

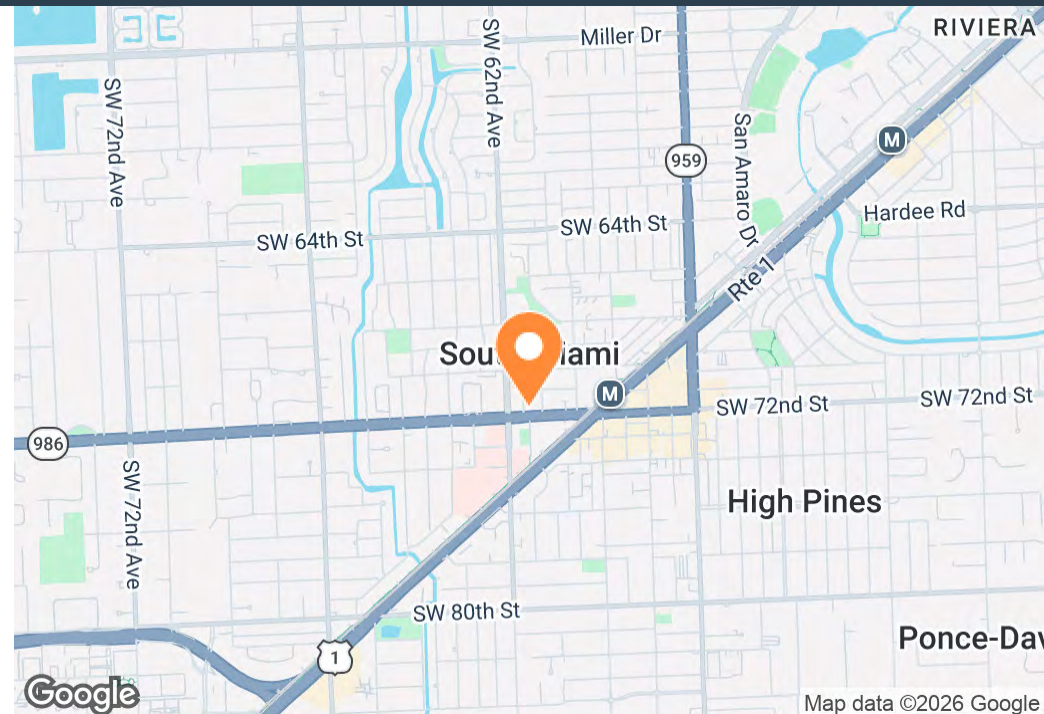
SUITE 502

3RD FLOOR

FOR SALE • OFFICE CONDO BUILDING

MEDICAL OFFICE CONDO PACKAGE DEAL

📍 6141 Sunset Dr • Miami, FL 33143



OFFERING SUMMARY

PROPERTY TYPE:	Office Condo
PACKAGE DEAL:	2 Units
3RD FLOOR SIZE:	13,813 SF
SUITE #502 SIZE:	2,394 SF

HIGHLIGHTS

- **PACKAGE DEAL: Entire 3rd Floor + Suite #502**
- **3rd Floor HOA: \$10,720/monthly**
- **Property Taxes Paid For Suites #301-304 In 2025: \$82,416.93**
- **3rd Floor Commercial Generator Installed In 2024**
- 5 Floors
- Fully built out office
- Direct elevator access
- Newly renovated common areas





Doral

Coral
Gables

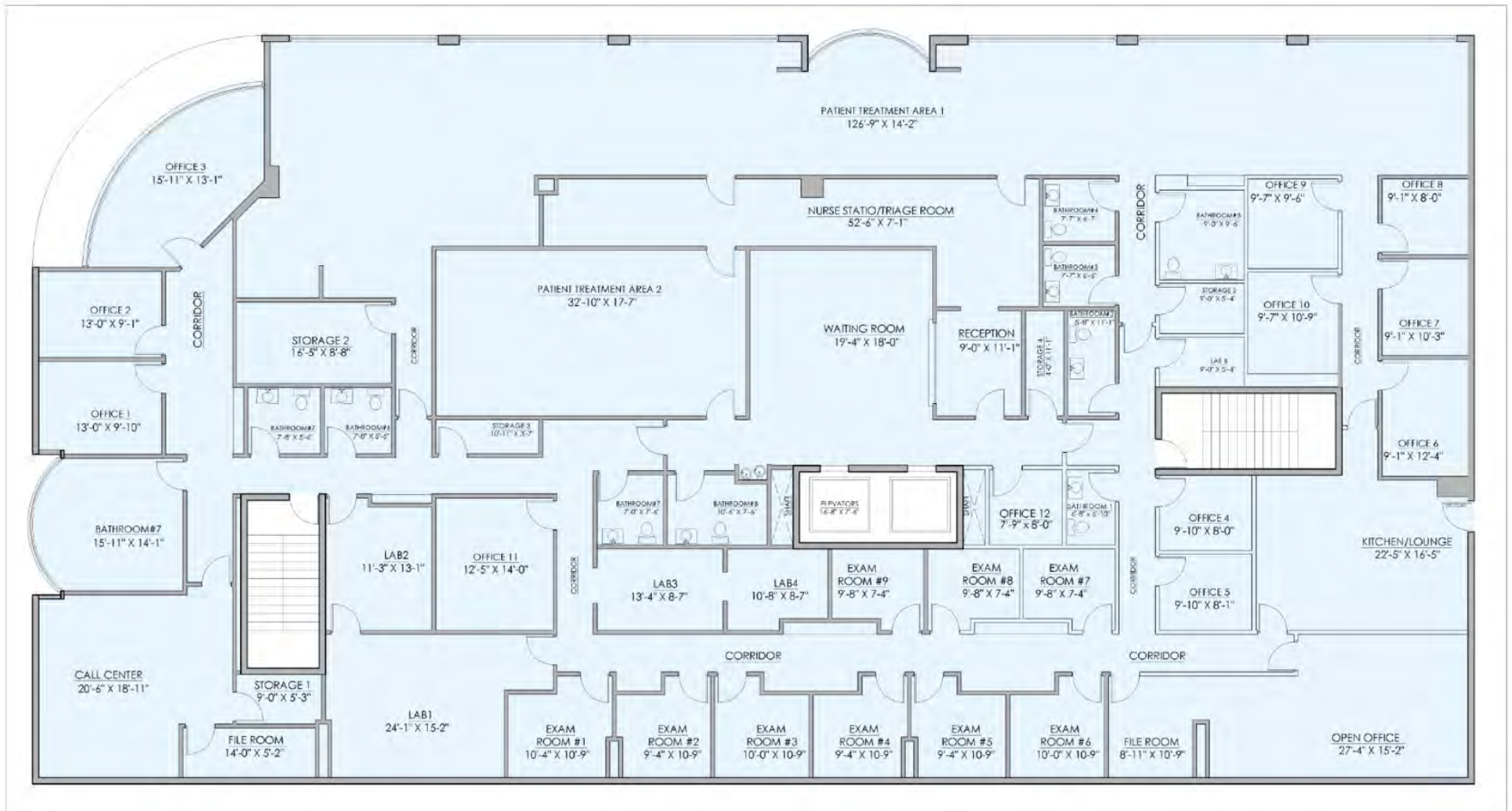
Coconut
Grove

Downtown
Miami

SUBJECT PROPERTY
6141 Sunset Dr

SW 62nd St

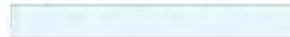
SW 72nd St



3rd FL OFFICE AREA



502 OFFICE AREA










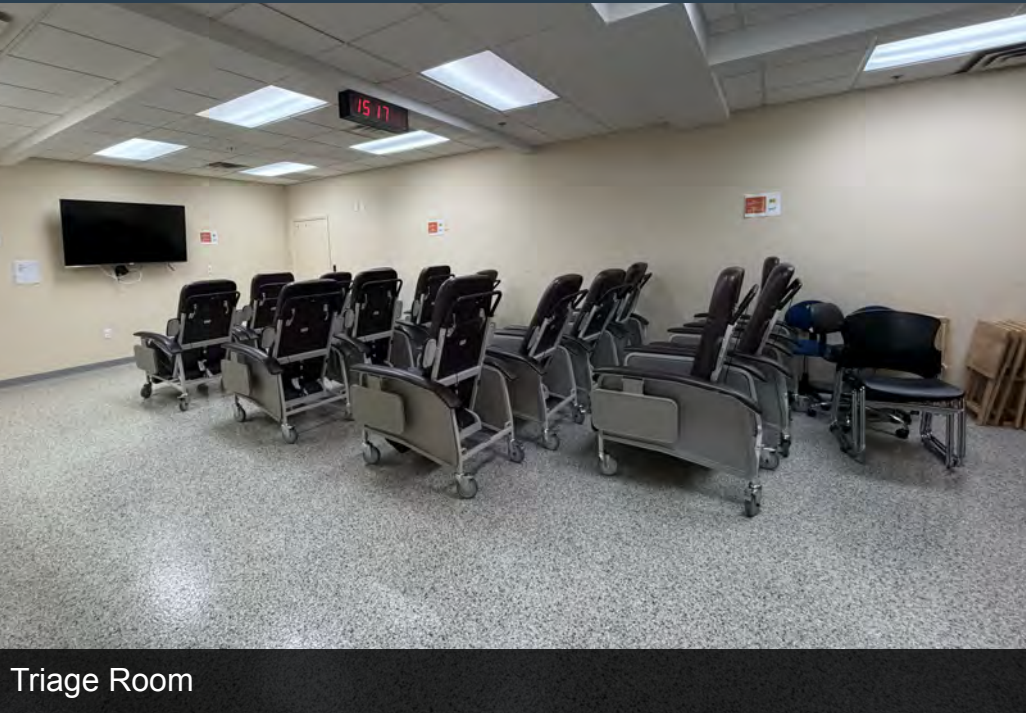


CELEBRATING
QPS
30 YEARS OF EXCELLENCE
Supporting Sponsors Since 1995
**30 YEARS OF
CRO EXCELLENCE**

QPS CELEBRATES 30 YEARS

- Early Phase Clinical Research Units
- Late Phase Clinical Research
- Clinical Research Operations Services
- Linkages and Cell Therapy
- Translational Medicine
- Bioanalysis
- Toxicology
- Pharmacology
- DMPK





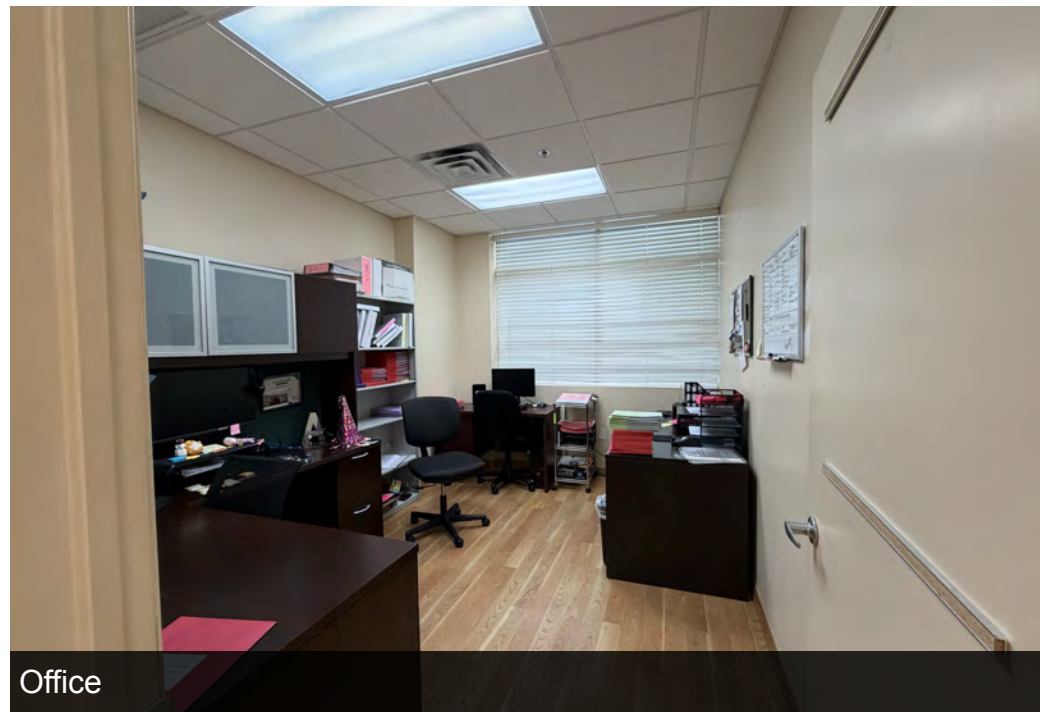
Triage Room



Kitchen / Lounge



Office



Office



AVALON BAY COMMUNITIES
209 UNITS | 31,00 SF

cracked
BY CHEF ADRIANNE

RiCE
Mediterranean Kitchen

AKASHI

3Chefs
BIRD & CHICKEN

CASACUBA

Sports GRILL
EST. 1987

Deli Lane
Cafe & Tavern

MY CÉVICHE
Go Like Go Fresh

EINSTEIN BROS.
BAGELS

mojito GRILL

Bougainvillea'S
OLD FLORIDA TAVERN

SUBWAY



SUNSET PLACE
1513 UNITS | 200,398 SF
NEW DEVELOPMENT!



LINK AT SOMI
670 UNITS | 28,00 SF

SUBJECT PROPERTY



SW 62nd St

SW 72nd St

DOWNTOWN MIAMI

INTRODUCING THE REINVENTED SUNSET PLACE

No longer a traditional, enclosed mall, the new development will feature an intricate network of walkable streets, intimate alleyways, and open-air green spaces, all envisioned by renowned Heatherwick Studio.

The project will integrate flexible spaces for independent stores, pop-up ventures, and local businesses, bringing a fresh energy and a truly pedestrian-friendly experience to the area. The redevelopment will include a dynamic array of new residences and a hotel, adding density and a round-the-clock vibrancy to the community. In addition, the transformation incorporates a reimagined movie theater and a significant expansion of retail and dining options.

FROM MALL TO URBAN VILLAGE

With its strategic integration of varied building heights and thoughtfully placed green spaces, the development is designed to seamlessly reconnect to the surrounding street grid, creating a vibrant, pedestrian-first environment.

This visionary project, spearheaded by Midtown Development and Heatherwick Studio, is set to become a lively destination for residents, workers, and visitors, moving South Miami away from a car-centric mall model toward a bustling, connected urban village.



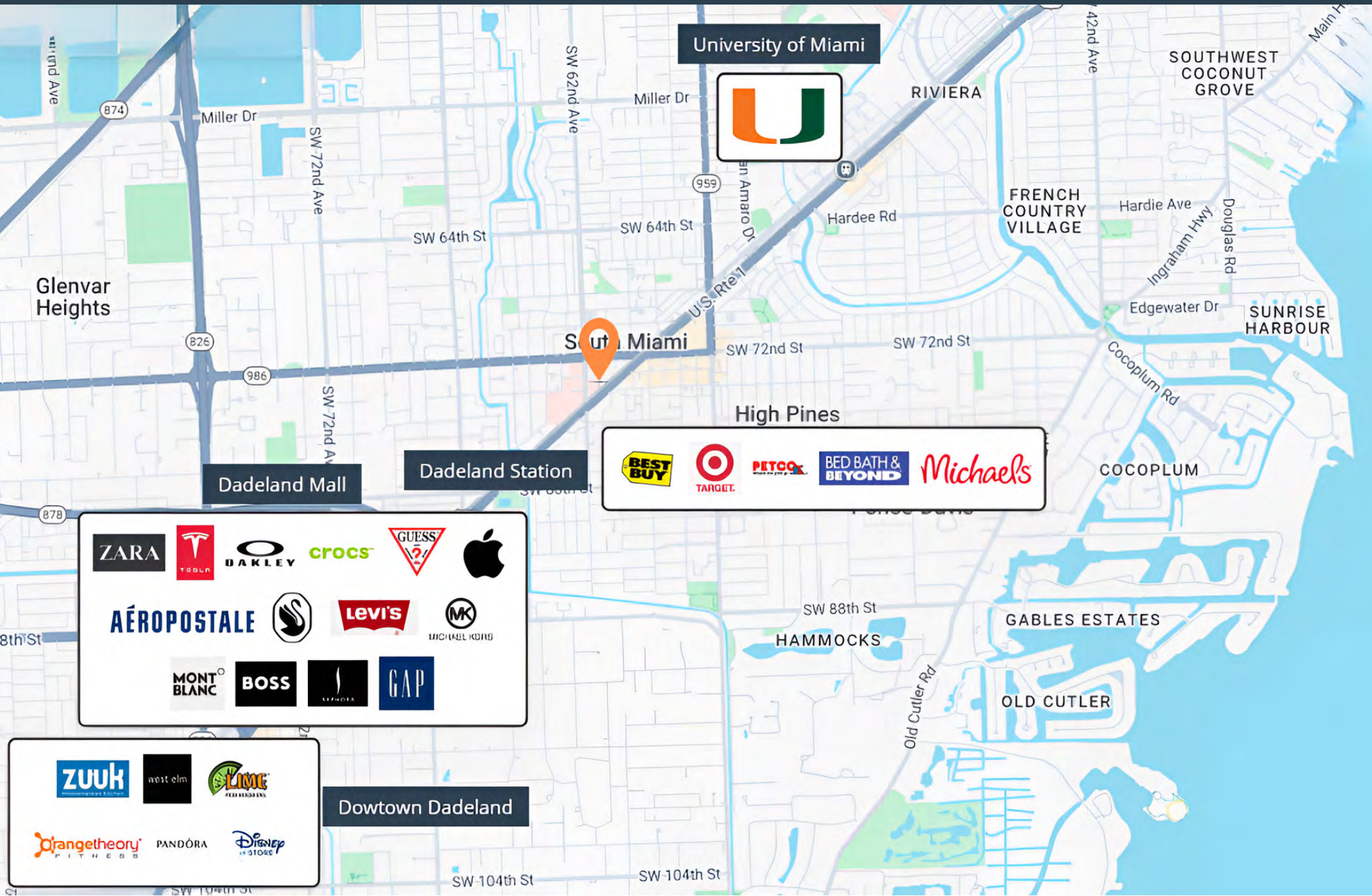


DISTINCTIVE LIVING, THOUGHTFULLY DESIGNED

With a strategic focus on high-barrier-to-entry markets across the United States, including key metropolitan areas in the Northeast, Mid-Atlantic, Pacific Northwest, and California Avalon Bay has established itself as a premier provider of distinctive rental housing. The company's diverse portfolio includes multiple brands—such as AVA, Avalon, and eaves by Avalon—to target varied renter segments and lifestyles, from modern urban residences to more value-conscious options.

ELEVATING THE AMERICAN RENTAL EXPERIENCE

Beyond its real estate portfolio, Avalon Bay is deeply committed to corporate responsibility, integrating strong environmental, social, and governance (ESG) practices into its operations. The company's purpose, "Creating a better way to live," extends to its commitment to environmental sustainability through initiatives like reducing carbon footprints, expanding solar programs, and focusing on resource efficiency.





WHERE SOUTH FLORIDA SHOPS

Dadeland Mall is a large enclosed shopping mall located in Kendall, Florida, in the Dadeland district. The mall has a total retail floor area of 1,498,485 square feet and 167 stores and services. Dadeland is managed by the Indianapolis-based Simon Property Group, who purchased 50% of the center in 1997. Morgan Stanley owns the other 50%.

The mall's anchor tenants include JCPenny, Saks Fifth Ave, Nordstrom and Florida's largest Macy's. Dadeland Mall is located between South Dixie Highway and the Palmetto Expressway. It is also served by the Dadeland North Metrorail station, which has a pedestrian walkway connecting to the mall.





A VILLAGE WITH A VIBE

Downtown Dadeland is a 127,000 square foot urban residential and retail development located across Kendall Drive from Dadeland Mall. Downtown Dadeland was completed in 2005, during a South Florida real estate boom. The development features 15 acres of parking on two underground levels unprecedented in South Florida.

This 7.5-acre property is close to Miami-Dade’s Metrorail system, US-1 and the Palmetto Expy, 2 million square feet of adjacent office space, several hotels, and more than 3,000 residential units in several nearby neighborhoods including Pinecrest, South Miami, Coral Gables, and Kendall.





Dadeland Station



Metropolis



The Underline & South Dade Trail



Dadeland Zoo

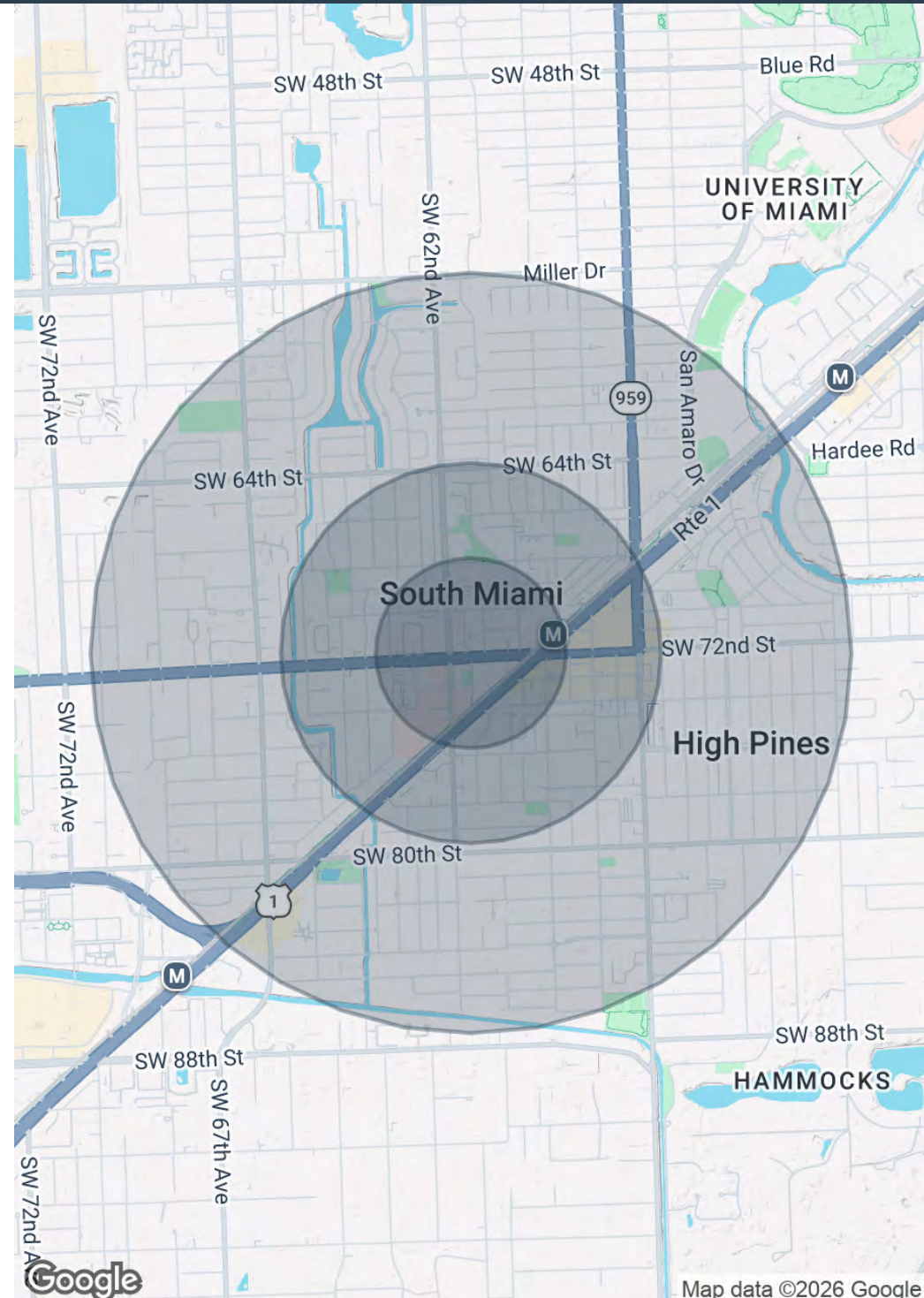
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,387	4,729	15,745
AVERAGE AGE	48.7	43.5	38.4
AVERAGE AGE (MALE)	43.9	40.2	34.8
AVERAGE AGE (FEMALE)	51.5	46.4	40.8

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	646	2,150	5,642
# OF PERSONS PER HH	2.1	2.2	2.8
AVERAGE HH INCOME	\$101,659	\$109,883	\$147,560
AVERAGE HOUSE VALUE	\$575,097	\$695,184	\$828,151

2023 American Community Survey (ACS)



OUR SERVICES

FA Commercial is a specialized team led by Fabio & Sebastian Faerman focusing on investment sales, landlord & tenant representation, market analysis, site selection, strategy selection, and portfolio overview.

Furthermore, our approach is distinctive, comprehensive, and thorough. We capitalize on opportunities and provide clients with strategies for their real estate properties.

Fabio Faerman is the director of the commercial division at Fortune International Realty where he has been the top producer 10 years in a row. Since 2002 Fabio and his team have sold over \$1 Billion in assets across South Florida.

INVESTMENT SALES

Mitigating risk and maximizing value for clients using holistic commercial real estate services plus implementing robust and personalized marketing strategies.

OWNER REPRESENTATION

Providing unparalleled representation for property owners, connecting owners with tenants, enhancing the tenant mix, and creating property specific-solutions.

TENANT REPRESENTATION

Advising tenants on market trends, demographic analysis, site selection and lease negotiation tactics to assist clients when deciding on their investment.

FA Commercial is the expert leading with both landlord and tenant representation.





FABIO FAERMAN, CCIM, MBA
Broker Associate
fff@facommercial.com
+1 786 262 9966



SEBASTIAN FAERMAN
Sales Associate
sf@facommercial.com
+1 786 262 3771

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from FA Commercial Advisors, LLC its directors, officers, agents, advisors, affiliates and/ or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither FA Commercial Advisors, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. FA Commercial Advisors, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including obtaining and reading applicable documents and reports and consulting appropriate independent professionals. FA Commercial Advisors, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. FA Commercial Advisors, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by FA Commercial Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

FOR MORE INFORMATION, PLEASE CONTACT



Fabio Faerman, CCIM

Broker Associate

786.262.9966

info@facommercial.com

