



MIAMI, FLORIDA

3155 NW 77TH AVENUE

A 59,140 SF Turnkey Office HQ Opportunity in Miami-Dade County



Capital Markets | Private Capital Group

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THE OFFERING

CBRE, Inc., engaged as exclusive agent, is pleased to offer for sale 3155 NW 77th Avenue (the "Property" or "Building"), a ±59,140 SF HQ-style office building located in Miami, Florida.

Built in 1990, and completely renovated in 2018, the Building features a full kitchen & cafeteria, a basketball court & gym, and an on-site 3-story parking garage. There are private offices and conference rooms throughout the entire space, along with large open work areas on each of the Building's 3 floors.

The 3-acre Property is centrally located in Miami-Dade County, just east of Miami International Airport, with approximately 350' of direct frontage and exposure along the major FL-826, or Palmetto Expressway, which experiences daily traffic counts of more than 220,000 vehicles. This presents a tremendous signage opportunity for potential occupants.

In addition to FL-826, FL-836, the Florida Turnpike, and I-95 are all located within just 8 miles of the Property. This superior connectivity enables more than 4.5 million people, or 75% of South Florida's population, to access the Property within a 1-hour drive.

Altogether, 3155 NW 77th Avenue is in excellent condition and presents a rare opportunity to purchase a turnkey corporate office in the highly sought-after and competitive South Florida market.

OFFERING OVERVIEW

PRICE	\$12,999,000
ADDRESS	3155 NW 77 th Ave Miami, Florida 33122
YEAR BUILT	1990
RENOVATED	2018
TOTAL SF	59,140 SF
STORIES	3
SITE SIZE	3 Acres
SURFACE PARKING	111 Spaces
GARAGE PARKING	273 Spaces
TOTAL PARKING	384 Spaces (6.5/1,000 SF)
ZONING	IU-2 - Industrial Heavy Manufacturing
PERMITTED USES	Industrial, Warehouse, Storage, Office, some Retail

OFFERING HIGHLIGHTS

- **350' of Direct Frontage along the Palmetto Expressway (FL-826)**
 - Amazing signage opportunity for a new owner or tenant
 - Visible to over 220,000 vehicles every day
- **On-Site Parking Garage**
 - Unmatched 6.5/1,000 parking ratio
 - Approximately 50% of parking is covered
- **Highly Amenitized Building**
 - Kitchen, cafeteria & employee lounge
 - Basketball court & gym
 - Outdoor dining terrace
- **Ideal Space Configuration**
 - An open floor plan with open work areas on all 3 floors
 - Private offices and conference rooms located throughout the Building
- **Like New Building - Recently Renovated**
 - Completely renovated in 2018
 - Millions in improvements
 - The Building is turnkey and move-in ready
- **Proximity to Major Highways & Infrastructure**
 - FL-826, FL-836, the Florida Turnpike, and I-95 are all located within 8 miles of the Property
- **Central Location - Superior Connectivity**
 - Adjacent to Miami International Airport
 - 75% of South Florida's population, lives within a 1-hour drive of the Property
- **Incredible Market Fundamentals**
 - Robust projected population and job growth
 - South Florida is one of the most land constrained markets in the Country





SITE PLAN

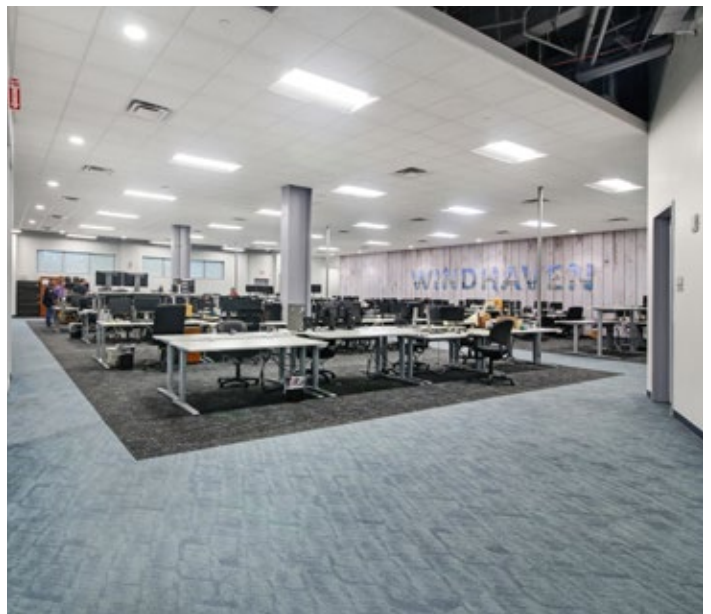


1ST FLOOR PLAN

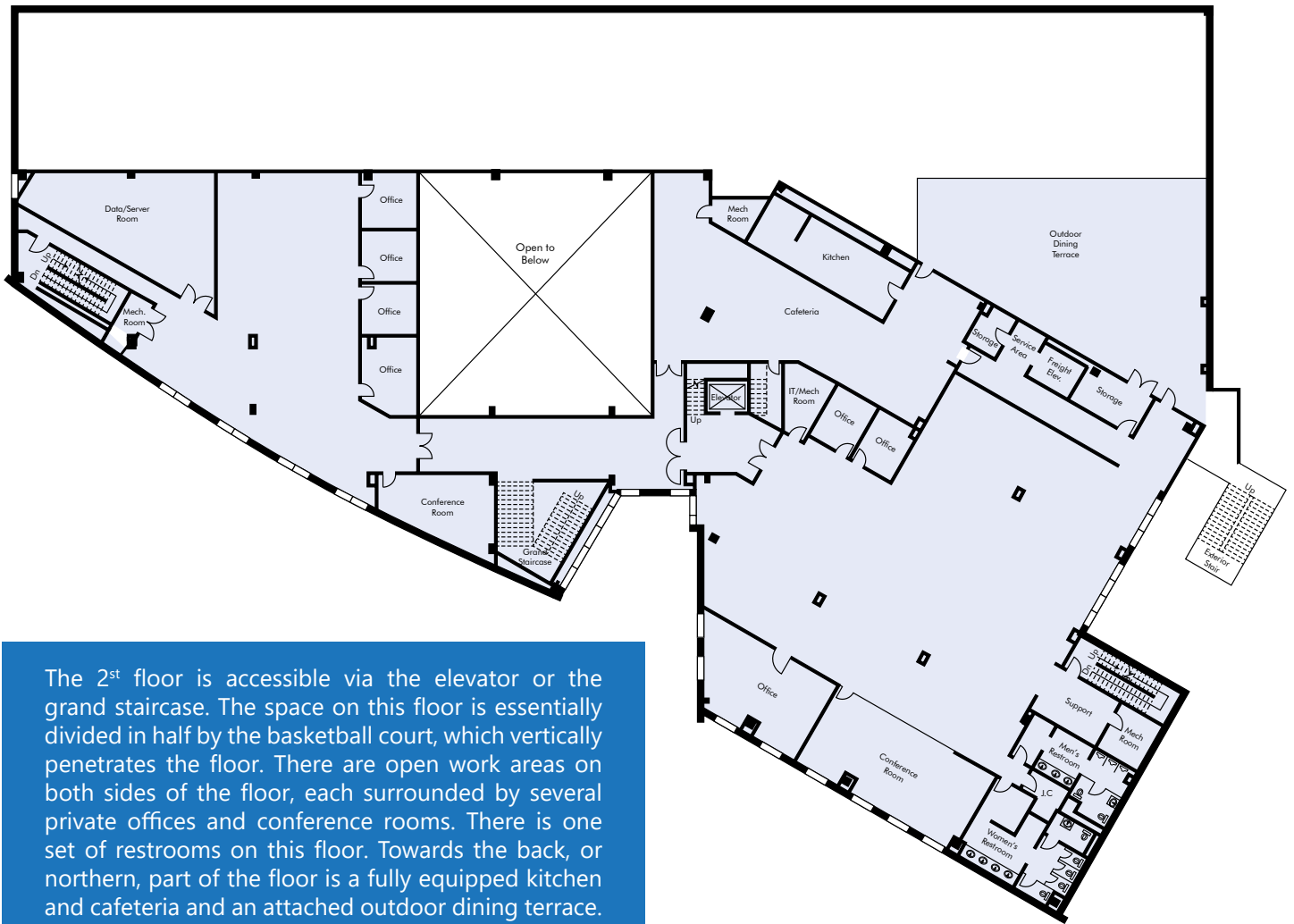


Upon entering the 1st floor, employees or guests find themselves in a common lobby & reception area with a grand staircase leading to the 2nd floor. The basketball court and gym are encased in glass and featured prominently at the entrance. The floor's main office areas can be accessed to the left and right. There are 3 open work areas on this floor, 2 sets of men's and women's restrooms, and multiple private offices, conference rooms, and storage spaces.





2ND FLOOR PLAN

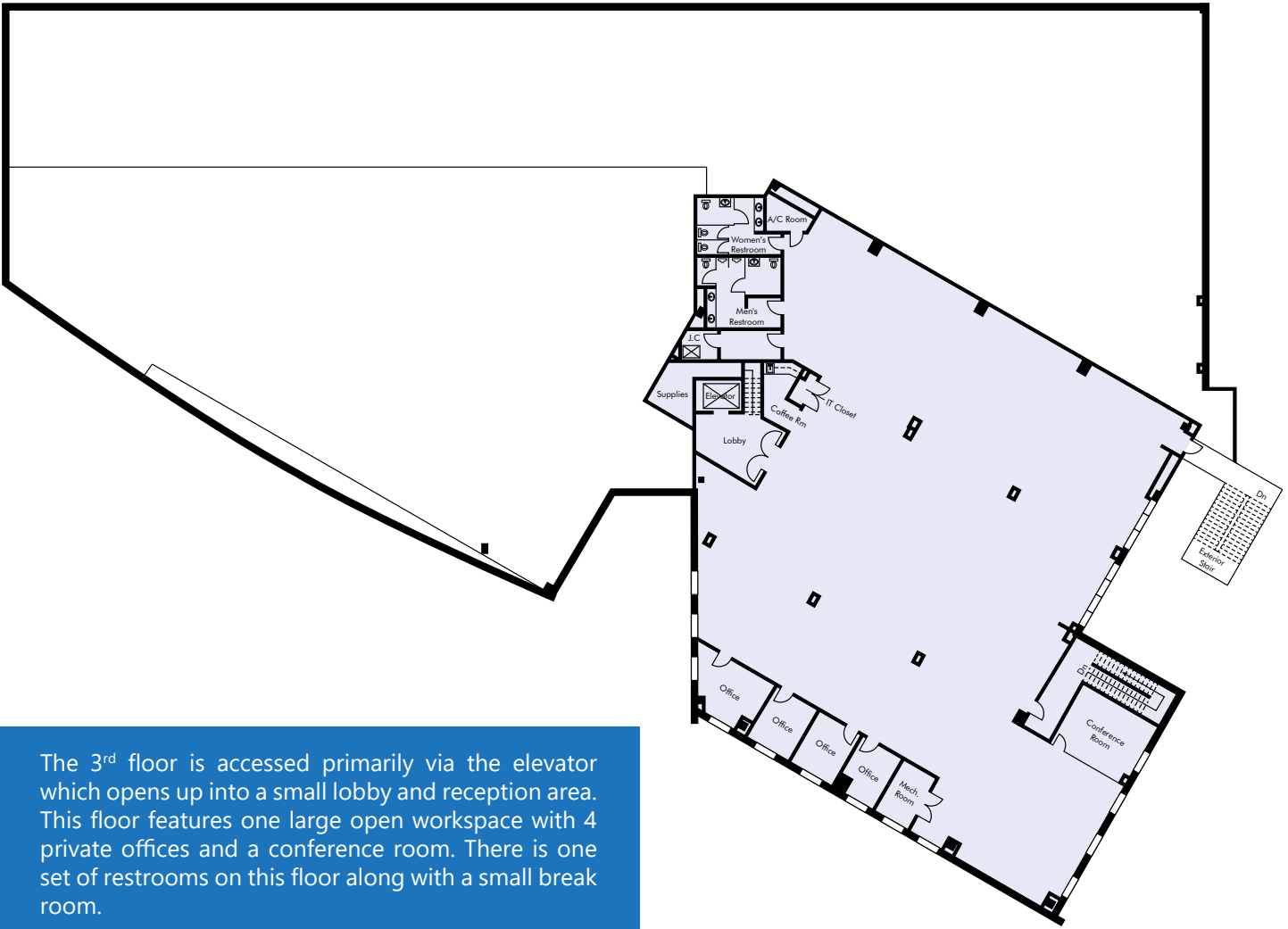


The 2st floor is accessible via the elevator or the grand staircase. The space on this floor is essentially divided in half by the basketball court, which vertically penetrates the floor. There are open work areas on both sides of the floor, each surrounded by several private offices and conference rooms. There is one set of restrooms on this floor. Towards the back, or northern, part of the floor is a fully equipped kitchen and cafeteria and an attached outdoor dining terrace.



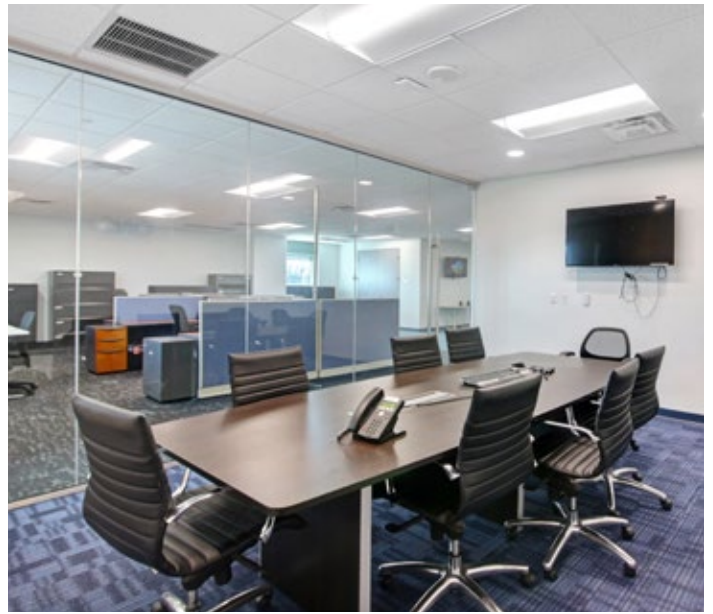


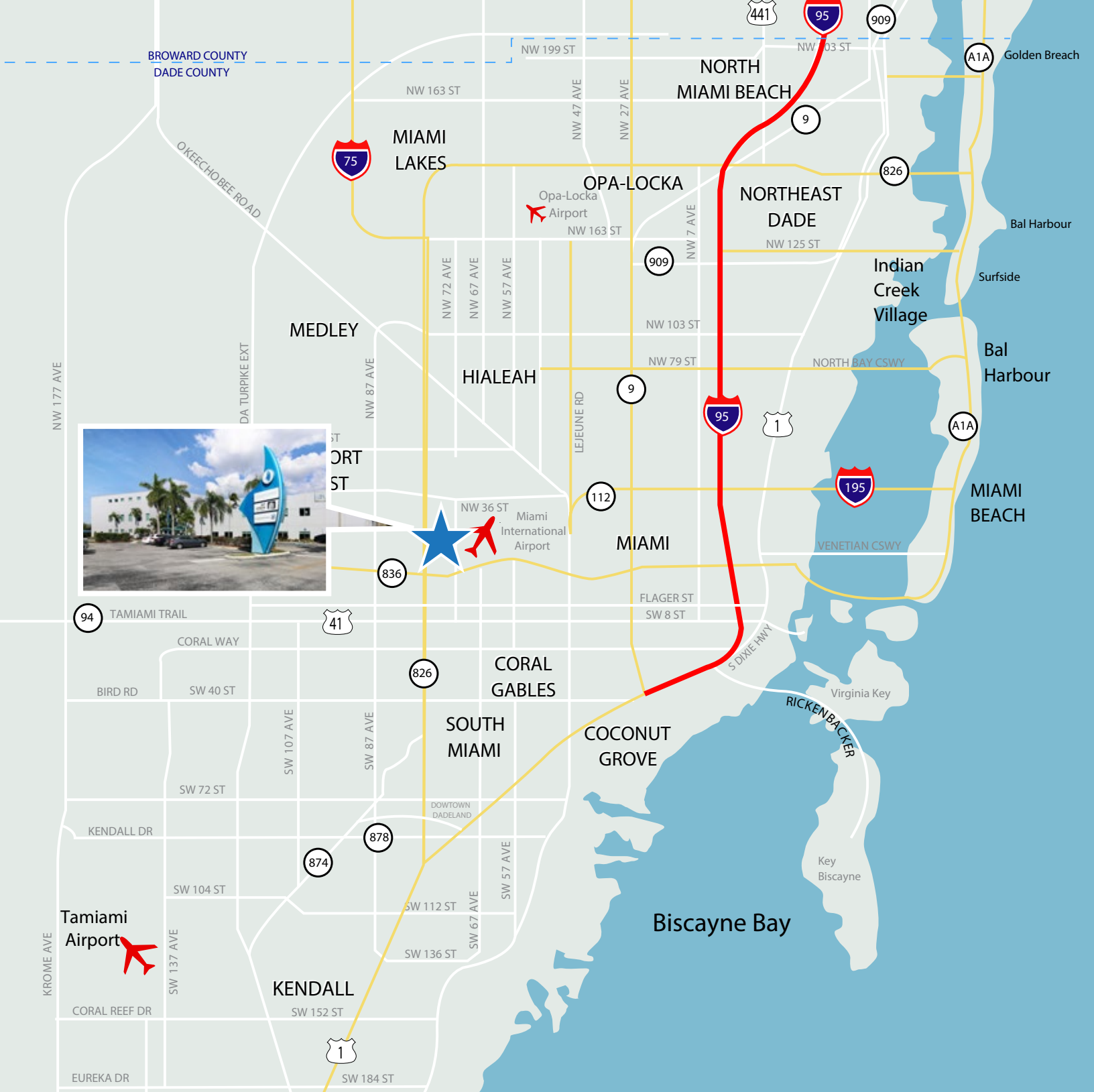
3RD FLOOR PLAN



The 3rd floor is accessed primarily via the elevator which opens up into a small lobby and reception area. This floor features one large open workspace with 4 private offices and a conference room. There is one set of restrooms on this floor along with a small break room.







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