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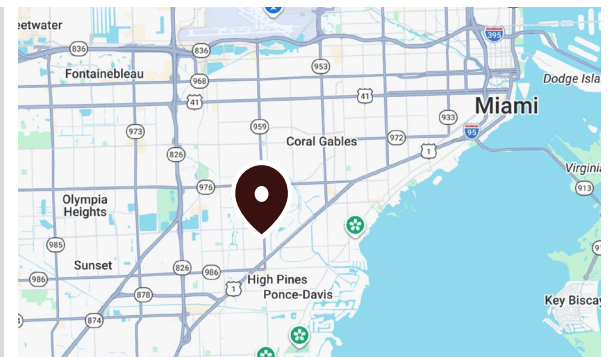
SOUTH MIAMI CULTURAL LANDMARK | FOR SALE

Question - How do you protect your most valuable assets from risks like fire, power outages, theft, and other unexpected events?

Our secure, purpose-built facility is designed to help safeguard what matters most—giving you peace of mind that your valuables are protected in a safe, reliable environment.

PROPERTY OVERVIEW

Extraordinary mixed-use building in the heart of South Miami, originally constructed as a utilities bunker and now reimagined as a cultural and commercial landmark.



Building Size:
±36,674 SF



Lot Size:
±50,100 SF



Parking:
65 Spaces (3 ADA) |
2.2/1,000 ratio



Ceiling Heights:
±14 ft on both floors



Basement:
Air-conditioned with ±8,300 SF
occupiable space + ±4,437 SF
crawl space



New Roof:
2025

Location Advantages:

- Prime South Miami address with excellent visibility & accessibility
- Surrounded by residential, commercial, and cultural districts
- Ideal for museum, cultural institution, creative office, or adaptive reuse

Special Features:

- **Museum-grade climate-controlled storage** – ±9,789 SF
- **Class A office buildout** – ±7,257 SF
- **Event-friendly gallery space** with racking system
- **Halon fire suppression system** (ideal for high-value art)
- **Heavy power capacity** (legacy of Florida Power & Light)
- **Backup generator** – 500-gallon diesel, powers entire building in 30 seconds, serviced weekly
- **12-inch concrete slab floors** – supports heavy loads (possible car storage)
- **Extra-large overhead doors** for art & large item delivery
- **Security infrastructure**
- **Signage capabilities**

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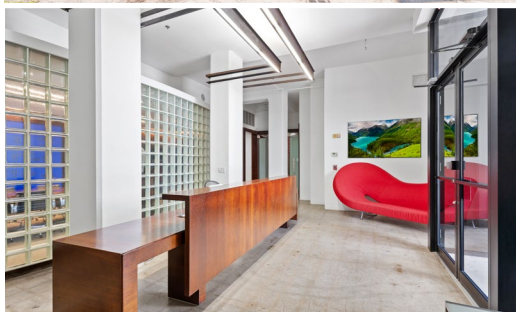
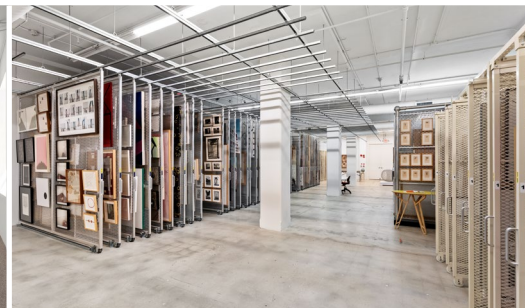
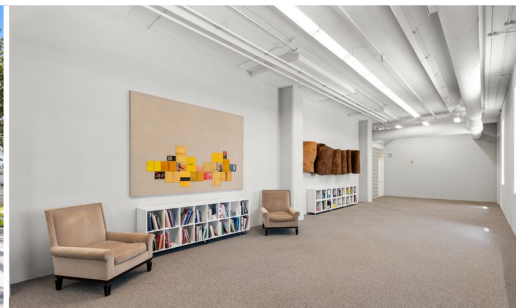
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PHOTOS



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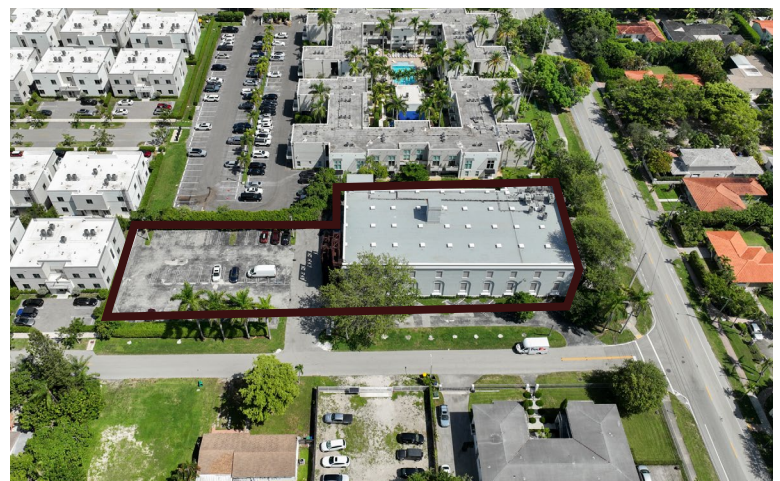
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PROPERTY AERIAL



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AMENITIES MAP



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AREA OVERVIEW



CENTRAL

Near Major Attractions, Markets, Passenger And Cargo Hubs:

- 7.5 Miles From Miami International Airport
- 11.8 Miles From Portmiami
- 27 Minutes From Downtown Miami Beach
- Convenient Drive To Ft. Laud Int. Airport, Ports & Stadiums



AREA DEMOGRAPHICS

KEY FACTS

384,661
Population

43.0

Median Age



Average
Household Size



\$124,350
Average Household
Income

STATISTICS RADIUS

5 Miles

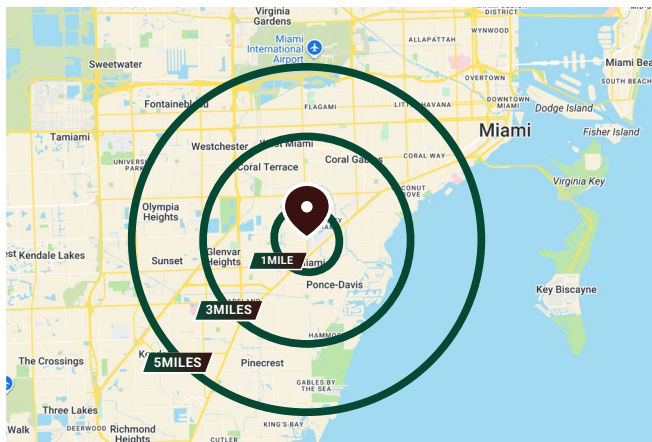
BUSINESS



24,500
Total Businesses



218,000
Total Employees



2025 Summary

Population 18,457
Households 6,290
Families 4,215
Average Household Size 2.50
Owner Occupied Housing Units 3,396
Renter Occupied Housing Units 2,894
Median Age 38.0
Median Household Income \$98,663
Average Household Income \$148,910

1 Mile

18,457
6,290
4,215
2.50
3,396
2,894
38.0
\$98,663
\$148,910

3 Miles

136,514
51,088
32,185
2.40
28,610
22,478
42.0
\$99,611
\$141,205

5 Miles

384,661
146,776
92,468
2.50
79,260
67,516
43.0
\$87,063
\$124,350

2030 Summary

Population 19,890
Households 6,844
Families 4,562
Average Household Size 2.51
Owner Occupied Housing Units 3,612
Renter Occupied Housing Units 3,232
Median Age 38.6
Median Household Income \$112,475
Average Household Income \$169,750

1 Mile

19,890
6,844
4,562
2.51
3,612
3,232
38.6
\$112,475
\$169,750

3 Miles

147,135
55,246
34,603
2.42
30,220
25,026
42.4
\$113,556
\$161,120

5 Miles

410,560
156,904
98,340
2.52
83,474
73,430
43.5
\$99,250
\$141,630

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