

PROFESSIONAL OFFICE BUILDING BRICKELL

2801 SW 3 AVE | Miami, FL
OFFERING MEMORANDUM



Professional Office Building Brickell

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01	Executive Summary
	Investment Summary

OFFERING SUMMARY

ADDRESS	2801 SW 3 AVE Miami FL 33129
COUNTY	Miami Dade
BUILDING SF	23,231 SF
NET RENTABLE AREA (SF)	11,550
LAND ACRES	.22
LAND SF	9,687 SF
YEAR BUILT	2019
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$8,000,000
PRICE PSF	\$692.64
OCCUPANCY	100%
NOI (CURRENT)	\$17,900
NOI (Pro Forma)	\$636,900
CAP RATE (CURRENT)	0.22%
CAP RATE (PRO FORMA)	7.96%

- Premier Properties is pleased to exclusively present 2801 SW 3rd Avenue, a free-standing Class A medical office building strategically positioned in West Brickell/ The Roads neighborhood, minutes from Downtown Miami. Built in 2019, this modern CBS construction offers 11,550 rentable square feet of fully built-out medical office space within a 23,231-square-foot building, featuring subterranean and ground-floor parking with 32 spaces, elevator access, floor-to-ceiling glass curtain wall, first floor lobby and a rooftop area. The second-floor suite (3,850 SF) is currently leased to a dentist, (contact agent for more info) while the third and fourth-floor suites (3,850 SF each) are built-out medical offices presently owner-occupied, featuring operating rooms, exam rooms, and dental/surgical suites. Upon sale, seller is willing to do a lease back on the third floor unit that's 3,850 SQFT at \$70 NNN and the fourth floor unit 3,850 SQFT at \$65 NNN for 5 years or deliver vacant.
- The property is zoned T6-8O under Miami 21 — the city's highest-intensity urban core transect — which expressly permits medical offices, surgical suites, outpatient procedure centers, and dental/oral surgery operations. Also there is a current active licensing for surgical procedures. Notably, the second floor has benefited from over \$4M in tenant improvements and medical buildout, overscoring the quality and specialization of this asset. The building presents an investor with a clear value-add path: the two owner-occupied floors are available at closing offering an immediate opportunity to occupy or lease at current Miami Class A medical corridor.

02

Property Description

Property Features

Property Images

PROPERTY FEATURES

NUMBER OF TENANTS	3
BUILDING SF	23,231
NET RENTABLE AREA (SF)	11,550
LAND SF	9,687
LAND ACRES	.22
YEAR BUILT	2019
# OF PARCELS	1
ZONING TYPE	T6-8 O
BUILDING CLASS	A
LOCATION CLASS	A
NUMBER OF STORIES	4
NUMBER OF BUILDINGS	1
LOT DIMENSION	77.500 X 125
NUMBER OF PARKING SPACES	32
TYPICAL FLOOR SF	3,900
TRAFFIC COUNTS	35,000+
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1
ELEVATOR	Yes
SUBTERRANEAN PARKING	Yes

NEIGHBORING PROPERTIES

NORTH	DOWntown Miami
SOUTH	Coconut Grove
EAST	Brickell
WEST	Coral Gables

CONSTRUCTION

FOUNDATION	Concrete
FRAMING	CBS
EXTERIOR	Stucco
PARKING SURFACE	Asphalt
ROOF	Concrete

TENANT INFORMATION

MAJOR TENANT/S	Meridian MedSpa
LEASE TYPE	NNN





03

Sale Comps

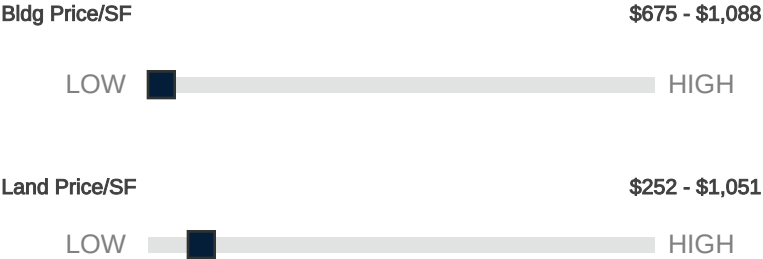
- Sale Comps
- Sale Comps Summary
- Sale Comps Charts
- Sale Comps Map

1



1301 E Ponce De Leon Blvd
Coral Gables, FL 33134

BUILDING SF	6,671
LAND SF	13,293
LAND ACRES	.30
YEAR BUILT	1953
SALE PRICE	\$4,500,000
PRICE PSF	\$674.56
LAND PSF	\$338.52
LEASE TYPE	NNN
CLOSING DATE	4/8/2026
DISTANCE	3.6 miles

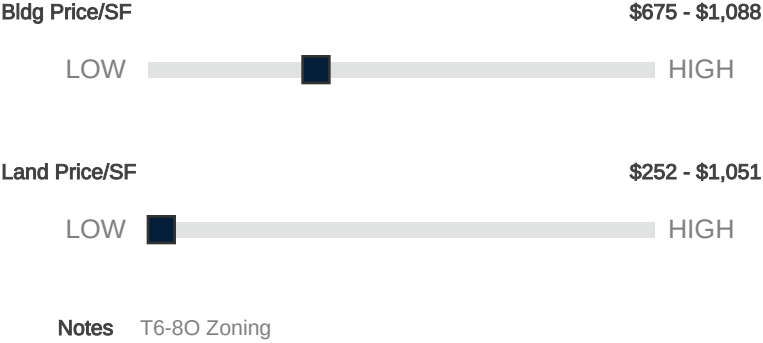


2



1201 SW 22 AVE
Miami, FL

BUILDING SF	3,261
LAND SF	10,506
LAND ACRES	.24
YEAR BUILT	1975
SALE PRICE	\$2,650,000
PRICE PSF	\$812.63
LAND PSF	\$252.24
CLOSING DATE	1/21/2026
DISTANCE	2.1 miles



3



1700 SW 3 AVE
Miami, FL 33129

BUILDING SF	5,229
LAND SF	11,746
LAND ACRES	.26
YEAR BUILT	1986
SALE PRICE	\$5,200,000
PRICE PSF	\$994.45
LAND PSF	\$442.70
CLOSING DATE	3/2/2026
DISTANCE	1.0 miles

Bldg Price/SF	\$675 - \$1,088
LOW	HIGH
Land Price/SF	\$252 - \$1,051
LOW	HIGH
Notes	T6- 8 O Zoning next to Downtown Miami I95

4



528 NW 7 AVE
Miami, FL 33136

BUILDING SF	18,375
LAND SF	19,036
LAND ACRES	.437
YEAR BUILT	2016
SALE PRICE	\$20,000,000
PRICE PSF	\$1,088.44
LAND PSF	\$1,050.64
LEASE TYPE	Owner User
CLOSING DATE	4/23/2022
DISTANCE	3.1 miles

Bldg Price/SF	\$675 - \$1,088
LOW	HIGH
Land Price/SF	\$252 - \$1,051
LOW	HIGH
Notes	Owner User D1 Zoning Miami River Frontage Dock Parking over 150ft



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2801 SW 3 AVE
Miami, FL 33129

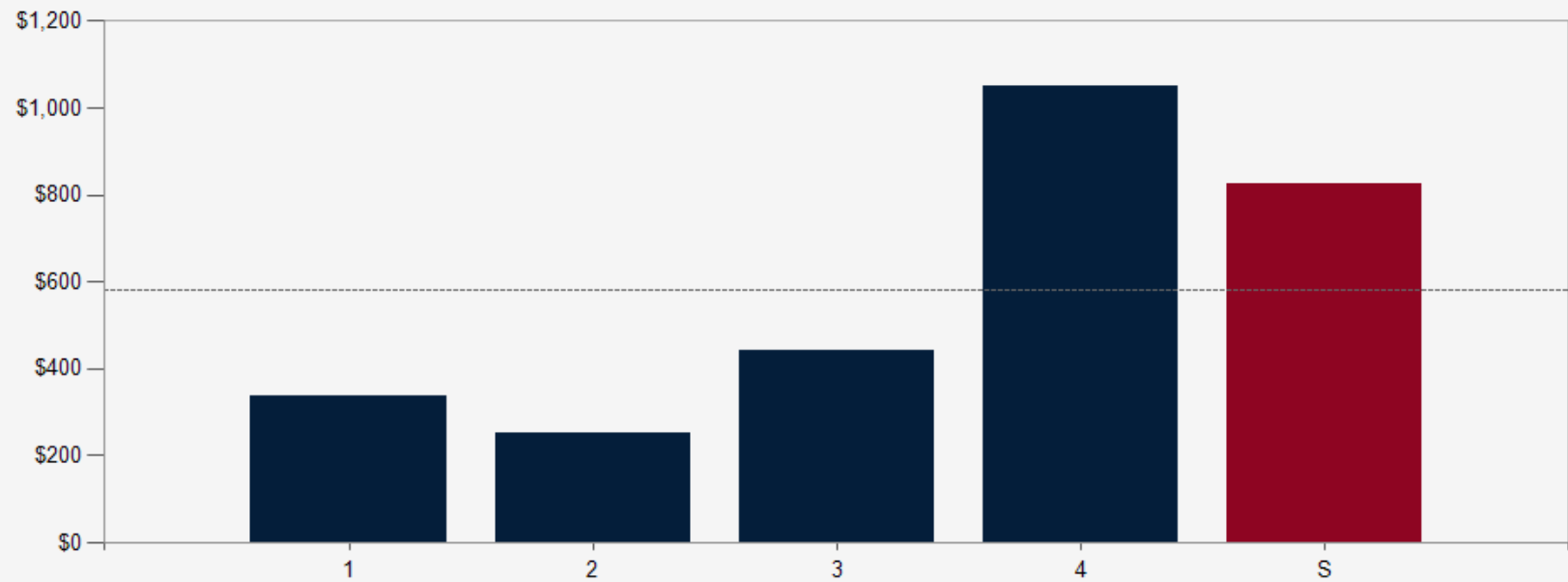
BUILDING SF	11,550
LAND SF	9,687
LAND ACRES	.22
YEAR BUILT	2019
ASKING PRICE	\$8,000,000
PRICE PSF	\$692.64
LAND PSF	\$825.85
CAP RATE	0.22%
OCCUPANCY	100%
LEASE TYPE	NNN

Cap Rate Range	1.00% - 10.00%	
LOW		HIGH
Bldg Price/SF	\$675 - \$1,088	
LOW		HIGH
Land Price/SF	\$252 - \$1,051	
LOW		HIGH

	PROPERTY	BLDG SF	SALE PRICE	PSF	CAP RATE	BUILT	CLOSE DATE	DISTANCE (mi)
1	 1301 E Ponce De Leon Blvd Coral Gables, FL 33134	6,671	\$4,500,000	\$674.56		1953	4/8/2026	3.60
2	 1201 SW 22 AVE Miami, FL	3,261	\$2,650,000	\$812.63		1975	1/21/2026	2.10
3	 1700 SW 3 AVE Miami, FL 33129	5,229	\$5,200,000	\$994.45		1986	3/2/2026	1.00
4	 528 NW 7 AVE Miami, FL 33136	18,375	\$20,000,000	\$1,088.44		2016	4/23/2022	3.10
	AVERAGES	8,384	\$8,087,500	\$892.52				
S	 Professional Office Building Brickell 2801 SW 3 AVE Miami, FL 33129	11,550	\$8,000,000	\$692.64	0.22%	2019		

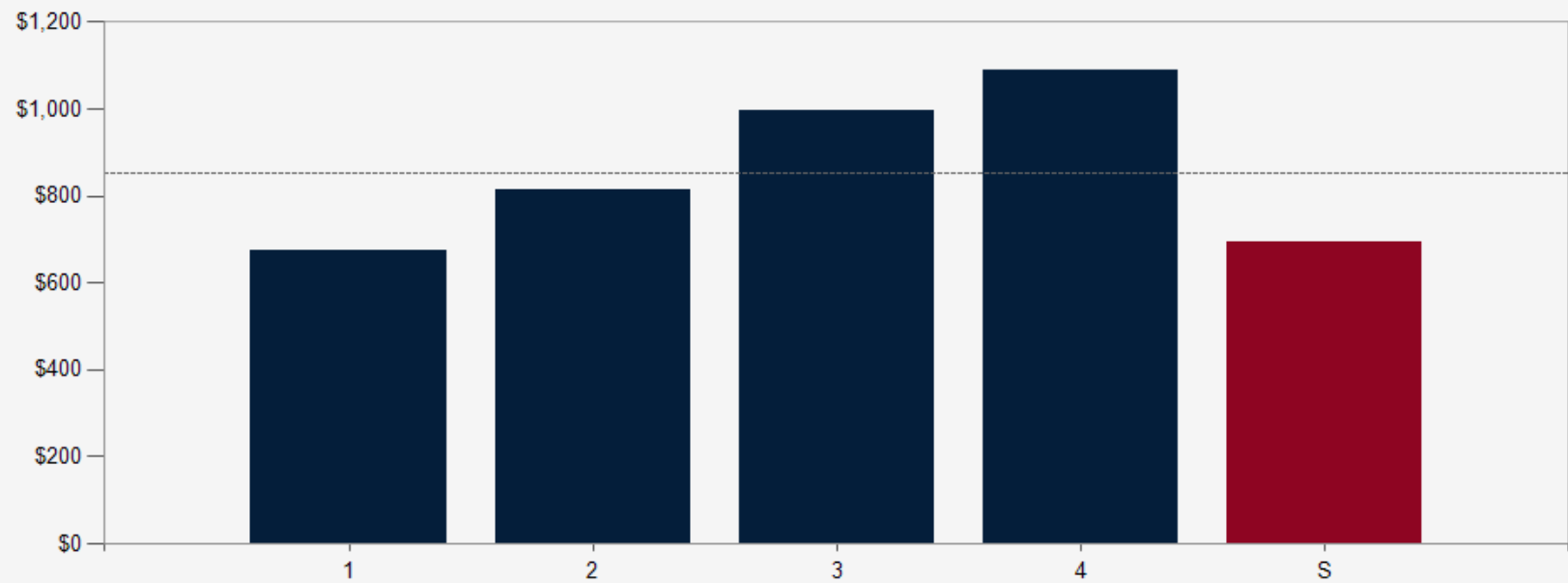
Land PSF

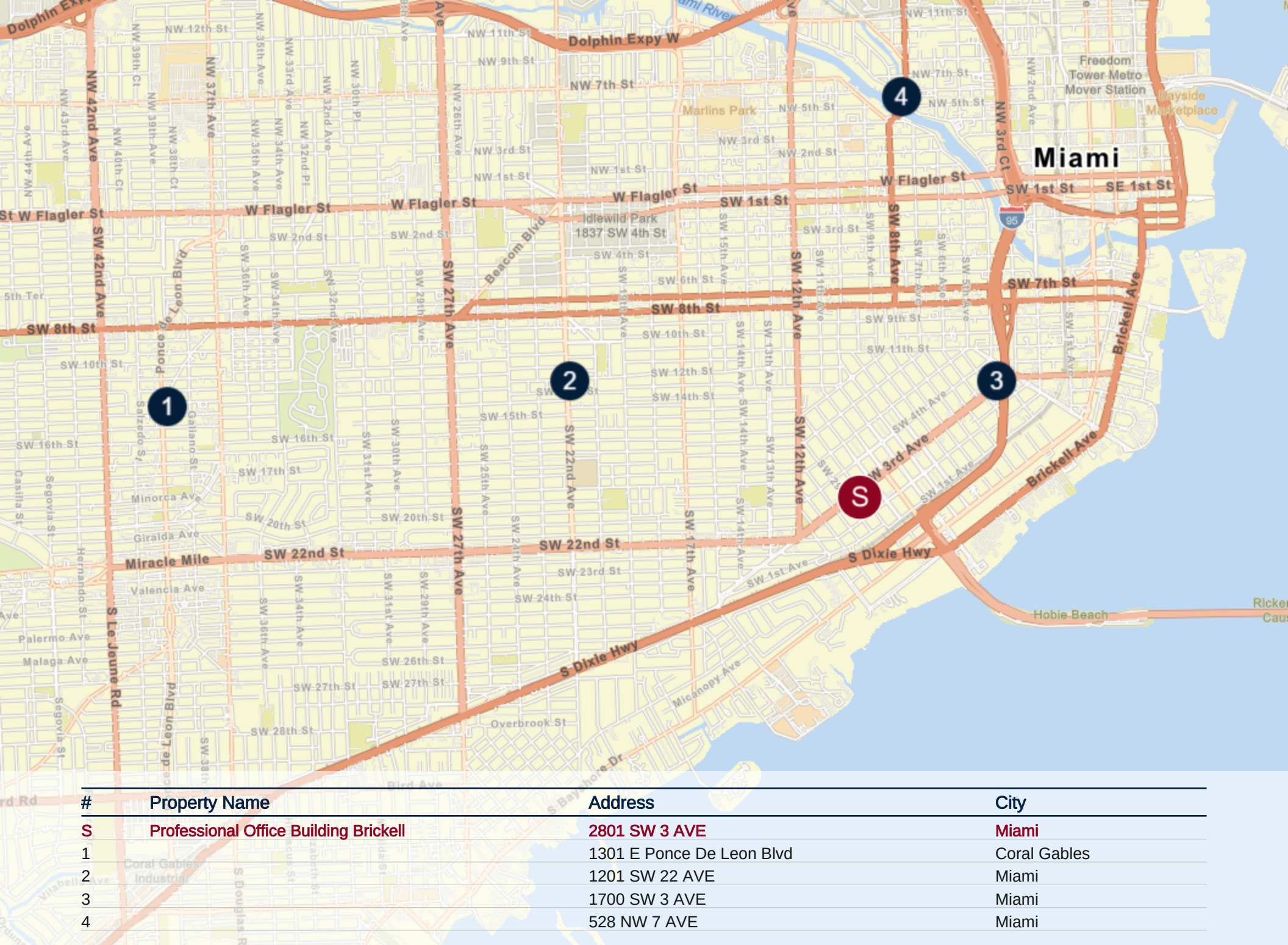
Average: \$581.99



Price/SF

Average: \$852.54





04

Financial Analysis

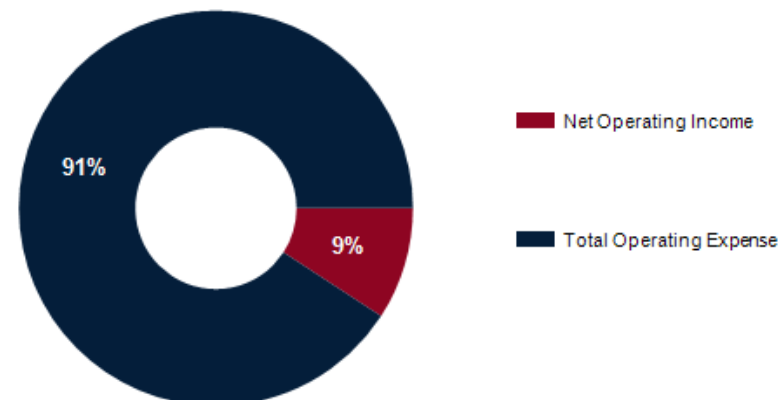
Income & Expense Analysis

Financial Metrics

REVENUE ALLOCATION

CURRENT

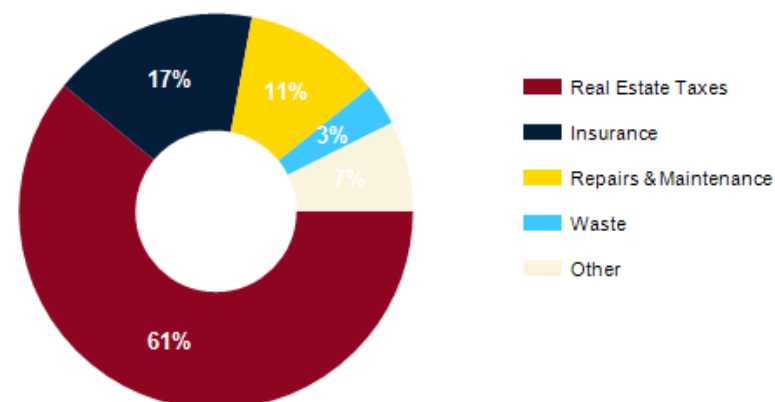
INCOME	CURRENT	PRO FORMA	
Gross Scheduled Rent	\$195,000	\$734,000	86.4%
Expense Reimbursement Revenue		\$116,000	13.6%
Effective Gross Income	\$195,000	\$850,000	
Less Expenses	\$177,100	\$213,100	25.07%
Net Operating Income	\$17,900	\$636,900	



EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$108,000	\$144,000
Insurance	\$30,000	\$30,000
Repairs & Maintenance	\$20,000	\$20,000
Water / Sewer	\$2,000	\$2,000
Landscaping	\$2,400	\$2,400
Utilities	\$4,500	\$4,500
Waste	\$6,000	\$6,000
Elevator Maintenance / Phone	\$4,200	\$4,200
Total Operating Expense	\$177,100	\$213,100
Expense / SF	\$15.33	\$18.45
% of EGI	90.82%	25.07%

DISTRIBUTION OF EXPENSES

CURRENT



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

Calendar Year	CURRENT
CAP Rate	0.22%
Operating Expense Ratio	90.82%
Breakeven Ratio	90.82%
Price / SF	\$692.64
Income / SF	\$16.88
Expense / SF	\$15.33

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