

NARRATIVE PROPERTY PARTNERS · MIAMI LAKES

FOR SALE

Miami Lakes Value-Add Office Investment

6625 NW 154TH STREET · MIAMI LAKES, FL 33014



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Miami Lakes Value-Add Office Investment

6625 NW 154TH STREET · MIAMI LAKES, FL 33014

BUILDING SIZE

52,745 SF

SITE

3.49 Acres

YEAR BUILT

1979

PARKING

189 Spaces (3.58/1,000)

OCCUPANCY

100% In-Place

MARKET RENT

\$33.68/SF NNN

PROPERTY HIGHLIGHTS

- Mark-to-market upside — 9 of 10 leases roll within 12 months
- Pro-forma NOI ~\$1.16M — call for offering memo & target cap
- Anchored by Bank of America — adjacent Publix and CVS
- Prime Miami Lakes corner — 58,200 VPD at signalized intersection
- Outparcel potential — landlord confirms a pad can be built on lot

NARRATIVE PROPERTY PARTNERS, LLC.

INVESTMENT SUMMARY · TWO PATHS TO VALUE

"Two paths to value on a 100%-occupied Miami Lakes corner."

6625 Miami Lakes Drive is a 52,745 SF, fully-occupied Class B office building anchored by Bank of America (lease through May 2028) on a high-traffic corner with 58,200 VPD — adjacent to Publix and CVS in the heart of the Miami Lakes Town Center District.

The 1st floor generates \$650K of stable annual income from two long-term tenants. The 2nd & 3rd floors operate under the seller's Hundredfold executive-office platform — 150+ small-tenant licenses producing \$1.37M of annual revenue at \$39/SF blended, materially above the \$33.68/SF market full-floor rate.

A new owner can continue the platform operation for premium cash flow, or convert to a traditional NNN lease structure at the \$33.68/SF benchmark validated by the Oaks Plaza comp set. Either path supports the asking price.

AT A GLANCE

IN-PLACE NOI · 2026 RUN-RATE

\$1.12M

Cash basis, fully occupied

PRO FORMA NOI · STABILIZED

\$1.16M

\$33.68/SF NNN · 85% occupancy

TARGET CAP RATE

Call for Price

Priced into Class B band of 6.5–8.5%

NEAR-TERM MARK-TO-MARKET

Ward Law Lease Rolls Q3 2026

Current \$18,000/mo on ~10,000 SF. Market rate of \$33.68/SF implies \$28,067/mo — a +\$120,800/year mark-to-market on a single suite.

INVESTMENT METRICS · PRICING & RETURNS

Two Paths to Value. Pricing on Request.

52,745 SF Class B office · 100% occupied · 3.49-acre corner with outparcel potential

ASKING PRICE

Call

Price upon request — offering memo available

IN-PLACE NOI

\$1.12M

2026 cash basis · 100% occupied

PRO FORMA NOI

\$1.16M

\$33.68/SF NNN at 85% stabilized

BUILDING SIZE

52,745 SF

3.49-acre site · 189 parking spaces

TARGET CAP RATE

6.5–7.0%

Class B band of 6.5–8.5%

TARGET CASH-ON-CASH

7–9%

Yr 1, 60% LTV at market debt

TARGET LEVERED IRR

12–15%

5-yr hold, mark-to-market roll

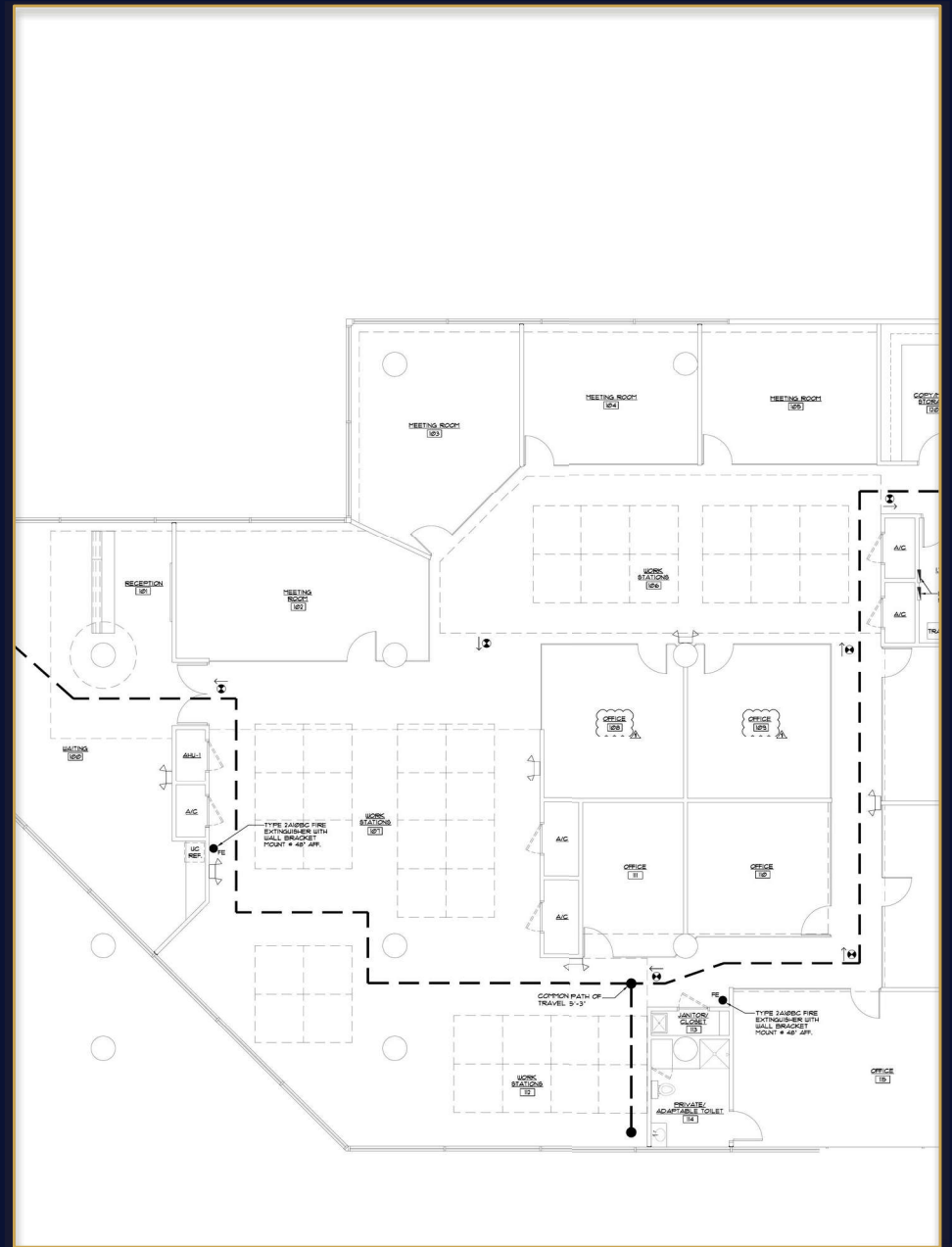
PRICE / SF

Call

Comps avg \$296–\$298/SF

OUTPARCEL OPPORTUNITY

Landlord confirms a developable pad can be built on the 3.49-acre lot — incremental value beyond in-place income.









Value-Add Office Investment

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