



Wolf Co.
REAL ESTATE

2261 - 2299 NE 164TH STREET • NORTH MIAMI BEACH, FL 33160



LAST AVAILABLE SPACE SUITE 2267 • 3,000 SF

SOON-TO-BE CLASS A • FULLY AIR-CONDITIONED THROUGHOUT
\$35.00 /SF/YR + \$9.00 /SF CAM • SUITE 2289 (2,150 SF) AVAILABLE 8/31/2026

PLEASE READ

Confidentiality & Disclaimer

This memorandum is delivered on the condition that it be returned or destroyed upon request.

Direct all inquiries and tour requests through Wolf Co. Real Estate Brokerage & Investments.

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Wolf Co. Real Estate Brokerage & Investments and it should not be made available to any other person or entity without the written consent of Wolf Co. Real Estate Brokerage & Investments.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Wolf Co. Real Estate Brokerage & Investments.

This offering memorandum has been prepared to provide summary, unverified physical and operational information to prospective tenants, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Wolf Co. Real Estate Brokerage & Investments has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the size and square footage of the property and improvements, the presence or

absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

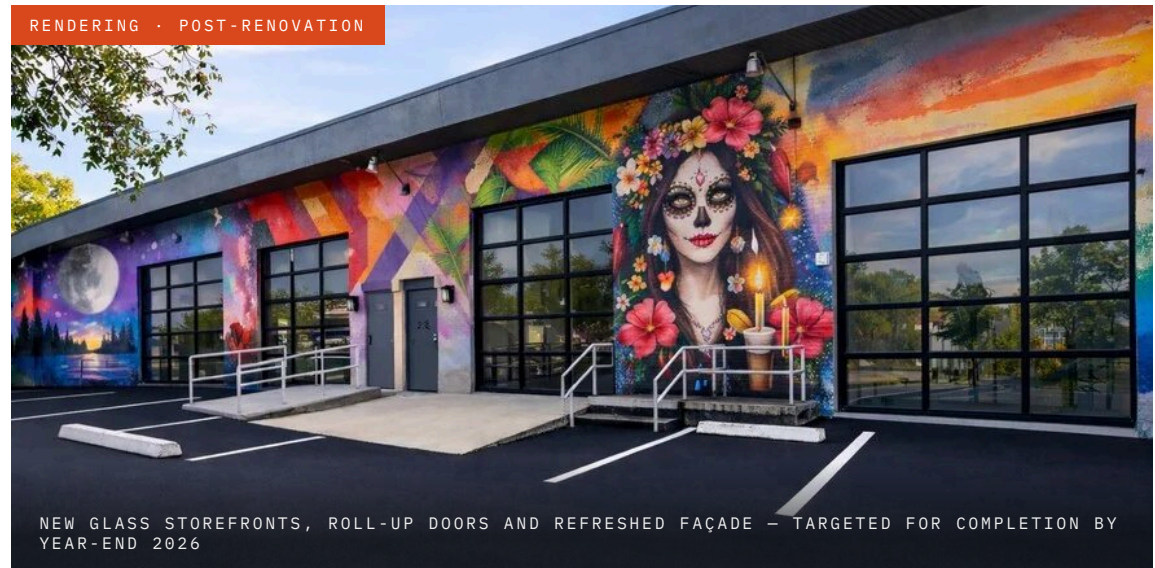
Square footages, dimensions, delivery dates, renovation scope and zoning permissions stated herein are approximate, subject to field verification, and subject to change without notice. Rental rates are quoted on a triple-net basis, exclusive of the \$9.00 per square foot CAM charge, and are subject to change, prior lease, or withdrawal from the market. CAM is an estimate and subject to annual reconciliation.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Wolf Co. Real Estate Brokerage & Investments has not verified, and will not verify, any of the information contained herein, nor has Wolf Co. Real Estate Brokerage & Investments conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All prospective tenants must take appropriate measures to verify all of the information set forth herein, and shall be responsible for their own costs and expenses of investigating the subject property.

One Space Left in the Park

Decker Center Miami is a 38,500 SF flex park one block off NE 163rd Street, being rebuilt into **Class A industrial** — and every unit delivers **fully air-conditioned throughout**, warehouse and office alike. Small-bay space like this almost never comes up inside the Aventura and Sunny Isles trade area.

Most businesses serving this market warehouse ten to fifteen miles west and drive back east every morning. Decker Center removes that trip.



LAST SPACE AVAILABLE

Suite 2267 (3,000 SF) is the last space in the park — every other unit is leased. Suite 2289 (2,150 SF) delivers 8/31/2026.

\$35.00 /SF + \$9.00 CAM

Built for a wide range of tenants.

Warehouse-plus-office layouts, 18' clear height and grade-level bays work equally well for contractors, distributors, showrooms and studios. MU/TC zoning permits all of it by right.

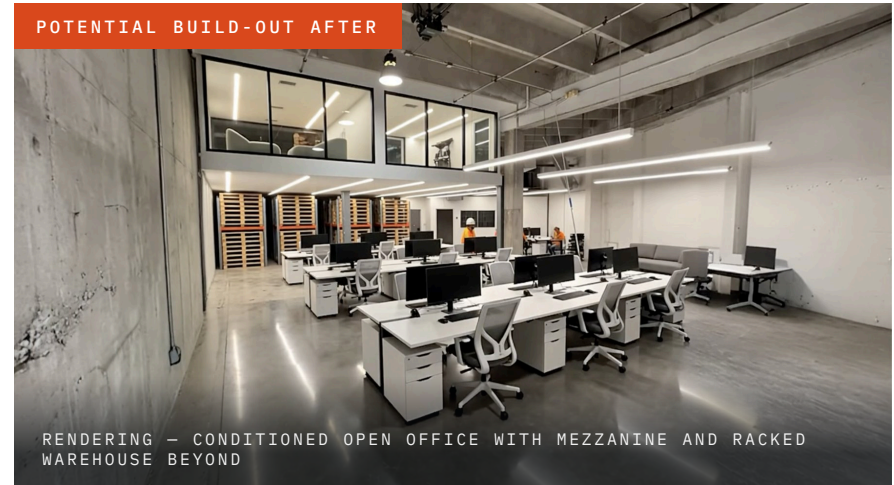
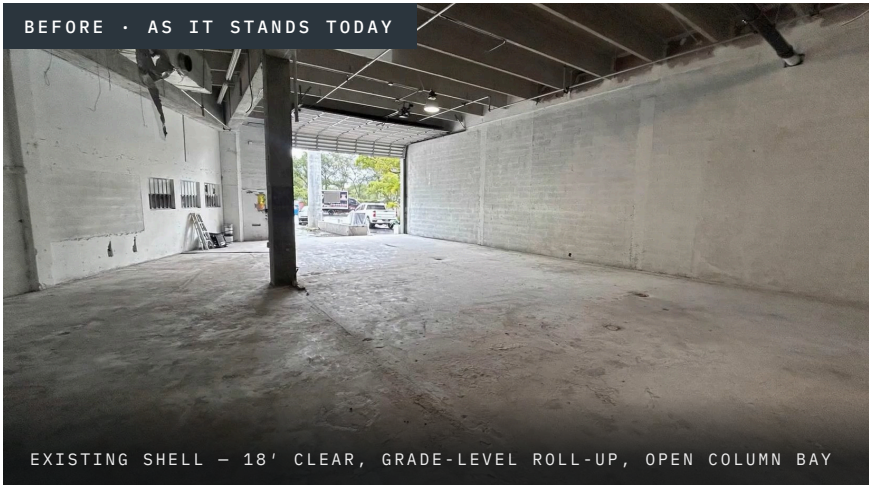
The park is being rebuilt right now.

New glass storefronts, new roll-up doors and upgraded finishes throughout, targeted for year-end 2026. Sign now and lock pre-renovation rent, a TI allowance and early access.

WHAT YOU ARE LEASING

Before & After

Every suite is taken back to the shell and rebuilt to Class A standard
— insulated, finished, and **fully air-conditioned throughout**,
warehouse and office alike.



DELIVERY STANDARD Class A	AIR CONDITIONING Full • Throughout	CLEAR HEIGHT 18 feet	ACCESS Grade-level drive-in	MEZZANINE Feasible per suite
------------------------------	---------------------------------------	-------------------------	--------------------------------	---------------------------------

A WORKING ADDRESS

Property Highlights

- 01 **Soon-to-be Class A industrial** — every unit delivered fully air-conditioned throughout, warehouse and office.
- 02 **38,500 SF flex park** on 1.96 acres in North Miami Beach.
- 03 **Suite 2267 (3,000 SF) is the last space available.** Every other unit in the park is leased.
- 04 **Suite 2289 (2,150 SF) delivers 8/31/2026.** Pre-leasing now.
- 05 **Delivered plug & play** — move in immediately, no build-out wait.
- 06 **MU/TC zoning** permits office, showroom, storage, logistics, light industrial and creative uses.
- 07 **18' clear height, 17 drive-in bays, 48 parking spaces.**
- 08 **Full renovation underway** — new storefronts, roll-up doors and finishes by year-end 2026.
- 09 **Minutes to I-95, US-1 and FL-826; Aventura and Sunny Isles at the door.**

LAST SPACE
AVAILABLE

3,000 sf

SUITE 2267 · AVAILABLE NOW

COMING AVAILABLE

2,150 sf

SUITE 2289 · 8/31/2026

ASKING RATE

\$35.00 /SF/YR

+ \$9.00 /SF CAM

= \$44.00 /SF/YR ALL-IN · NNN

THE FACTS

ADDRESS

2261–2299 NE 164th St
North Miami Beach, FL 33160

COUNTY

Miami-Dade
Aventura submarket

CLASS / SIZE

A · 38,500 SF
1.96 acres

YEAR BUILT

1969
Masonry · renovating 2026

ZONING

MU/TC
Fulford Mixed-Use Town Center

AIR CONDITIONING

Full
Warehouse + office

CLEAR / BAYS

18' · 17
Grade-level drive-in

PARKING

48 spaces
Allocated per lease

AVAILABILITY

Suite 2267
3,000 SF · last space

COMING AVAILABLE

Suite 2289
2,150 SF · 8/31/2026



1.96 ACRES • 38,500 SF

A full block of small-bay industrial,
one street off NE 163rd.

CANAL FRONTAGE TO THE NORTH
FEC RAIL CORRIDOR TO THE SOUTH
48 SURFACE PARKING SPACES

LAST AVAILABLE SPACE

Suite 2267 · 3,000 SF

\$35.00 /SF/YR NNN + \$9.00 /SF CAM

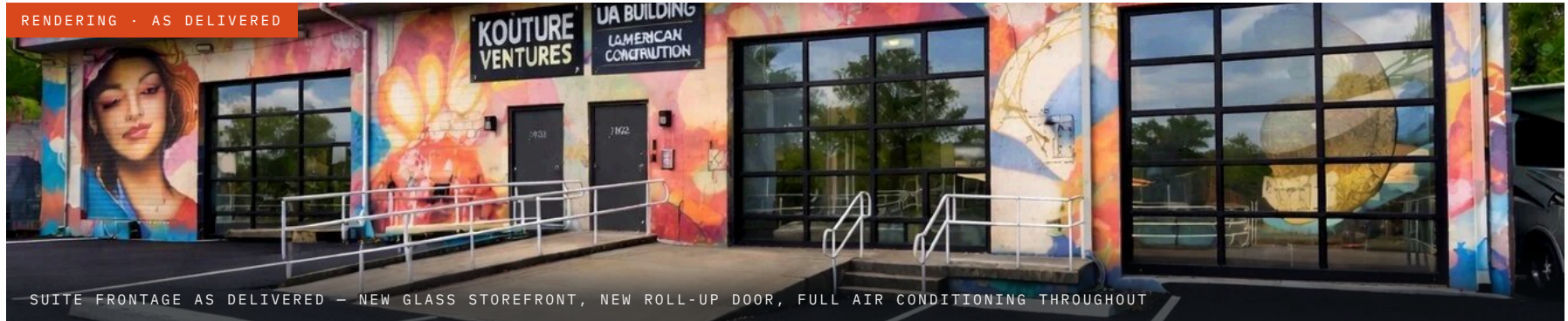
TERM NEGOTIABLE · ONE ADDITIONAL SUITE COMING 8/31/2026

LAST SPACE AVAILABLE

Suite 2267 (3,000 SF) is the last space in the park — every other unit is leased. Suite 2289 (2,150 SF) delivers 8/31/2026.

\$35.00 /SF + \$9.00 CAM

RENDERING · AS DELIVERED



SUITE FRONTAGE AS DELIVERED — NEW GLASS STOREFRONT, NEW ROLL-UP DOOR, FULL AIR CONDITIONING THROUGHOUT

SUITE	SIZE	BASE /SF	CAM /SF	ALL-IN /SF	MONTHLY ALL-IN	ANNUAL ALL-IN	AVAILABLE
2267	3,000 SF	\$35.00	\$9.00	\$44.00	\$11,000	\$132,000	NOW
2289	2,150 SF	\$35.00	\$9.00	\$44.00	\$7,883	\$94,600	8/31/2026

SUITE FEATURES

- Excellent condition, plug & play
- Partitioned offices, open warehouse
- Fully air-conditioned throughout
- Secure storage area
- Grade-level drive-in access

SUITE 2267 ECONOMICS

Base rent	\$35.00 /SF/YR
CAM	\$9.00 /SF/YR
All-in	\$44.00 /SF/YR
Monthly all-in	\$11,000
Structure	NNN + CAM

COMING AVAILABLE

Suite 2289
2,150 SF

AVAILABLE 8/31/2026

Same \$35.00 /SF base plus \$9.00 /SF CAM — \$7,883 per month all-in. Now pre-leasing; tours can be arranged ahead of the delivery date.

BASE RENT EXCLUDES UTILITIES AND BUILDING SERVICES. CAM ESTIMATED AT \$9.00 PER SQUARE FOOT PER YEAR AND SUBJECT TO ANNUAL RECONCILIATION. SQUARE FOOTAGES APPROXIMATE AND SUBJECT TO FIELD VERIFICATION

UNDER WAY NOW

A 1969 Building, Rebuilt for the Way Tenants Work Today

Decker Center is being repositioned, not just leased. A full exterior and common-area renovation is targeted for completion by the end of 2026.

New glass storefronts, new roll-up doors and upgraded finishes turn a functional warehouse row into an address a showroom, studio or customer-facing trade business can put a sign on.

One suite is left today; one more follows 8/31/2026. Commit ahead of delivery and you get pre-renovation rent with a post-renovation building. TI packages, early access and phased occupancy are all on the table.



TARGET
COMPLETION

2026

TI ALLOWANCE

Available

EARLY ACCESS

Yes

SCOPE OF WORK

- 01 New glass storefront systems across the street-facing elevation
- 02 New roll-up doors at grade-level bays
- 03 Full air conditioning throughout every unit — warehouse and office
- 04 Upgraded modern finishes throughout common areas
- 05 Refreshed façade, signage bands and tenant identity
- 06 Improved parking apron and site circulation
- 07 Tenant-improvement packages tailored per suite

Renovation scope, sequencing and delivery dates are ownership's current plan and are subject to change. Prospective tenants should confirm timing and specifications directly with the leasing team prior to lease execution.

MU/TC • FULFORD MIXED-USE TOWN CENTER

One Building. Many Business Models.

MU/TC zoning is the quiet advantage here. A conventional industrial district would push out customer-facing operators; this one permits office, showroom, storage, logistics, light industrial and creative uses side by side. A distributor, a design studio and a service contractor can each make the space work.

Trade & Service

- HVAC, electrical and plumbing contractors
- Building restoration and remodeling firms
- Glass, millwork and finish installers
- Crew staging with secure material storage

Distribution & Storage

- Regional wholesalers and importers
- E-commerce fulfillment and last-mile
- Inventory overflow for retail operators
- Equipment and fleet-adjacent storage

Showroom & Creative

- Design, lighting and furnishings showrooms
- Studios, production and post-production
- Fitness, recreation and experiential concepts
- Hybrid office-plus-warehouse headquarters



18' clear height and grade-level access make the bay as workable for a polished, customer-facing interior as for pallet storage — showroom floor and display lighting inside the same shell a distributor would rack out.

ALREADY IN THE BUILDING

Established construction, distribution, design and production tenants occupy the park today.

Alenan Pinecrest

Cheers Distributors

DecoGlass

YT Productions

HVAC Champions

Luxe Design

NY Glazing

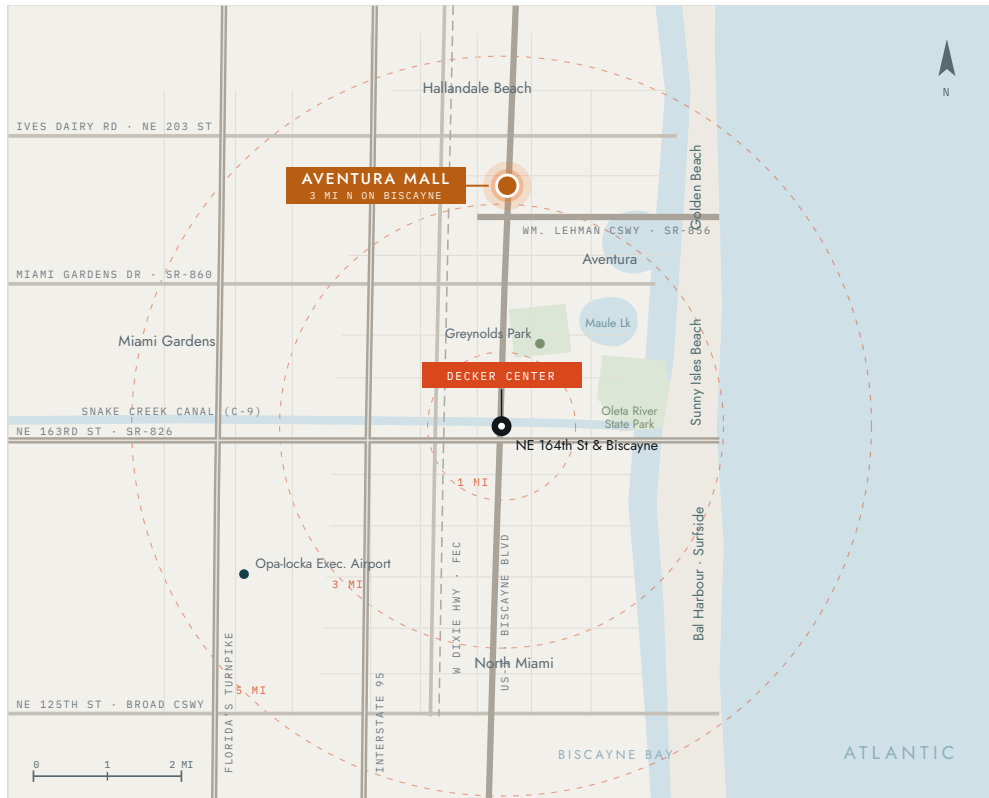
USA Building Restoration

Patagonia Motorcycle

Tasch Lighting

Magic Fair LLC

VirtuRide



NORTHEAST MIAMI-DADE

Ten minutes from everywhere your customers spend.

Aventura Mall is three miles straight up Biscayne Boulevard — with Sunny Isles Beach two miles east and I-95 two and a half miles west.

APPROXIMATE DRIVE DISTANCES

NE 163rd St / FL-826	0.2 mi
US-1 • Biscayne Blvd	0.6 mi
Sunny Isles Beach	2 mi
Interstate 95	2.5 mi
Aventura Mall	3 mi
Fort Lauderdale (FLL)	13 mi
Miami International (MIA)	18 mi
PortMiami	19 mi

SITE SCORES

DRIVABILITY 100/100	WALKABILITY 60/100
------------------------	-----------------------

DISTANCES APPROXIMATE AND MEASURED BY ROAD. SITE SCORES PER LOCAL LOGIC®.

THE TRADE AREA • ZIP 33160

U.S. CENSUS • ACS 2020-2024 5-YEAR ESTIMATES

POPULATION	MEDIAN HH INCOME	FAMILY HH INCOME	MEDIAN AGE	BACHELOR'S OR HIGHER
44,085	\$67,040	\$89,099	48	52%

EXCLUSIVELY REPRESENTED BY



Wolf Co.
REAL ESTATE



Barrett Wolf

BROKER / PRINCIPAL

(305) 542-3507

bwolf@wolfco-re.com



Marcello Antonelli

INVESTMENT SALES & LEASING

Direct Line: 954.445.3640

marcello@wolfco-re.com

WOLF CO. REAL ESTATE BROKERAGE & INVESTMENTS ·
AVENTURA, FLORIDA · LICENSED REAL ESTATE
BROKERAGE, STATE OF FLORIDA

NEXT STEPS

Tour the space, then talk terms.

Suite 2267 is the last space in the park and shows on short notice. Suite 2289 (2,150 SF) follows 8/31/2026 and is open to pre-lease. Both at \$35.00 /SF base plus \$9.00 /SF CAM.

- 01 Confirm size, use and whether 2267 now or 2289 in August fits your timing.
- 02 Review the 3D tour and floor plan, and the all-in \$44.00 /SF economics.
- 03 Schedule a site visit with the leasing team.
- 04 Submit a letter of intent; discuss TI allowance and early access.

DECKER CENTER

MIAMI



Wolf Co.
REAL ESTATE

REAL ESTATE BROKERAGE & INVESTMENTS

(305) 542-3507 · AVENTURA, FLORIDA

2261-2299 NE 164TH STREET · NORTH MIAMI BEACH, FL 33160