

FOR SALE • OFFICE CONDO BUILDING

CHASE BANK BUILDING UNIT 702

 150 SE 2nd Ave • Miami, FL 33131

OFFICE CONDO BUILDING

Unit 702 | Chase Bank Building

FA Commercial is pleased to present this office condo located in the Chase building, nestled in the heart of vibrant Downtown Miami. Unit 702 spans 1,501 SF which presents an excellent opportunity for those seeking to capitalize on Miami's thriving office market. Join a community that offers dynamic shopping, cultural attractions, and electrifying activities.

STATUS: FOR SALE / LEASE

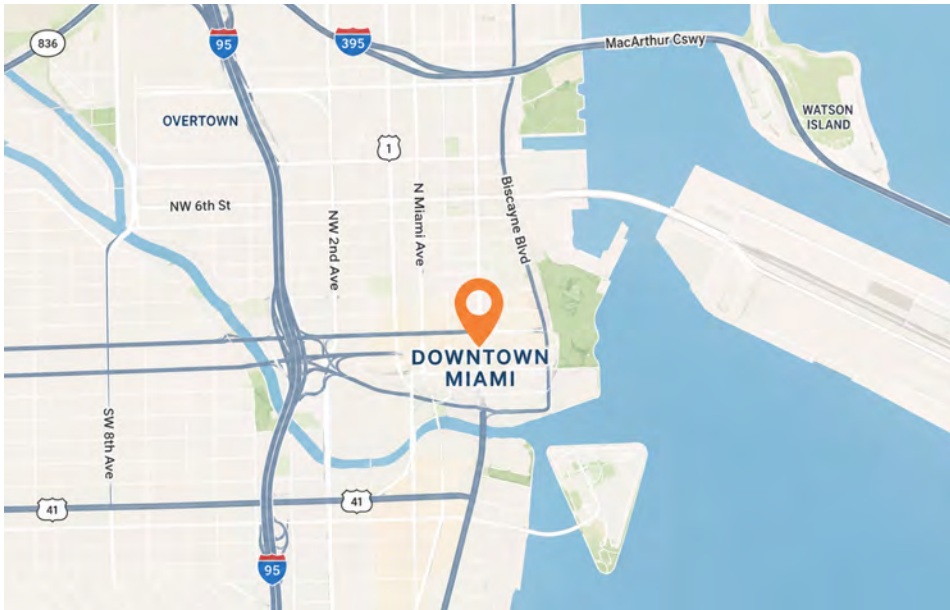


PROPERTY TYPE

Office

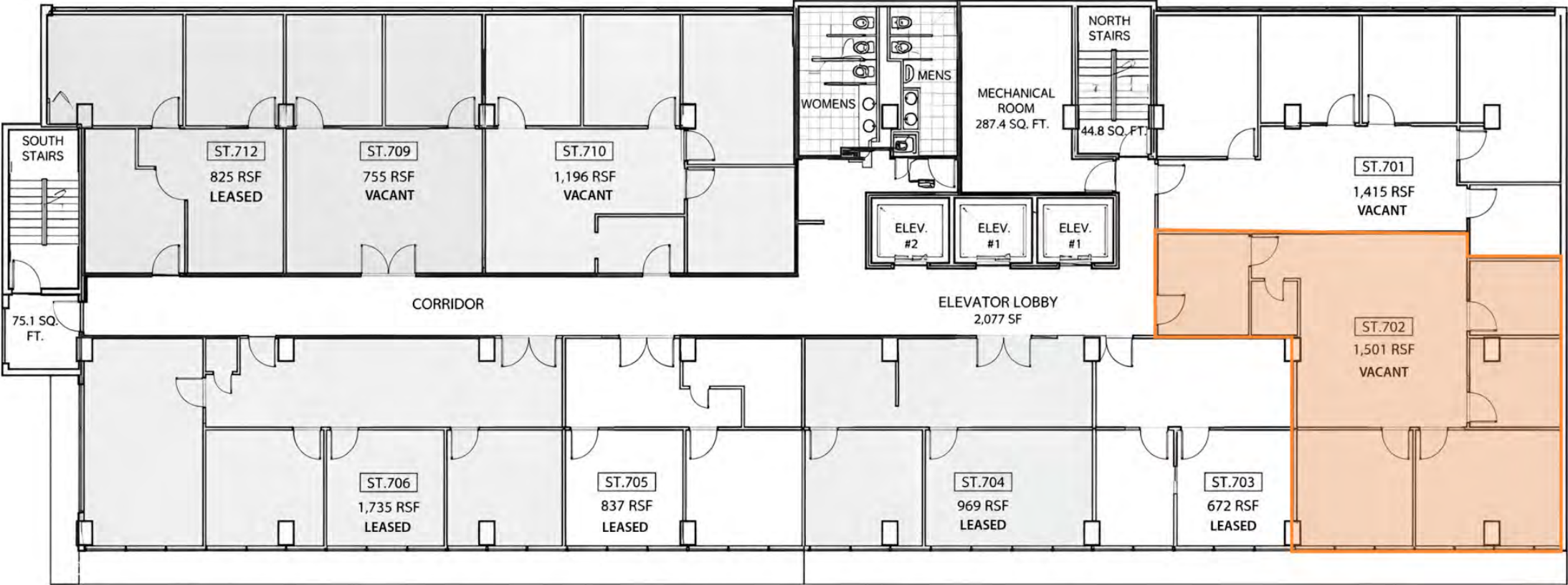
UNIT 702 SIZE

1,501
SF



INVESTMENT HIGHLIGHTS

- 01** **UNIT 702 FOR SALE**
1,501 SF
- 02** **Unique Downtown Miami Location**
In The Heart Of The Central Business District
- 03** **Spacious And Versatile Floor Plan**
Ideal For Business Development
- 04** **Ample Parking And Convenient Access**
For Tenants, Clients & Guests
- 05** **Modern, Well-Maintained Building**
With High Quality Finishes & Textures
- 06** **Also Available For Lease**
Lease Type: MG

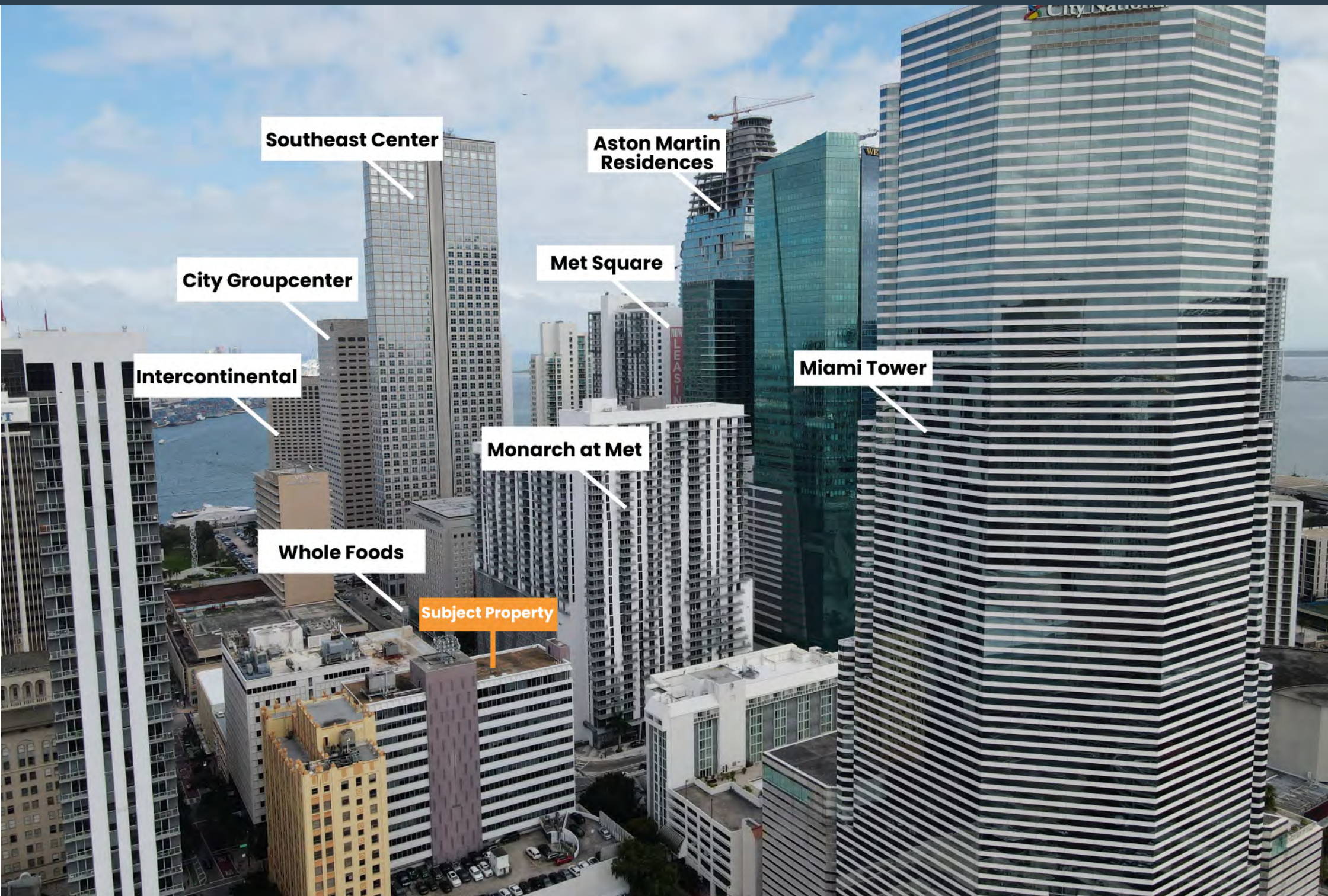


7TH LEVEL FLOOR PLAN









Southeast Center

**Aston Martin
Residences**

City Groupcenter

Met Square

Miami Tower

Intercontinental

Monarch at Met

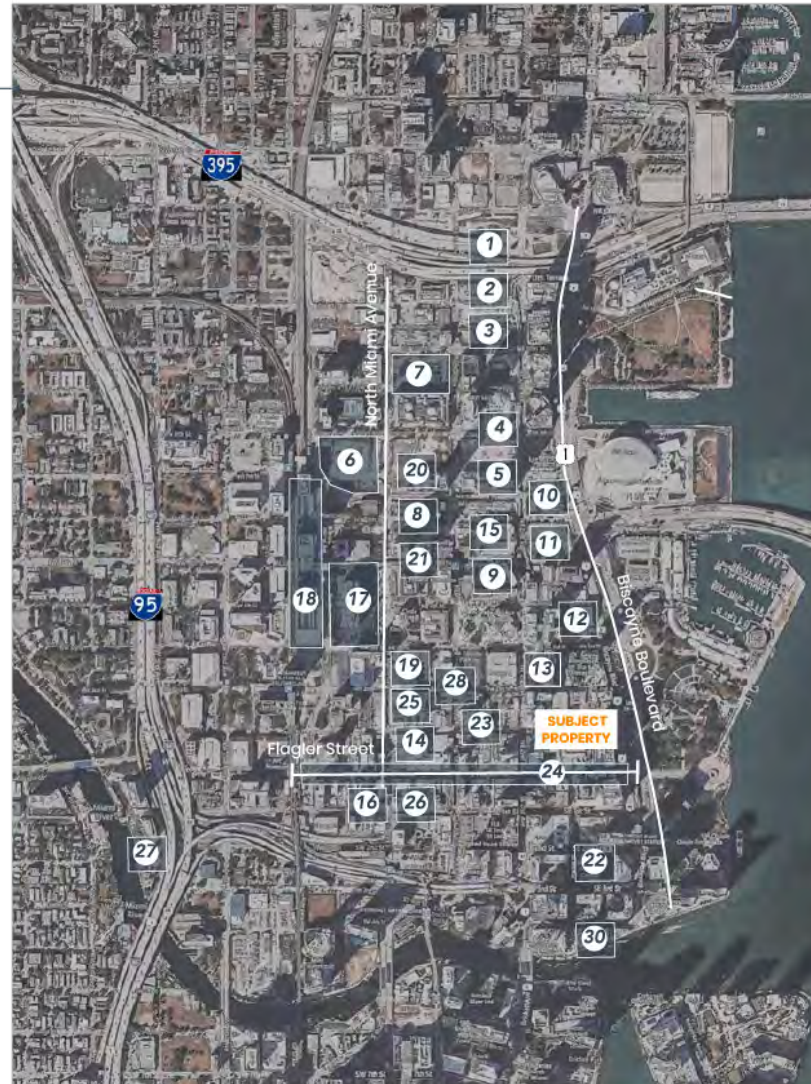
Whole Foods

Subject Property



Nearby Developments

- | | |
|--|--|
| 1. Underdeck Miami | 16. Lions Group NYC
675 units |
| 2. Elleven Hotel
Residences/ Beyond
461 units 375 Hotel keys | 17. US District Courthouse |
| 3. Naftali Group
Two Supertall Towers 1.3
million total sf of
development | 18. Miami Central Station
816 units 130,000 sf of retail |
| 4. CitizenM at MWC
252 Hotel keys | 19. The District
640 units |
| 5. Bezel at MWC
434 units | 20. The Crosby at MWC
450 units |
| 6. Witkoff and Monroe
Capital
2,200 units | 21. Downtown 5 th
1,042 units |
| 7. Legacy at MWC
310 condos 210 hotel keys | 22. Monaco at Met
Apartments
462 units |
| 8. Okan tower
399 units | 23. Diamond District |
| 9. Related Group Merrimac
Ventures
450 units | 24. Flagler Street Streetscape |
| 10. Natiivo Miami
412 units | 25. Metro Mall Jewelry Center |
| 11. Elser Residences
646 units | 26. New Courthouse |
| 12. Waldorf Astoria
360 units | 27. Miami River
1,678 residential units 330 hotel rooms
196,882 sf of retail |
| 13. YotelPad
453 units | 28. Namdar
640 units |
| 14. Lalezarian Properties
565 units | 29. Hyatt Gencom
1,500 units |
| 15. 501 First Residences
448 units | 30. Aston Martin Residences
434 units |





Southeast Center

**Aston Martin
Residences**

**JW Marriott
Marquis Miami**

**Mint Wind and
Ivy Condos**

Miami Tower

Monarch at Met

Subject Property

Whole Foods

SE 1st St

BUILDING NAME:	Chase Bank Building
ADDRESS:	150 SE 2nd Ave, Miami FL
STORIES:	14
BUILDING CLASS:	A
PARKING:	On Site + Vallet
NUMBER OF BUILDINGS:	1
PROPERTY TYPE:	Office / Retail Building

located in the heart of **Downtown Miami**, the Chase Bank Building is a centrally positioned office property designed by famed architect Morris Lapidus. The 14-story MiMo-style building offers approximately **125,000 square feet** of boutique office and retail space, making it a recognizable and well-established asset within Miami's urban core.

Its Downtown location places it within one of Miami's most active business districts, surrounded by major employers, financial institutions, government offices, and a broad mix of dining and everyday conveniences. The building also offers convenient access to major transportation routes and the **Metromover**, providing strong connectivity throughout Downtown Miami and surrounding neighborhoods.

With a **full-service Chase branch on site**, on-site parking, and valet service, the building provides a professional and convenient environment for office and retail users seeking visibility, accessibility, and a central Downtown Miami address.



ALL ABOARD BRIGHTLINE!

One of the most advanced passenger rail systems in the nation connecting downtown Miami, Fort Lauderdale, West Palm Beach and Orlando. It also serves as the central hub to all forms of transportation with direct access to the Metromover, Metrostation and Tri-Rail with 280,000 square feet office, 185,000 square feet retail, 800 apartments.



FLAGLER STREET: DOWNTOWN MIAMI'S MAIN & MAIN

Flagler Street, Miami's original Main Street, is undergoing a \$30M revitalization from Biscayne Boulevard to the Miami-Dade County Courthouse. The redesign will create wider sidewalks, improved pedestrian areas, valet stations, bike racks, benches, oak-lined streets, and upgraded underground utilities, restoring Flagler as one of Miami's premier walkable retail destinations.



Design | Concept | Plan



MIAMI WORLDCENTER: DOWNTOWN MIAMI'S GAME CHANGER

Miami Worldcenter is a nearly 30-acre, \$1.5B+ mega-development transforming Downtown Miami. As one of the largest urban projects in the U.S., it will feature signature retail, open public spaces, thousands of parking spaces, a major convention hotel, and new residential towers.









MIAMI
WORLDCENTER

Only 5 blocks away

Subject Property

WHOLESALE JEWELRY SALES IN DOWNTOWN MIAMI TOTALED CLOSE TO \$1 BILLION

Downtown Miami's Jewelry District comprises four city blocks, bounded by Flagler Street, North Miami Avenue, NE 2nd Street and NE 2nd Avenue, and the main street goes through NE 1st Street. Downtown Miami did close to \$1 Billion in jewelry wholesales in 2012. The second largest jewelry center in the Nation, The Seybold Building facilitates 280 jewelers and is located near all the subject sites. Tenants in the building have confirmed that there is a waiting list to get a space, and rent is being collected for the full year in advance. Miami is competing with Los Angeles and New York to become the city with highest number of jewelry sales, and to offer the most attractive environment for shoppers as well as retailers. There is a tremendous potential in catering to Miami's jewelry market since buildings with these amenities are nonexistent today.





NEARBY HIGH END RESTAURANTS

FOR SALE / LEASE - MIAMI, FL



POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	55,087	479,819	1,179,175
AVERAGE AGE	38.1	40.7	41.4
AVERAGE AGE (MALE)	38.8	39.7	39.9
AVERAGE AGE (FEMALE)	37.6	41.8	42.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	37,588	239,140	513,014
# OF PERSONS PER HH	1.5	2.0	2.3
AVERAGE HH INCOME	\$84,826	\$65,436	\$70,315
AVERAGE HOUSE VALUE	\$265,973	\$312,070	\$346,591

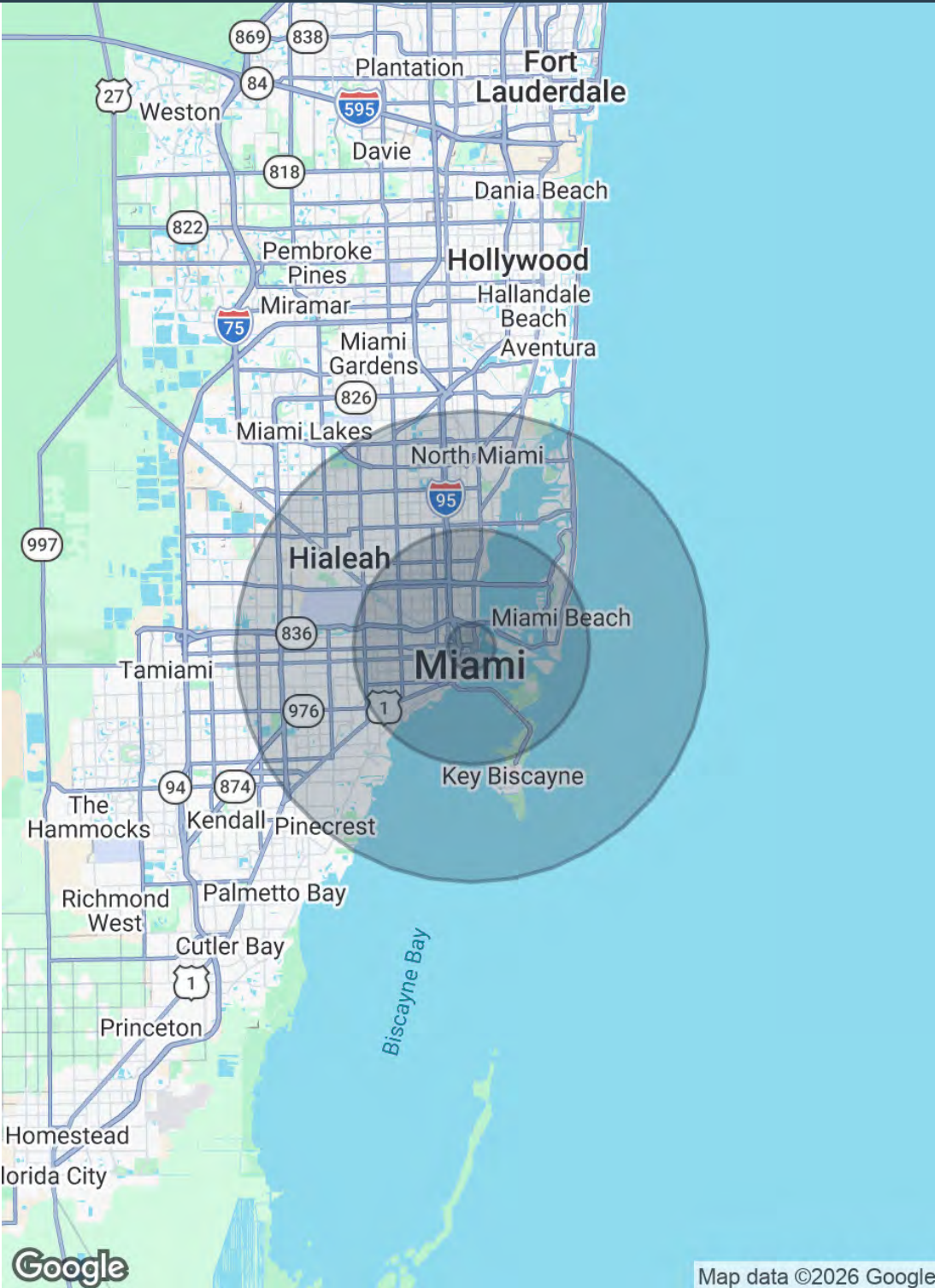
ETHNICITY (%)

	1 MILE	5 MILES	10 MILES
HISPANIC	62.6%	68.5%	66.8%

RACE

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION - WHITE	41,424	310,871	747,938
TOTAL POPULATION - BLACK	3,438	77,176	222,040
TOTAL POPULATION - ASIAN	1,729	6,754	16,559
TOTAL POPULATION - HAWAIIAN	0	138	664
TOTAL POPULATION - AMERICAN INDIAN	225	1,391	1,767
TOTAL POPULATION - OTHER	1,997	28,665	61,401

2020 American Community Survey (ACS)



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Parties should consult the appropriate licensed professionals:

Legal matters — an attorney

Tax matters — a CPA or tax attorney

Title matters — a title officer or attorney

Property condition or code compliance — qualified engineers, architects, contractors, or relevant governmental agencies

FA Commercial Advisors, LLC & Fortune International Realty market all properties and services in compliance with applicable fair housing and equal opportunity laws.

COMMERCIAL DIVISION OF FORTUNE

FORTUNE INTERNATIONAL — GROUP —

Synonymous with excellence, quality, customer service and unwavering commitment to the highest standards of luxury, Fortune International Group has been a recognized leader in development, sales and marketing since 1983. The company's prestigious development portfolio includes many of the most prominent residential properties in South Florida including Jade Signature, The Ritz-Carlton Residences Sunny Isles Beach, Auberge Beach Residences and Spa Fort Lauderdale, Jade Residences Brickell; Jade Beach, Jade Ocean, and Hyde Resort & Residences Hollywood.

FORTUNE INTERNATIONAL — REALTY —

Is the premier, exclusive on-site sales and marketing representative for third-party development projects in South Florida, having represented some of South Florida's most successful projects: Missoni Baia, Una Residences, 57 Ocean, 2000 Ocean, Monaco Yacht Club, 1 Hotel & Homes South Beach, Brickell Flatiron, SLS Lux & Gran Paraíso, among others with thousands of sales to date. Led by visionary founder Edgardo Defortuna, Fortune International Group has 18 offices around the world with nearly 1,000 associates. Fortune's international broker network reaches legions of prospective buyers from South Florida to Buenos Aires, Hong Kong to São Paulo, and Manhattan to Paris.



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.



FOR MORE INFORMATION, PLEASE CONTACT



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FORTUNE
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REALTY

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