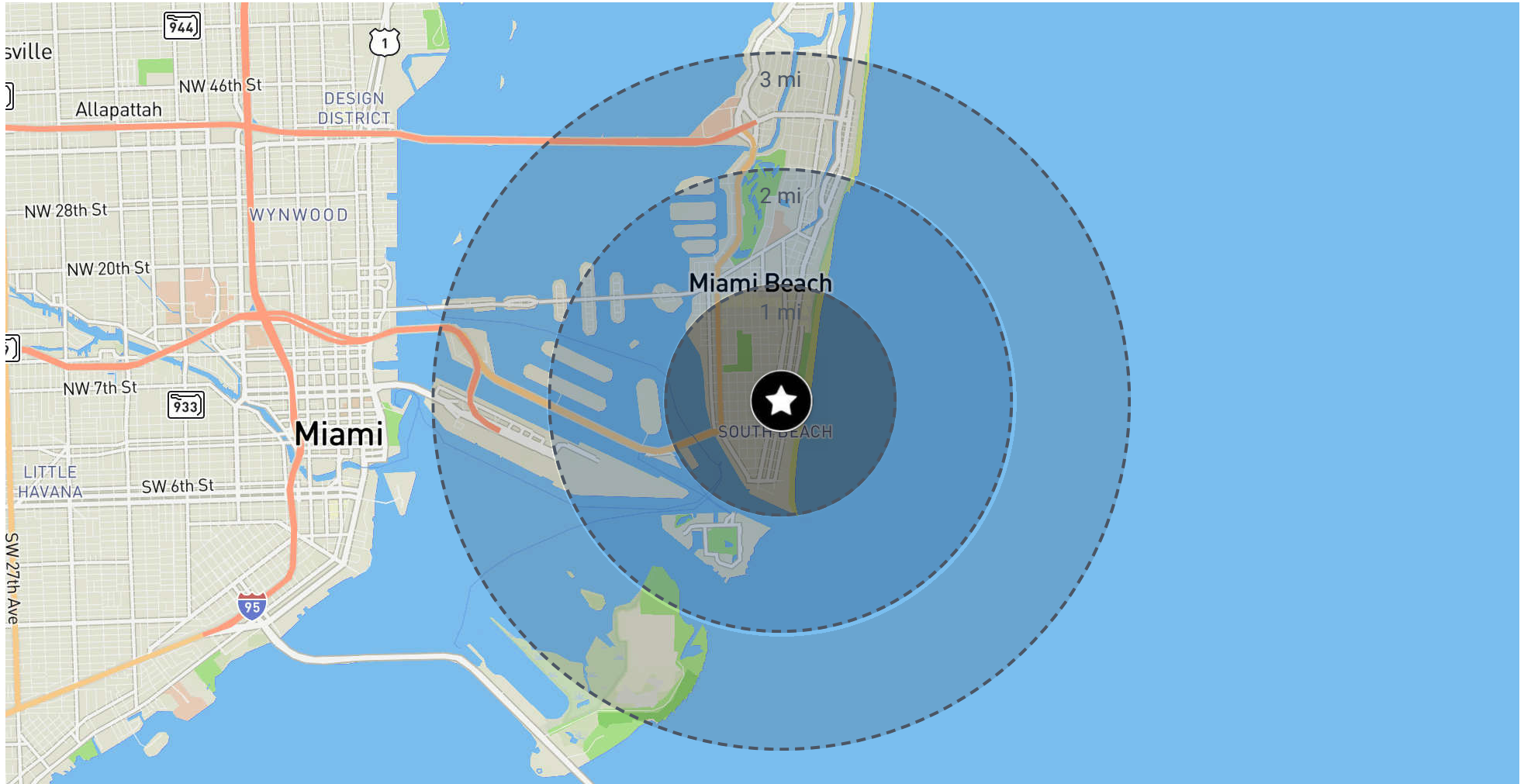
2024 Total Households



3.36%

HH Growth 2024-2029

# LOCATION OVERVIEW



Collection Street	Cross Street	Traffic Vol	Distance
Collins Avenue (SRA1A)	9th Street	39,000+	0.0 mi (on site)
Ocean Drive (local north-south)	10th Street	15,000+	0.2 mi
Washington Avenue	10th Street	20,000+	0.3 mi
Alton Road (SR 907)	5th Street	25,000+	0.5 mi
Lincoln Road (SRA1A feeder)	Alton Rd / Washington Ave	22,000+	0.7 mi

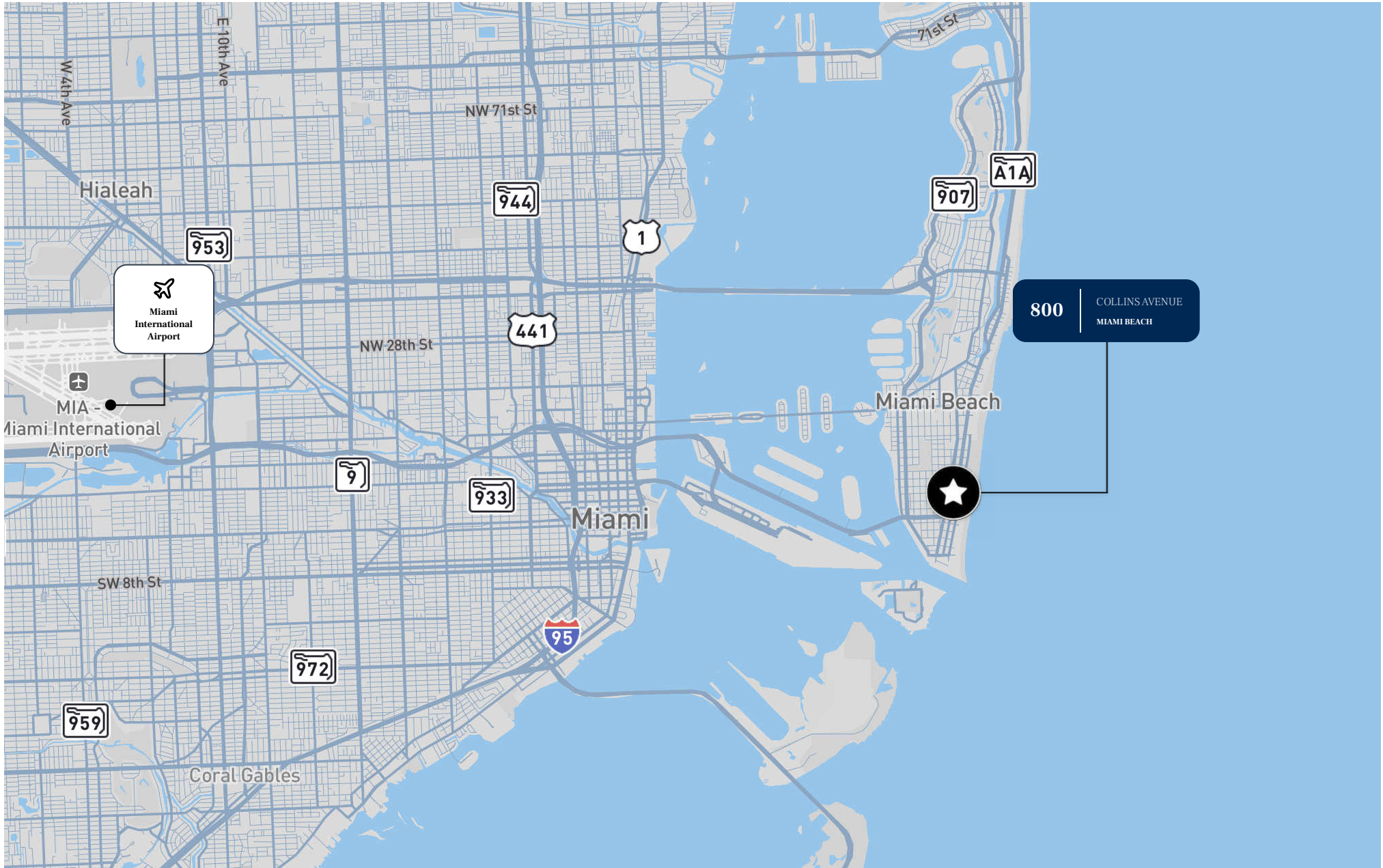
# AREA MAP



# AREA MAP



# TRANSPORTATION MAP



# 800 Collins Avenue

Miami Beach | FL



## FINANCIAL SUMMARY

# FINANCIAL OVERVIEW

## PROPERTY DETAILS

Price	\$7,850,000
Down Payment	\$7,850,000
Down Payment %	100%
Number of Suites	1
Price Per SqFt	\$790.37
Rentable Built Area (RBA)	9,932 SF
Lot Size	0.16 Acres
Year Built/Renovated	1934
Occupancy	0.00%

**\$7,850,000**  
PRICE RANGE

**9,932 SF**  
SQUARE-FOOTAGE

**7.59%**  
CAPITALIZATION RATE

**0.16 Acres**  
LAND ACREAGE

<b>Returns</b>	<b>Pro Forma</b>
CAP Rate	7.59%
Cash-on-Cash	7.59%
Debt Coverage Ratio	N/A

## INCOME & EXPENSES

INCOME		Per SF
Scheduled Base Rental Income	\$595,920	\$60.00
CAM	\$22,844	\$2.30
Insurance	\$22,347	\$2.25
Real estate Taxes	\$117,914	\$11.87
Management Fees	\$23,475	\$2.36
<b>Total Reimbursement Income</b>	<b>\$186,580</b>	<b>100.0%</b>
<b>Effective Gross Revenue</b>	<b>\$782,500</b>	<b>\$78.79</b>

Operating Expenses	Pro Forma	Per SF
Repairs & Maintenance	\$4,966	\$0.50
Contract Services	\$6,952	\$0.70
Utilities	\$10,925	\$1.10
Insurance	\$22,347	\$2.25
Real Estate Taxes	\$117,914	\$11.87
Management Fee	\$23,475	3.0%
<b>Total Expenses</b>	<b>\$186,580</b>	<b>\$18.79</b>
<b>Expenses as % of EGR</b>	<b>23.8%</b>	
<b>Net Operating Income</b>	<b>\$595,920</b>	<b>\$60.00</b>

## TENANT SUMMARY

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year
				Comm.	Exp.				
Tenant 1	100	9,932	100.0%	-	-	\$0.00	\$0	\$0	\$595,920
<b>Total</b>		<b>9,932</b>				<b>\$60.00</b>	<b>\$0</b>	<b>\$0</b>	<b>\$595,920</b>
	<b>Occupied Tenants: 0</b>		<b>Unoccupied Tenants: 1</b>		<b>Occupied GLA: 0%</b>			<b>Unoccupied GLA: 100%</b>	
	<b>Total Current Rents: \$0</b>					<b>Occupied Current Rents: \$0</b>		<b>Unoccupied Current Rents: \$0</b>	

# 800 Collins Avenue

Miami Beach | FL



**LEASE COMPARABLES**

# LEASE COMPARABLES



800 Collins Avenue

Asking Rent	<b>\$60/NNN</b>
SF Leased	<b>9932</b>
Land Acres	<b>0.16</b>
Lease Sign Date	
Space Use	
Lease Type	
Lease Start Date	
Lease Expiration Date	
Status	<b>Built 1934/1996</b>



743 Washington Avenue

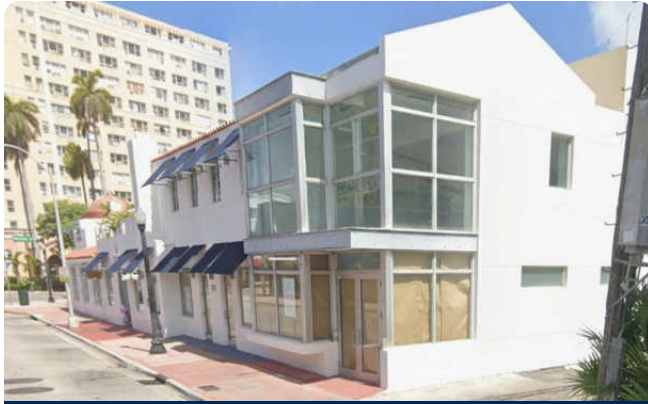
Asking Rent	<b>\$59.00/NNN</b>
SF Leased	<b>903</b>
Land Acres	<b>0.45</b>
Lease Sign Date	<b>Jul 2025</b>
Space Use	<b>Retail</b>
Lease Type	<b>Direct</b>
Lease Start Date	<b>Jul 2025</b>
Lease Expiration Date	<b>Jun 2030</b>
Status	<b>Built 1989</b>



229 9th Street

Asking Rent	<b>\$54.00/NNN</b>
SF Leased	<b>950</b>
Land Acres	<b>0.15</b>
Lease Sign Date	<b>Feb 2025</b>
Space Use	<b>Retail</b>
Lease Type	<b>Direct</b>
Lease Start Date	<b>Mar 2025</b>
Lease Expiration Date	<b>Mar 2026</b>
Status	<b>Built 1938</b>

# LEASE COMPARABLES



227 8th Street

Asking Rent	<b>\$55.00/NNN</b>
SF Leased	<b>1,500</b>
Land Acres	<b>0.3</b>
Lease Sign Date	<b>Sep 2024</b>
Space Use	<b>Retail</b>
Lease Type	<b>Direct</b>
Lease Start Date	<b>Oct 2024</b>
Lease Expiration Date	
Status	<b>Built 2008</b>



855 Collins Avenue

Asking Rent	<b>\$75.00</b>
SF Leased	<b>1,600</b>
Land Acres	<b>0.48</b>
Lease Sign Date	<b>Feb 2024</b>
Space Use	<b>Retail</b>
Lease Type	<b>Direct</b>
Lease Start Date	<b>Mar 2024</b>
Lease Expiration Date	
Status	<b>Built 1938</b>



635 Collins Avenue

Asking Rent	<b>\$65.00/NNN</b>
SF Leased	<b>3,000</b>
Land Acres	<b>0.32</b>
Lease Sign Date	<b>Aug 2023</b>
Space Use	<b>Retail</b>
Lease Type	<b>Direct</b>
Lease Start Date	<b>Sep 2023</b>
Lease Expiration Date	<b>Sep 2028</b>
Status	<b>Built 1940</b>

# LEASE COMPARABLES SUMMARY AND MAP

Address	Asking Rent	SF Leased	Rentable Area	Land Acres	Lease Sign Date	Space Use	Lease Type	Property Type	Stories	Ceiling Height
800 Collins Avenue	60	9,932		0.16					2	
743-755 Washington Ave	\$59.00/NNN	903	18,680	0.45	Jul 2025	Retail	Direct	Retail	2	Not specified
229-235 9th St	\$54.00/NNN	950	10,465	0.15	Feb 2025	Retail	Direct	Retail	2	Not specified
227 8th St	\$55.00/NNN	1,500	1,500	0.3	Sep 2024	Retail	Direct	Retail	2	18'
855 Collins Ave	\$75.00	1,600	38,016	0.48	Feb 2024	Retail	Direct	Hospitality	3	Not specified
635 Collins Ave	\$65.00/NNN	3,000	30,883	0.32	Aug 2023	Retail	Direct	Hospitality	3	Not specified



# 800 Collins Avenue

Miami Beach | FL



**SALES COMPARABLES**

# SALES COMPARABLES



800 Collins Avenue



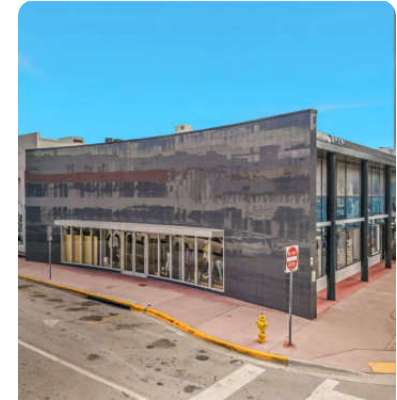
736 Collins Avenue



644 6th St - Las Olas  
Cafe



910 Lincoln Rd -  
Lincoln Road

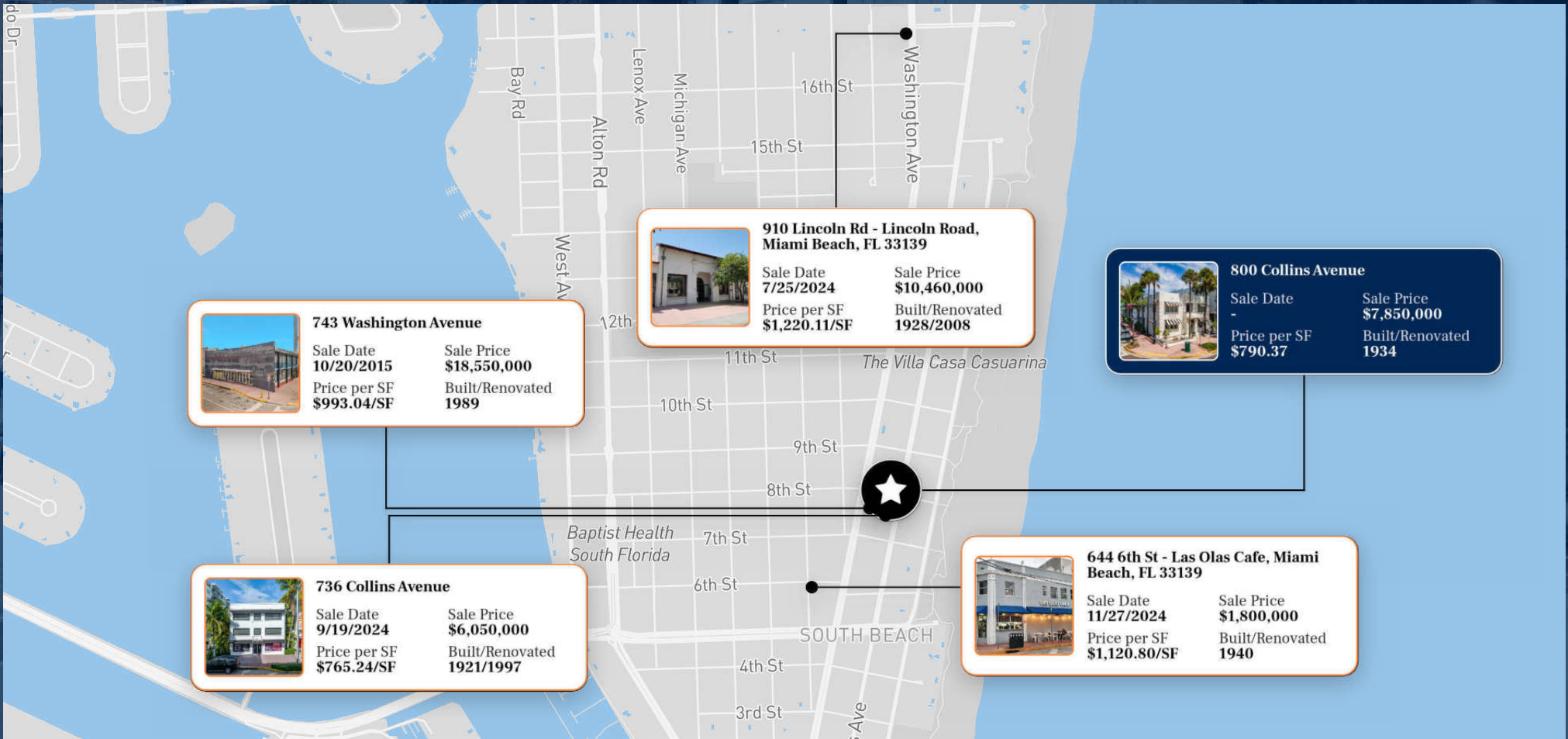


743 Washington Avenue

Sale Date	-	Sale Date	9/19/2024	Sale Date	11/27/2024	Sale Date	7/25/2024	Sale Date	10/20/2015
Sale Price	\$7,850,000	Sale Price	\$6,050,000	Sale Price	\$1,800,000	Sale Price	\$10,460,000	Sale Price	\$18,550,000
Price per SF	\$790.37	Price per SF	\$765.24/SF	Price per SF	\$1,120.80/SF	Price per SF	\$1,220.11/SF	Price per SF	\$993.04/SF
Land Area	0.16 Acres	Land Area	0.17 AC/7,405 SF	Land Area	0.02 AC/871 SF	Land Area	0.17 AC/7,405 SF	Land Area	0.45 AC/19,602 SF
Sale Type	Investment	Sale Type	Investment	Sale Type	Investment	Sale Type	Investment	Sale Type	Investment
% Leased	0%	% Leased	0%	% Leased	100%	% Leased	0%	% Leased	18,680 SF
Built/Renovated	1934/1996	Built/Renovated	1921/1997	Built/Renovated	1940	Built/Renovated	1928/2008	Built/Renovated	1989

# SALES COMPARABLES SUMMARY AND MAP

Address	Sale Date	Sale Price	Price per SF	Land Area	Sale Type	% Leased	Built/Renovated
800 Collins Avenue	-	\$7,850,000	\$790.37	0.16 AC	Investment	0%	1934/1996
736 Collins Ave	9/19/2024	\$6,050,000	\$765.24/SF	0.17 AC/7,405 SF	Investment	0%	1921/1997
644 6th St - Las Olas Cafe	11/27/2024	\$1,800,000	\$1,120.80/SF	0.02 AC/871 SF	Investment	100%	1940
910 Lincoln Rd - Lincoln Road	7/25/2024	\$10,460,000	\$1,220.11/SF	0.17 AC/7,405 SF	Investment	0%	1928/2008
743-755 Washington Ave	10/20/2015	\$18,550,000	\$993.04/SF	0.45 AC/19,602 SF	Investment	18,680 SF	1989



# 800 Collins Avenue

Miami Beach | FL



**MARKET OVERVIEW**

## MIAMI BEACH HIGHLIGHTS



### Global Tourism Hub

Miami Beach remains a global tourism destination, attracting a record 28 million visitors in 2024, driving demand for retail, hospitality, and entertainment.



### Strong Visitor Spending

The city generated approximately \$22 billion in visitor spending in 2024, showcasing the strength of its tourism-driven economy.



### Hotel Occupancy Leader

Miami-Dade County leads the U.S. in hotel occupancy, with sustained domestic and international demand, making it a top market for hospitality investment.



### Thriving Hospitality Sector

The hospitality sector in Miami Beach continues to thrive, supporting over 209,000 jobs and contributing 9% to the county's GDP.



### Impact of Major Global Events

Events like Art Basel Miami Beach elevate the city's cultural and economic profile, creating ongoing demand for real estate in South Beach.



### Attractive Investment Climate

Miami Beach benefits from its international positioning, no state income tax, and steady inflow of both domestic and foreign investment, strengthening its market appeal.

## MIAMI BEACH 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 & Miami Beach ranked **#1** in RevPAR in early 2025

## PORT OF MIAMI

# 260,050

CRUISE PASSENGERS (FISCAL YEAR 2025) —  
*RECORD HIGH*

# 1,115,058

CARGO TEUS HANDLED IN FY 2025 (11 YRS  
ABOVE 1M)

# 340,078

JOBS SUPPORTED BY PORT OPERATIONS

# \$61.4 B

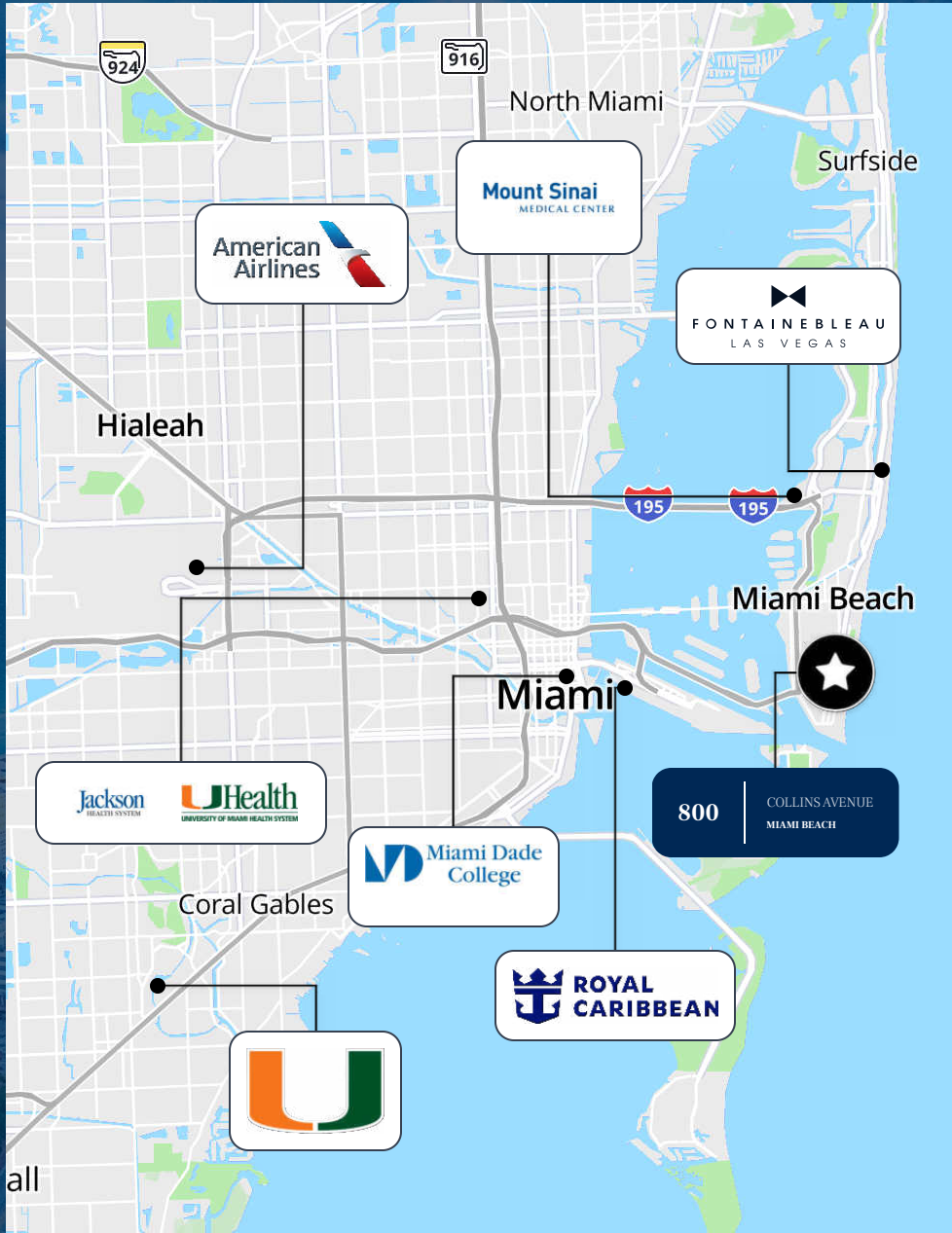
ANNUAL ECONOMIC IMPACT (PORT ACTIVITY)\*

# Global Connection

SERVES CARGO AND CRUISE LINES FROM ALL  
MAJOR REGIONS



# MAJOR EMPLOYERS



The employment landscape surrounding 800 Collins Ave, Miami Beach, FL, reflects a robust and diverse economic environment anchored by major players in tourism, healthcare, education, and transportation. Prominent employers include global cruise operators Carnival Cruise Line and Royal Caribbean Group, which, alongside hospitality flagship Fontainebleau Miami Beach, underscore the significance of the travel and leisure sector in the local economy. Healthcare and life sciences are well represented by Jackson Medical Group within the Health District, Mount Sinai Medical Center, and the University of Miami Health System, collectively providing thousands of stable, skilled jobs. The education sector is a significant employment contributor through the University of Miami, Miami Dade College, and the Dade County School District. American Airlines also anchors regional transportation and provides connectivity to national and international markets. This concentration of diverse, established employers contributes to economic resilience, offers workforce stability, and positions the Miami Beach area as a strong, well-connected market for both residential and commercial property investment.

Employer	Industry	Employees	Distance
Carnival Cruise Line	Hospitality	40,000	15.3 mi
Miami-Dade County Public Schools	Education	40,000	0.0 mi
University of Miami	Education	16,000	13.3 mi
University of Miami Health System	Healthcare	15,000	6.3 mi
American Airlines	Transportation	14,000	11.9 mi
Jackson Health System	Healthcare	13,500	6.5 mi
Miami Dade College	Education	8,500	5.1 mi
Mount Sinai Medical Center	Healthcare	4,500	3.7 mi
Royal Caribbean Group	Hospitality	4,000	6.0 mi
Fontainebleau Miami Beach	Hospitality	2,500	3.1 mi

## 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.

**~5M  
PASSENGERS**

PORTMIAMI HANDLED OVER 5 MILLION PASSENGERS IN 2025, MAINTAINING ITS STATUS AS THE WORLD'S BUSIEST CRUISE PORT.

**~1.2M TEUs OF  
CARGO**

MIAMI'S PORT SAW OVER 1.2 MILLION TEUS IN CONTAINERIZED CARGO, CONTINUING TO SHOW GROWTH AS A MAJOR TRADE HUB.

**~\$28.1  
BECONOMIC  
ACTIVITY**

PORTMIAMI'S OPERATIONS GENERATED AN ESTIMATED \$45 BILLION IN ECONOMIC ACTIVITY, SUPPORTING OVER 300,000 JOBS

**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



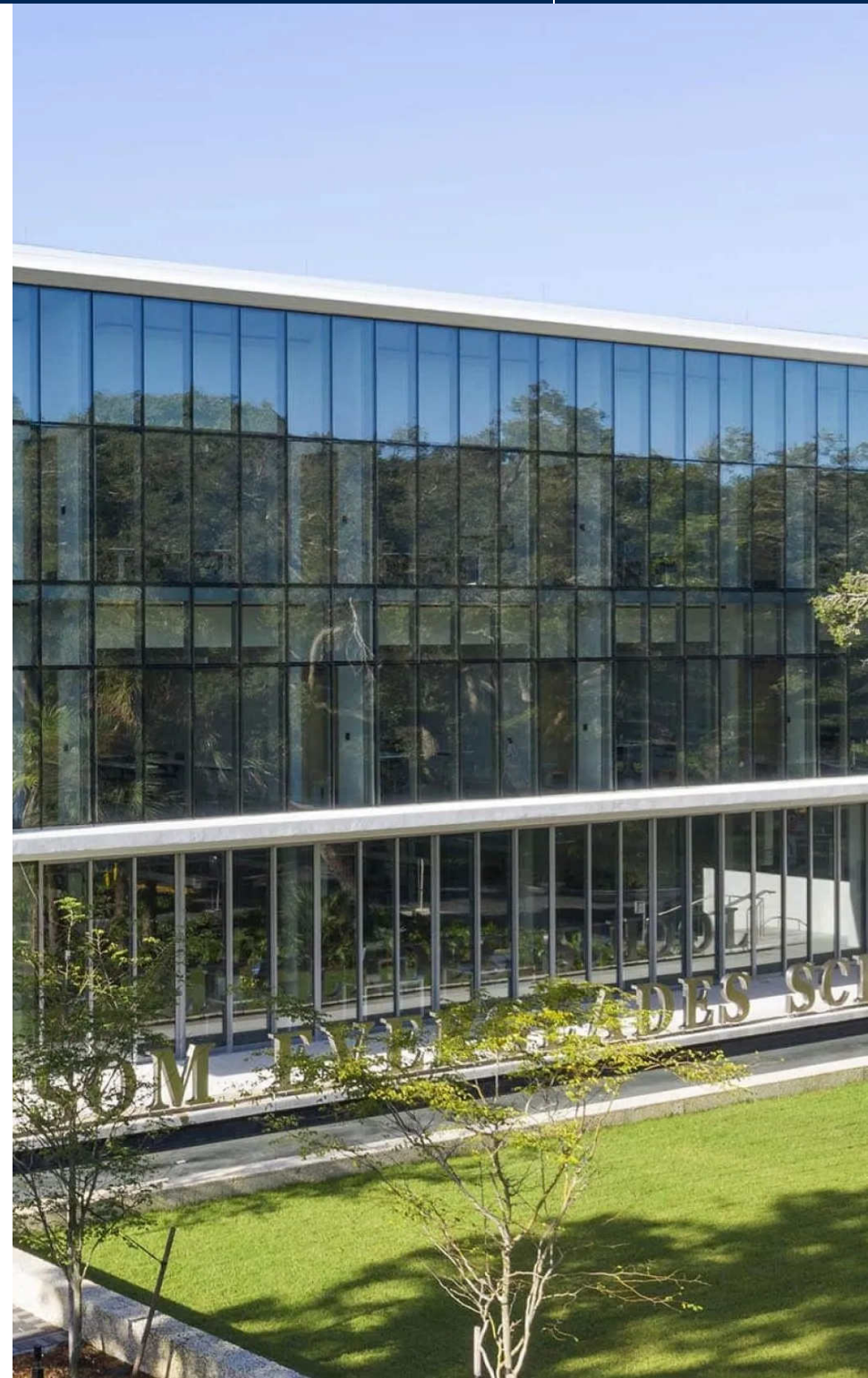
**The Miami-Dade County Public Schools (M-DCPS) district is one of the largest in the U.S., with over 350 schools serving more than 350,000 students.**

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)



# 800 Collins Avenue

Miami Beach | FL

Collins Av

## ADVISORY TEAM

### Alex Zylberglait

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