

# PARKWOOD OFFICE PLAZA

10250 SW 56th St

Miami, FL 33165

OFFERING MEMORANDUM



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Marcus & Millichap



A photograph of the Parkwood Office Plaza, a two-story yellow building with a red-tiled roof and several palm trees in front. The building has large windows and a parking lot in the foreground. The sky is blue with some clouds.

# Parkwood Office Plaza

10250 SW 56th St, Miami, FL 33165

## EXECUTIVE SUMMARY

## EXECUTIVE SUMMARY

### MIAMI'S PREMIER OFFICE BUILDING IN A CENTRAL LOCATION

Marcus and Millichap - The Zylberglait Group is proud to present Parkwood Office Plaza, a premier office building located at 10250 Southwest 56th Street, Miami, FL. This property offers 28,581 SF of office space, with 21 suites available for lease, catering to a range of tenants. The building is well-suited for small businesses or large corporate tenants, with flexible spaces designed for a modern working environment.

Strategically located in a desirable area of Miami, the property benefits from excellent accessibility and visibility. The building is also conveniently located with access to major transportation routes, enhancing its appeal to tenants and ensuring easy connectivity to the greater Miami area.

With an occupancy rate of 94.32% and a stable income stream, Parkwood Office Plaza is a solid investment opportunity. The property's projected Cap Rate of 6.87%, with potential increases, ensures a strong return on investment. Its current and pro forma financials indicate steady cash flow and long-term profitability, making it a prime asset for investors seeking consistent income and growth in a growing market.



Miami, FL  
Location



1.19  
Land Acres



21  
Number of  
Suites



28,581  
Total Building  
SF



1990  
Built



94.32%  
Occupancy

# INVESTMENT HIGHLIGHTS

- Parkwood Office Plaza is strategically located in Miami, offering excellent visibility and access to major transportation routes and key regional amenities.
- With an occupancy rate of 94.32%, the property benefits from a diverse tenant mix, ensuring stable cash flow.
- The property offers 21 suites with varying sizes, catering to both small businesses and larger corporate tenants.
- The property provides a current Cap Rate of 6.34%, with potential for an increase to 6.87%, offering solid returns for investors.
- Built in 1990 and consistently well-maintained, Parkwood Office Plaza is in strong condition, minimizing immediate capital expenditure.
- The property is located near prominent business centers, enhancing its appeal and long-term value.
- Parkwood Office Plaza offers both immediate income stability and long-term growth potential, making it an ideal choice for investors seeking both consistent cash flow and future appreciation.



**\$7,100,000**

LIST PRICE



**28,581**

RENTABLE SF



**6.34%**

CAP RATE



**6.87%**

CAP RATE PRO FORMA

# Parkwood Office Plaza

10250 SW 56th St, Miami, FL 33165

**PROPERTY DESCRIPTION**

## PROPERTY OVERVIEW

Parkwood Office Plaza, located at 10250 Southwest 56th Street in Miami, Florida, is a premier office building offering 28,581 square feet of flexible office space. The property is situated on a 1.19-acre lot in one of Miami's highly sought-after areas, providing tenants with excellent visibility and access to major transportation routes. Built in 1990, the building has been well-maintained, ensuring a quality environment for its tenants and offering long-term operational stability for investors.

The building is currently 94.32% occupied, with a diverse mix of tenants primarily in the healthcare and professional services sectors. With 21 rentable suites, the property offers flexible leasing options that cater to both small businesses and larger corporate tenants. Suites range in size, allowing for a broad spectrum of leasing arrangements to suit various tenant needs. This tenant diversity ensures a consistent income flow and reduces the risk of high turnover.

Parkwood Office Plaza benefits from its proximity to essential amenities, including major shopping centers and medical facilities, which enhances its desirability for tenants. These amenities not only attract businesses looking for a central location but also provide tenants with a well-rounded work-life balance.

The property is well-connected to the greater Miami area via key transportation routes, making it an ideal location for businesses seeking a suburban office space with easy access to downtown Miami. The office plaza benefits from its suburban location, offering a quieter, more affordable alternative to the high-demand urban areas, while still being within close proximity to the commercial heart of the region. This combination of location and accessibility enhances the long-term appeal of the property.

With a competitive Cap Rate of 6.34% and projected increases in both rental income and occupancy, Parkwood Office Plaza offers solid returns for investors. The property's pro forma projections estimate a slight rise in Net Operating Income (NOI), increasing its potential for long-term growth. Its well-maintained condition, low-risk operational history, and strategic location make it an ideal investment for those seeking both steady cash flow and potential appreciation in the growing Miami market.



## PROPERTY OVERVIEW

Address	10250 Southwest 56th Street, Miami, FL 33165
Offering Price	\$7,100,000
Rentable SF	28,581 SF
Lot Size	1.19 Acres
Price Per SqFt	\$248.42
Zoning	Office
Submarket	Miami
Location Type	Suburban
Ownership	Fee Simple

## BUILDING DESCRIPTION

**Year Built / Renovated:**

1990

**Rentable Area:**

28,581 SF

**Lot Size:**

1.19 ACRES

**Submarket:**

MIAMI

**Number of Suites:**

21 SUITES

**Occupancy:**

94.32%





**PARKWOOD OFFICE PLAZA**

10250 SOUTHWEST 56TH STREET  
MIAMI, FL

SW 56TH ST

SW 102ND ST

# EXTERIOR PHOTOS



# INTERIOR PHOTOS



## LOCATION OVERVIEW

The Miami-Dade real estate market, particularly in the Westchester/Sunset area, is an established and high-demand corridor for both commercial and residential investment. Located at 10250 SW 56th St (Miller Drive), this property benefits from a prime position in a central Miami neighborhood, offering exceptional connectivity to major transportation arteries. With immediate access to the Palmetto Expressway (SR 826) and the Florida Turnpike, the site provides seamless travel to key employment hubs, including Downtown Miami, Coral Gables, Doral, and Kendall. The surrounding area is characterized by a mature, dense residential base and a bustling professional office corridor, making it an ideal location for business tenants and service providers. With a stable, affluent population and strong regional growth, the site is well-positioned to benefit from the ongoing demand for centrally located, accessible professional space in the highly competitive South Florida market.



## DEMOGRAPHICS WITHIN A THREE-MILE RADIUS



168,000

2024 Total Population



43

Average Age



\$81,500

Median Household Income



~\$695,000

Median Home Value



~58,500

2024 Total Households

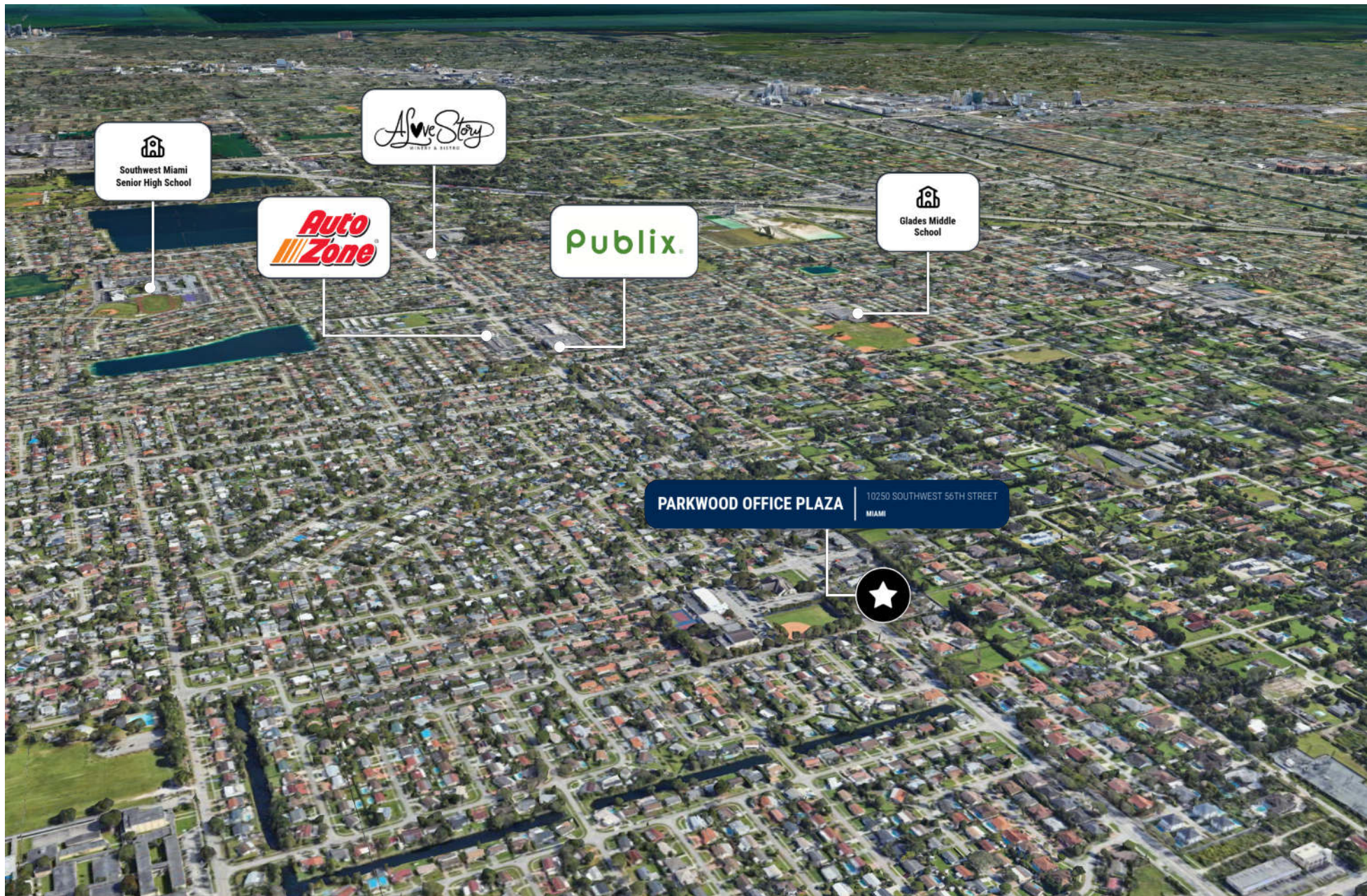


~0.65%

HH Growth 2024-2029

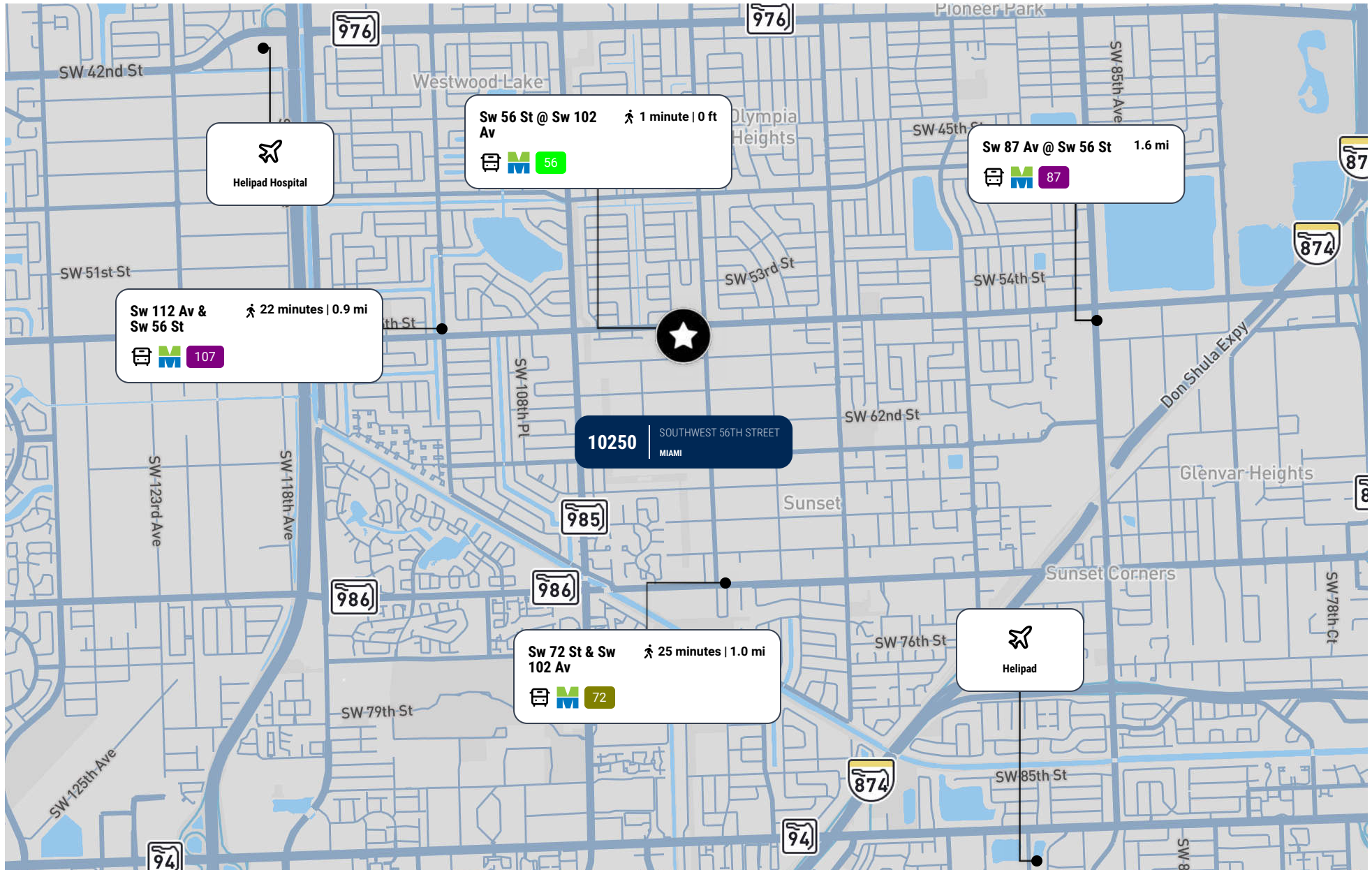


# AREA MAP

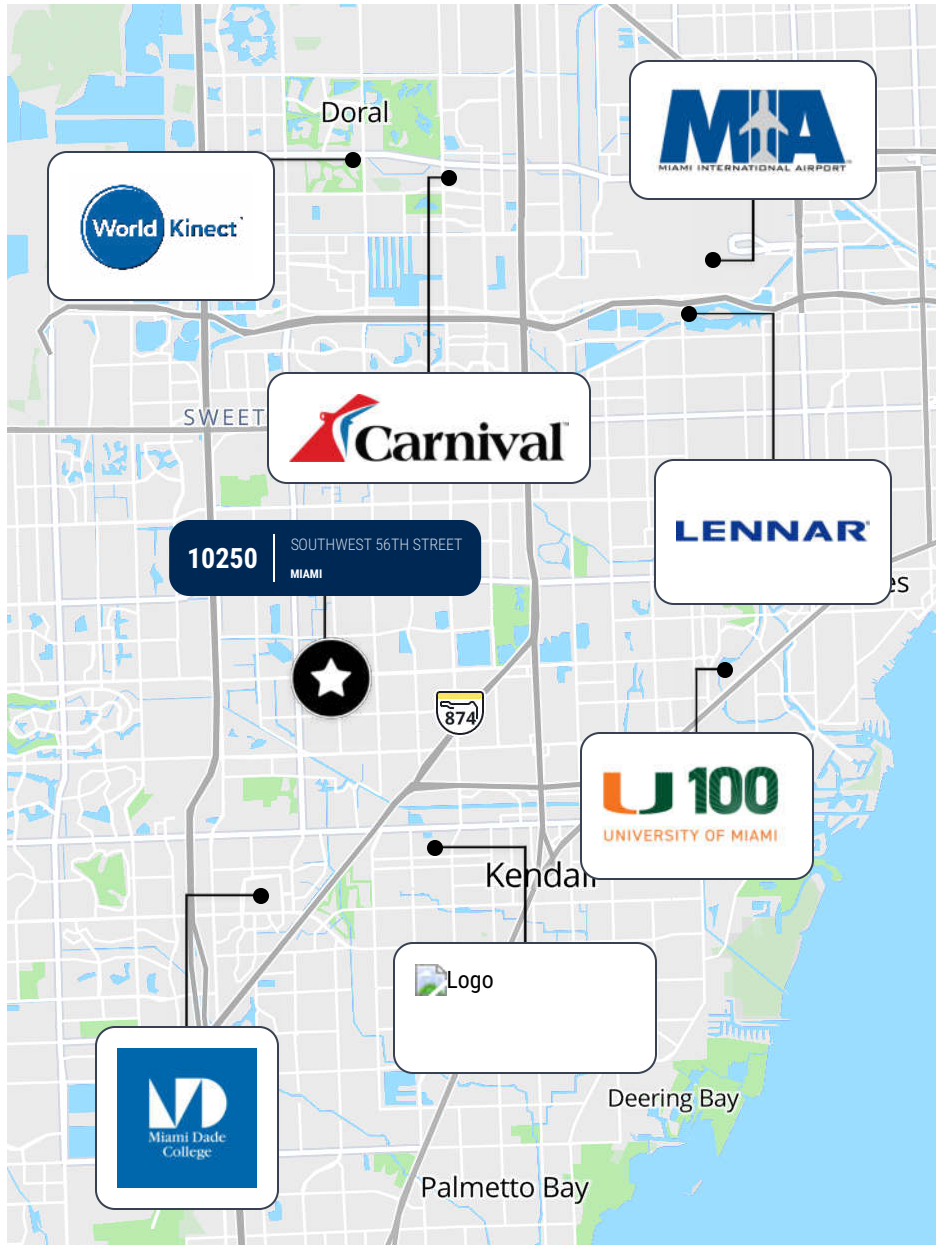




# TRANSPORTATION MAP



## MAJOR EMPLOYERS



The subject property is strategically positioned within a diverse and resilient employment landscape, anchored by recession-resistant sectors such as healthcare and education. The local economy is bolstered by the presence of major institutions including the University of Miami, Miami Dade College's Kendall Campus, and the expansive Baptist Health Baptist Hospital, which provide a stable employment base. Furthermore, the area's significance as a vital commercial and logistics hub is underscored by its proximity to Miami International Airport and the corporate headquarters of global firms like World Kinect and Lennar Corporation. This dynamic mix of large-scale employers across multiple key industries, including the significant tourism sector represented by companies like Carnival Cruise Line, ensures a consistent and varied tenant demand pool, contributing to long-term asset stability and insulating the property from sector-specific economic downturns.

Employer	Industry	Employees	Distance
University of Miami	Education	17,000	6.0 mi
American Airlines	Aviation	14,000	12.5 mi
Baptist Health South Florida	Healthcare	6,500	4.1 mi
Miami Dade College	Education	5,000	4.3 mi
World Kinect Corporation	Energy	5,000	7.4 mi
Lennar Corporation	Real Estate	5,000	9.1 mi
Carnival Cruise Line	Hospitality	3,500	9.7 mi

A photograph of the Parkwood Office Plaza, a two-story yellow building with a red-tiled roof and several palm trees in front. The building has large windows and a parking lot in the foreground. The sky is blue with some clouds.

# Parkwood Office Plaza

10250 SW 56th St, Miami, FL 33165

**FINANCIAL SUMMARY**

# FINANCIAL OVERVIEW

## PROPERTY DETAILS

Price	\$7,100,000
Down Payment	\$7,100,000
Down Payment %	100%
Number of Suites	21
Price Per SqFt	\$248.42
Rentable Built Area (RBA)	28,581 SF
Lot Size	1.19 Acres
Year Built/Renovated	1990
Occupancy	94.32%

**\$7,100,000**

PRICE RANGE

**28,581 SF**

SQUARE-FOOTAGE

**6.34%**

CAPITALIZATION RATE

**1.19 Acres**

LAND ACREAGE

Returns	Current	Pro Forma
CAP Rate	6.34%	6.87%
Cash-on-Cash	6.34%	6.87%

## INCOME & EXPENSES

INCOME		Current		Pro Forma	
<b>Scheduled Base Rental Income</b>		<b>\$763,219</b>		<b>\$846,394</b>	
Total Reimbursement Income	16%	\$59,622	16%	\$59,622	
Potential Gross Revenue		\$822,840		\$906,015	
General Vacancy	0.00%	\$0	5.00%	(\$45,301)	
Effective Gross Revenue		\$822,840		\$860,714	
Less: Operating Expenses	45.3%	(\$372,960)	43.3%	(\$372,960)	
Cash Flow		\$449,880		\$487,754	
<b>Net Operating Income</b>		<b>\$449,880</b>		<b>\$435,834</b>	
<b>Total Return</b>	<b>6.34%</b>	<b>\$449,880</b>	<b>6.87%</b>	<b>\$435,834</b>	

OPERATING EXPENSES	Current	Pro Forma
CAM	\$176,215	\$176,215
Insurance	\$36,901	\$36,901
Real Estate Taxes	\$121,084	\$121,084
Management Fee	\$38,760	\$38,760
<b>Total Expenses</b>	<b>\$372,960</b>	<b>\$372,960</b>
<b>Expenses/Suite</b>	<b>\$17,760</b>	<b>\$17,760</b>
<b>Expenses/SF</b>	<b>\$13.05</b>	<b>\$13.05</b>



## OPERATING STATEMENT

INCOME	Current		Per SF	Pro Forma		Per SF
<b>Rental Income</b>						
Base Rental Revenue	\$763,219.00			\$846,394.00		\$29.61
Scheduled Base Rental Income	\$763,219.00		\$26.70	\$846,394.00		\$29.61
Expense Reimbursement Income						
CAM	\$59,622.00		\$2.09	\$59,622.00		\$2.09
Total Reimbursement Income	\$59,622.00	16.0%	\$2.09	\$59,622.00	16.0%	\$2.09
<b>Potential Gross Revenue</b>	<b>\$822,840.00</b>		<b>\$28.79</b>	<b>\$906,015.00</b>		<b>\$31.70</b>
General Vacancy	\$0.00		\$0.00	(45,301)	5.0%	(1.58)
<b>Effective Gross Revenue</b>	<b>\$822,840.00</b>		<b>\$28.79</b>	<b>\$860,714.00</b>		<b>\$30.11</b>
<b>OPERATING EXPENSES</b>						
Electric	\$7,668.00		\$0.27	\$7,668.00		\$0.27
Janitorial	\$13,000.00		\$0.45	\$13,000.00		\$0.45
Water	\$28,317.00		\$0.99	\$28,317.00		\$0.99
Trash Removal	\$19,444.00		\$0.68	\$19,444.00		\$0.68
Repairs & Maintenance	\$39,566.00		\$1.38	\$39,566.00		\$1.38
Landscaping	\$6,800.00		\$0.24	\$6,800.00		\$0.24
Security	\$54,056.00		\$1.89	\$54,056.00		\$1.89
Accounting	\$7,365.00		\$0.26	\$7,365.00		\$0.26
Insurance	\$36,901.00		\$1.29	\$36,901.00		\$1.29
Real Estate Taxes	\$121,084.00		\$4.24	\$121,084.00		\$4.24
Management Fee	\$38,760.00	4.7%	\$1.36	\$38,760.00	4.5%	\$1.36
<b>Total Expenses</b>	<b>\$372,960.00</b>		<b>\$13.05</b>	<b>\$372,960.00</b>		<b>\$13.05</b>
Expenses as % of EGR	\$45.30			\$43.30		
<b>Net Operating Income</b>	<b>\$449,880.00</b>		<b>\$15.74</b>	<b>\$487,754.00</b>		<b>\$17.07</b>

# RENT ROLL

Tenant Name	Suite	Square Feet	% Bldg		Lease Dates		Annual Rent per		Total Rent Per Month	Total Rent Per Year	Changes on	Rent Increase	Lease Type
			Share		Comm.	Exp.	Sq. Ft.						
Florida Dental	A-101	626	2.2%		1/1/26	12/31/28	\$28.44		\$1,484	\$17,803	Jan-2028	\$1,528	Modified Gross
Elemental Behavior Health Center	A-102	1,275	4.5%		2/1/25	1/31/28	\$28.84		\$3,064	\$36,771	Feb-2028	\$3,156	Modified Gross
Florida Dental	A-103	1,726	6.0%		1/1/26	12/31/28	\$25.48		\$3,665	\$43,980	Jan-2028	\$3,775	Modified Gross
M&M Rehabilitation	A-201	1,019	3.6%		6/1/24	5/31/27	\$25.00		\$2,123	\$25,475	Jun-2027	\$2,187	Modified Gross
M&M Rehabilitation	A-202	1,110	3.9%		2/1/26	1/31/29	\$25.95		\$2,400	\$28,800	Feb-2028	\$2,472	Modified Gross
Estrella Health Medical Center	A-203	1,503	5.3%		8/1/23	7/31/26	\$31.83		\$3,986	\$47,836	Aug-2026	\$3,986	Modified Gross
J.T. Towers, Inc	B-101	1,895	6.6%		11/1/24	10/31/29	\$24.81		\$3,918	\$47,017	Nov-2027	\$4,036	Modified Gross
Dr. Diana Vargas	B-103	1,736	6.1%		9/1/25	8/31/28	\$27.53		\$3,982	\$47,784	Sep-2027	\$4,101	Modified Gross
Vacant	B-201	1,622	5.7%		1/0/00		\$0.00		\$0	\$0	Mar-2027	\$4,325	Modified Gross
Sapphire Mental Health Center LLC]	B-202	945	3.3%		10/4/24	10/31/27	\$30.90		\$2,433	\$29,201	Apr-2026	\$1,838	Modified Gross
A Batista Therapy Corp	B-203	1,064	3.7%		7/1/25	6/30/28	\$30.00		\$2,660	\$31,920	Jul-2027	\$2,740	Modified Gross
Primart & Preventing Medical Center	C-101	1,509	5.3%		2/1/24	1/31/27	\$29.71		\$3,735	\$44,825	Feb-2027	\$4,024	Modified Gross
Diana E. Vargas Md	C-102	2,123	7.4%		1/1/25	12/31/27	\$30.90		\$5,467	\$65,601	Jan-2028	\$5,661	Modified Gross
Sapphire Mental Health Center, LLC	C-202	1,700	5.9%		6/1/25	5/31/28	\$25.84		\$3,660	\$43,920	Jun-2027	\$3,770	Modified Gross
Preventing and Primary Care	C-203	1,754	6.1%		9/1/24	8/31/27	\$30.90		\$4,517	\$54,199	Sep-2027	\$4,652	Modified Gross
Providence Homecare	D-101	823	2.9%		6/1/24	5/31/27	\$28.38		\$1,946	\$23,357	Jun-2027	\$2,195	Modified Gross
American Quality Assurance Group, Inc	D-102	903	3.2%		11/1/25	10/31/28	\$27.02		\$2,033	\$24,396	Apr-2026	\$1,938	Modified Gross
Providence Healthcare Services	D-103	1,741	6.1%		1/1/26	12/31/28	\$30.00		\$4,353	\$52,230	Jan-2028	\$4,483	Modified Gross
Estrella Health Mental Center, Inc	D-201	1,018	3.6%		11/1/23	10/31/26	\$31.83		\$2,700	\$32,400	Nov-2026	\$2,715	Modified Gross
Fenix Center	D-202	735	2.6%		10/1/25	9/30/28	\$27.10		\$1,660	\$19,920	Oct-2027	\$1,710	Modified Gross
CRC	D-203	1,754	6.1%		8/1/18	7/31/27	\$22.14		\$3,236	\$38,830	Aug-2027	\$4,677	Modified Gross
<b>Total</b>		<b>28,581</b>					<b>\$26.46</b>		<b>\$63,022</b>	<b>\$756,264</b>			
		<b>Occupied Tenants: 20</b>		<b>Unoccupied Tenants: 1</b>			<b>Occupied Rentable SF: 94.30%</b>			<b>Unoccupied Rentable SF: 5.70%</b>			
				<b>Total Current Rents: \$763,219</b>			<b>Occupied Current Rents: \$763,219</b>			<b>Unoccupied Current Rents: 0</b>			

# Parkwood Office Plaza

10250 SW 56th St, Miami, FL 33165

**LEASE COMPARABLES**



# LEASE COMPARABLES



10250 Southwest 56th Street

Property Type	<b>Office</b>
Lease Date	<b>Various</b>
Rent Type	<b>Modified Gross</b>
Effective Rent	<b>\$26.46</b>
Building Area	<b>28,581 SF</b>
Built/Renov	<b>1990</b>



10250 Southwest 56th Street

Property Type	<b>Office Class C</b>
Lease Date	<b>Jun-25</b>
Rent Type	<b>Plus Electric (Asking)</b>
Effective Rent	<b>\$30.00</b>
Building Area	<b>29,052 SF</b>
Built/Renov	<b>1990</b>



10300 Sunset Drive

Property Type	<b>Office Class B</b>
Lease Date	<b>Mar-25</b>
Rent Type	<b>Modified Gross (Asking)</b>
Effective Rent	<b>\$30.00/MG</b>
Building Area	<b>31,573 SF</b>
Built/Renov	<b>1980</b>

# LEASE COMPARABLES



7355 Southwest 87th Avenue

Property Type	<b>Office Class B</b>
Lease Date	<b>Feb-25</b>
Rent Type	<b>Modified Gross (Effective)</b>
Effective Rent	<b>\$26.45/MG</b>
Building Area	<b>6,072 SF</b>
Built/Renov	<b>1983</b>



7190 Southwest 87th Avenue

Property Type	<b>Office Class B</b>
Lease Date	<b>Jun-24</b>
Rent Type	<b>Full Service (Starting)</b>
Effective Rent	<b>\$32.00/FS</b>
Building Area	<b>115,980 SF</b>
Built/Renov	<b>-</b>

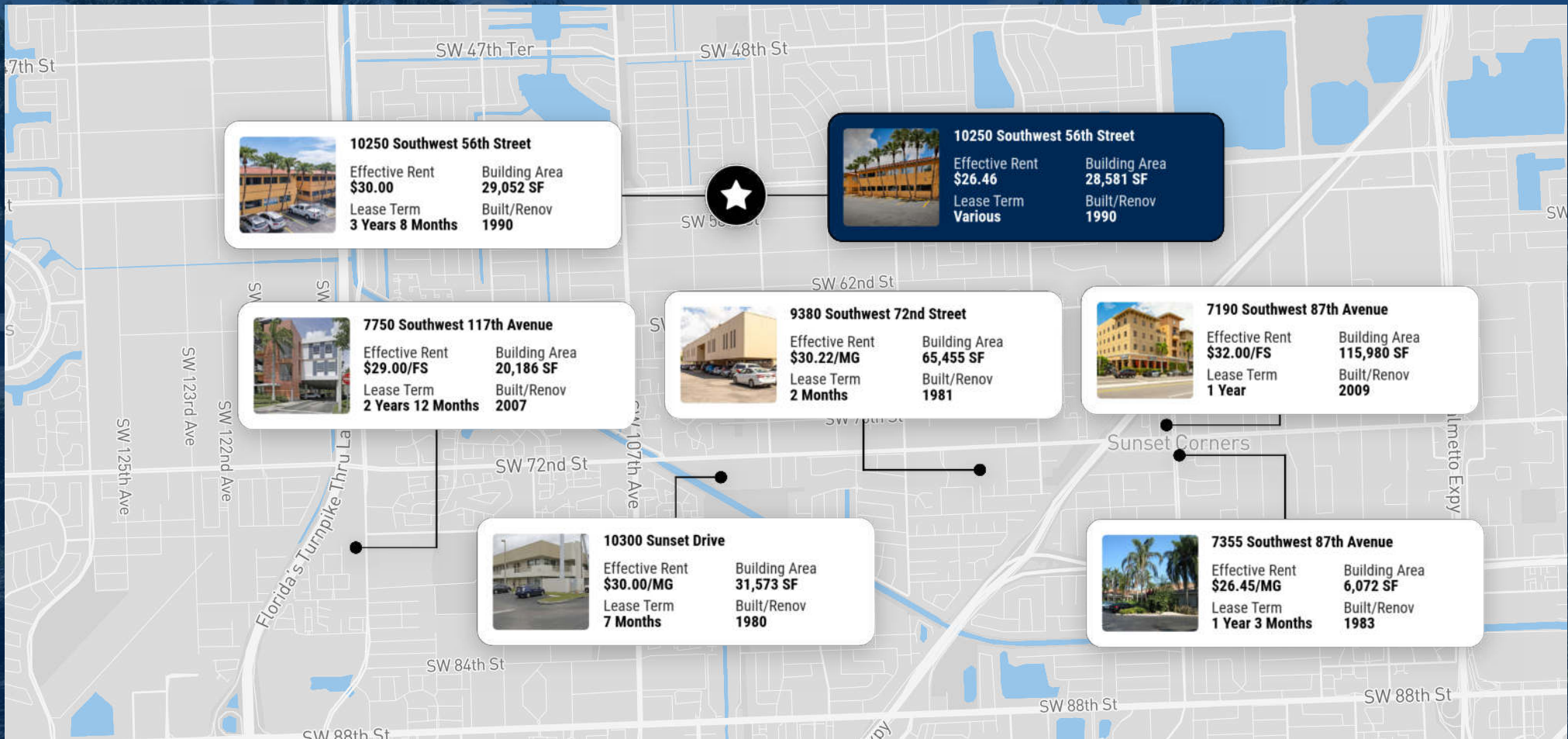


7750 Southwest 117th Avenue

Property Type	<b>Office Class B</b>
Lease Date	<b>May-24</b>
Rent Type	<b>Full Service (Starting)</b>
Effective Rent	<b>\$29.00/FS</b>
Building Area	<b>20,186 SF</b>
Built/Renov	<b>2007</b>

# LEASE COMPARABLES SUMMARY AND MAP

Address	Property Type	Lease Date	Starting Rent	Effective Rent	Lease Term	Building Area	Built/Renov
<b>10250 Southwest 56th Street</b>	<b>Office</b>	<b>Various</b>	<b>Various</b>	<b>\$26.46</b>	<b>Various</b>	<b>28,581 SF</b>	<b>1990</b>
9380 SW 72nd St, 2nd Floor	Office Class B	Jul-25	\$29.00/MG	\$30.22/MG	2 Months	65,455 SF	1981
10250 SW 56th St, 2nd Floor	Office Class C	Jun-25	\$30.00/+ELEC	\$30.00	3 Years 8 Months	29,052 SF	1990
10300 Sunset Dr, 2nd Floor	Office Class B	Mar-25	\$30.00/MG	\$30.00/MG	7 Months	31,573 SF	1980
7355 SW 87th Ave, 1st Floor	Office Class B	Feb-25	\$24.19/MG	\$26.45/MG	1 Year 3 Months	6,072 SF	1983
7190 SW 87th Ave, 4th Floor	Office Class B	Jun-24	\$28.00/FS	\$32.00/FS	1 Year	115,980 SF	2009
7750 SW 117th Ave, 3rd Floor	Office Class B	May-24	\$24.57/FS	\$29.00/FS	2 Years 12 Months	20,186 SF	2007



A photograph of a two-story office building with a yellow stucco exterior and dark window frames. The building is surrounded by several tall palm trees on the left and a paved parking lot in the foreground. A dark blue banner is overlaid at the top right, and another dark blue banner is at the bottom left. The sky is clear and blue.

# Parkwood Office Plaza

10250 SW 56th St, Miami, FL 33165

**SALES COMPARABLES**

# SALES COMPARABLES



10250 Southwest 56th Street, Miami, FL

Name	<b>Parkwood Office Plaza</b>
Submarket	<b>Westchester/Coral Terrace</b>
Sale Date	-
Sale Price	<b>\$7,100,000</b>
Price per SF	<b>\$248.42</b>
RBA	<b>28,581</b>
Built	<b>1990</b>



9480 South Dixie Highway

Name	<b>Dadeland Crossing</b>
Submarket	<b>Kendall</b>
Sale Date	<b>5/24/2024</b>
Sale Price	<b>\$9,200,000</b>
Price per SF	<b>\$361.92/SF</b>
RBA	<b>25,420 SF</b>
Built	<b>1994</b>



9250 West Flagler Street

Name	<b>West Dade Government Center</b>
Submarket	<b>Miami Airport</b>
Sale Date	<b>8/19/2024</b>
Sale Price	<b>\$182,000,000</b>
Price per SF	<b>\$291.20/SF</b>
RBA	<b>625,000 SF</b>
Built	<b>1974/2025</b>

# SALES COMPARABLES



8353 Southwest 124th Street

Name	<b>UniFirst Professional Bldg</b>
Submarket	<b>Kendall</b>
Sale Date	<b>6/17/2025</b>
Sale Price	<b>\$5,500,000</b>
Price per SF	<b>\$272.16/SF</b>
RBA	<b>20,209 SF</b>
Built	<b>1971</b>

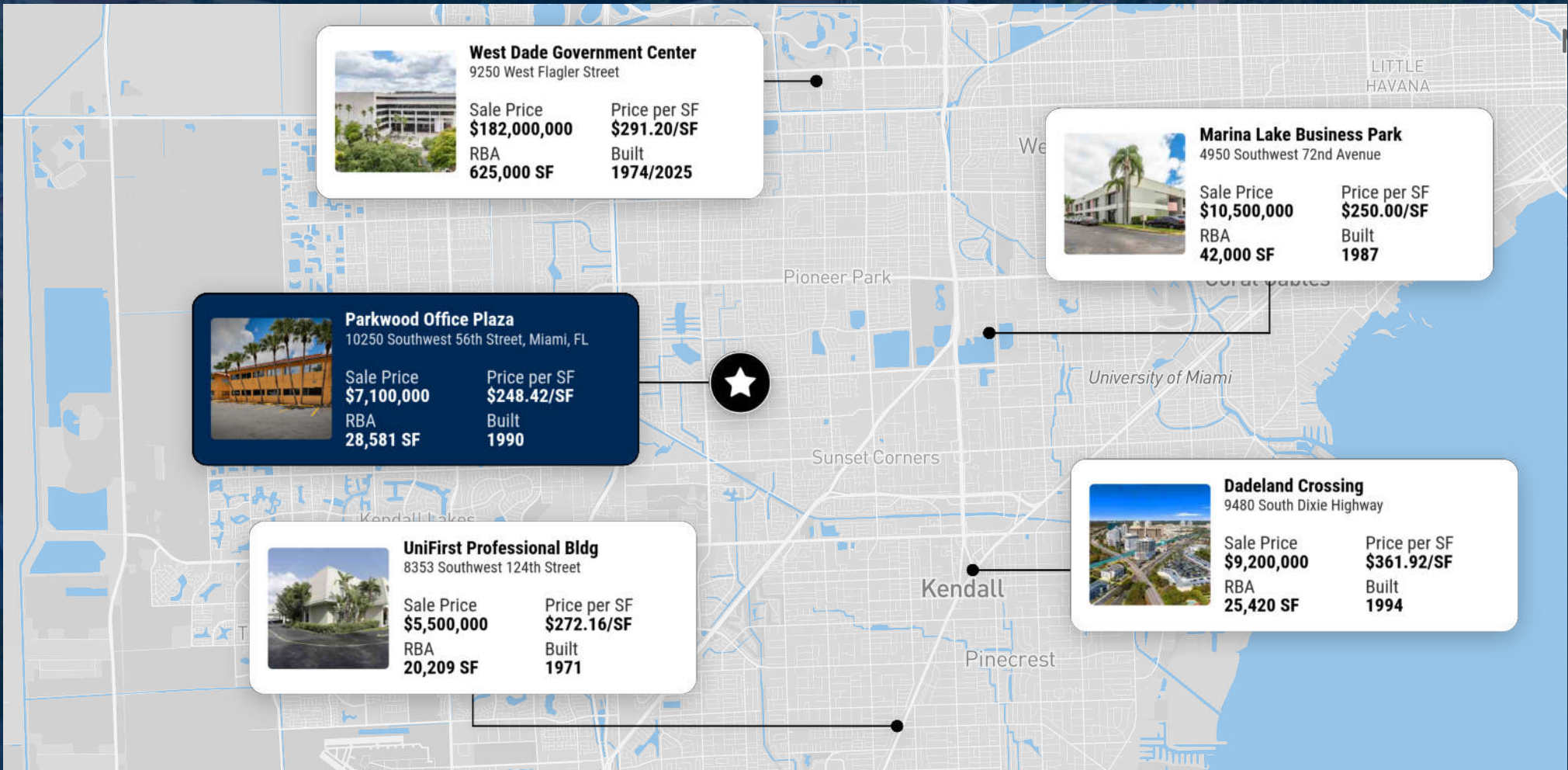


4950 Southwest 72nd Avenue

Name	<b>Marina Lake Business Park</b>
Submarket	<b>West Miami</b>
Sale Date	<b>11/22/2024</b>
Sale Price	<b>\$10,500,000</b>
Price per SF	<b>\$250.00/SF</b>
RBA	<b>42,000 SF</b>
Built	<b>1987</b>

# SALES COMPARABLES SUMMARY AND MAP

Address	Name	Submarket	Sale Date	Sale Price	Price per SF	RBA	Built
10250 Southwest 56th Street	Parkwood Office Plaza	Westchester/Coral Terrace	-	\$7,100,000	\$248.42/SF	28,581 SF	1990
9480 South Dixie Highway	Dadeland Crossing	Kendall	5/24/2024	\$9,200,000	\$361.92/SF	25,420 SF	1994
9250 West Flagler Street	West Dade Government Center	Miami Airport	8/19/2024	\$182,000,000	\$291.20/SF	625,000 SF	1974/2025
8353 Southwest 124th Street	UniFirst Professional Bldg	Kendall	6/17/2025	\$5,500,000	\$272.16/SF	20,209 SF	1971
4950 Southwest 72nd Avenue	Marina Lake Business Park	West Miami	11/22/2024	\$10,500,000	\$250.00/SF	42,000 SF	1987



# Parkwood Office Plaza

10250 SW 56th St, Miami, FL 33165



**MARKET OVERVIEW**



## MIAMI-DADE COUNTY HIGHLIGHTS



### No state income tax

Florida is one of just seven states in the US with no personal income tax.



### Pro business state

In 2025, Miami-Dade hit a record-breaking \$1.2 billion in new capital investment, supported by initiatives to streamline and expand local business growth.



### Access to home grown talent

South Florida is home to major institutions like Miami Dade College (serving 75,000+ students), FIU, and the University of Miami, feeding a robust pipeline of diverse, skilled professionals.



### Influx of capital

A major magnet for private equity and venture capital, the county has seen significant year-over-year increases in domestic and international business investment since 2023.



### Wealth magnet

Driven by high-net-worth migration, the county continues to see net income gains as businesses and residents relocate from major coastal hubs to Miami.



### Thriving financial hub

Often cited as "Wall Street South," Miami-Dade has solidified its position as a global center for finance, tech, and international trade, outpacing other major U.S. metros in job growth.

## MIAMI DADE BY THE NUMBERS

# #1

Ranked #1 for employment growth among the nation's 10 largest counties (2025 Q1).

# 1.2B

Record-breaking new capital investment facilitated by the Beacon Council in 2025.

# 3,070

New high-quality jobs committed by companies expanding or relocating

# PORTMIAMI

**1.12 M**

PORT VOLUME

**600,000+**

REFRIGERATED TEUS (ANNUAL)

**52' - 54'**

CHANNEL DEPTH

**\$61 Billion**

ECONOMIC IMPACT

**\$1+ Billion**

PORT CAPITAL IMPROVEMENTS\*



*\*Reflects ongoing infrastructure investment and modernization initiatives.  
Sources: PortMiami Annual Performance Reports (FY2025); Miami-Dade County; Capital Analytics.*

## MIAMI DADE COUNTY UNEMPLOYMENT FALLS TO NEAR-RECORD LOWS

### ~2.6% UNEMPLOYMENT

MIAMI-DADE COUNTY'S UNEMPLOYMENT RATE REMAINED LOW AT APPROXIMATELY 2.6% AS OF EARLY 2026, REFLECTING A STABLE REGIONAL LABOR MARKET.

### 20,100 JOBS ADDED

THE MIAMI METRO AREA ADDED OVER 20,000 PRIVATE SECTOR JOBS OVER THE PREVIOUS YEAR

### 1.38 M WORKERS

THE MIAMI-DADE LABOR FORCE COMPRISES OVER 1.38 MILLION EMPLOYED PERSONS

### ~8.56M PASSENGERS

PORTMIAMI REPORTED A RECORD-BREAKING 8.56 MILLION CRUISE GUESTS IN FISCAL YEAR 2025, SOLIDIFYING ITS STATUS AS THE CRUISE CAPITAL OF THE WORLD.

### ~1.12 M TEUS OF CARGO

MARKING THE 11TH CONSECUTIVE YEAR OF SURPASSING THE ONE-MILLION MILESTONE.

### ~\$61 B ECONOMIC ACTIVITY

SUPPORTING OVER 340,000 DIRECT AND INDIRECT JOBS.

# MIAMI-DADE COUNTY POPULATION EXPECTED TO OUTPACE NATIONAL GROWTH

## MIAMI DADE

**2.67M**

2021 Population

**6.94%**

Population Growth  
(2010 to 2021)

**4.56%**

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-DADE COUNTY POPULATION EXPECTED TO OUTPACE NATION GROWTH



**Miami is home to 14 of the Top 500 public high schools**

Source: U.S. NEWS 2021 Top Public Schools List



**Miami is home to 5 top 100 private high schools**



**Gulliver Preparatory School**

#43 Best private high school in America



**MAST Academy**

#5 Best public elementary school in America



# PARKWOOD OFFICE PLAZA

MIAMI, FLORIDA

## ADVISORY TEAM

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