

SUB-LEASE OPPORTUNITY



MIAMI, FL

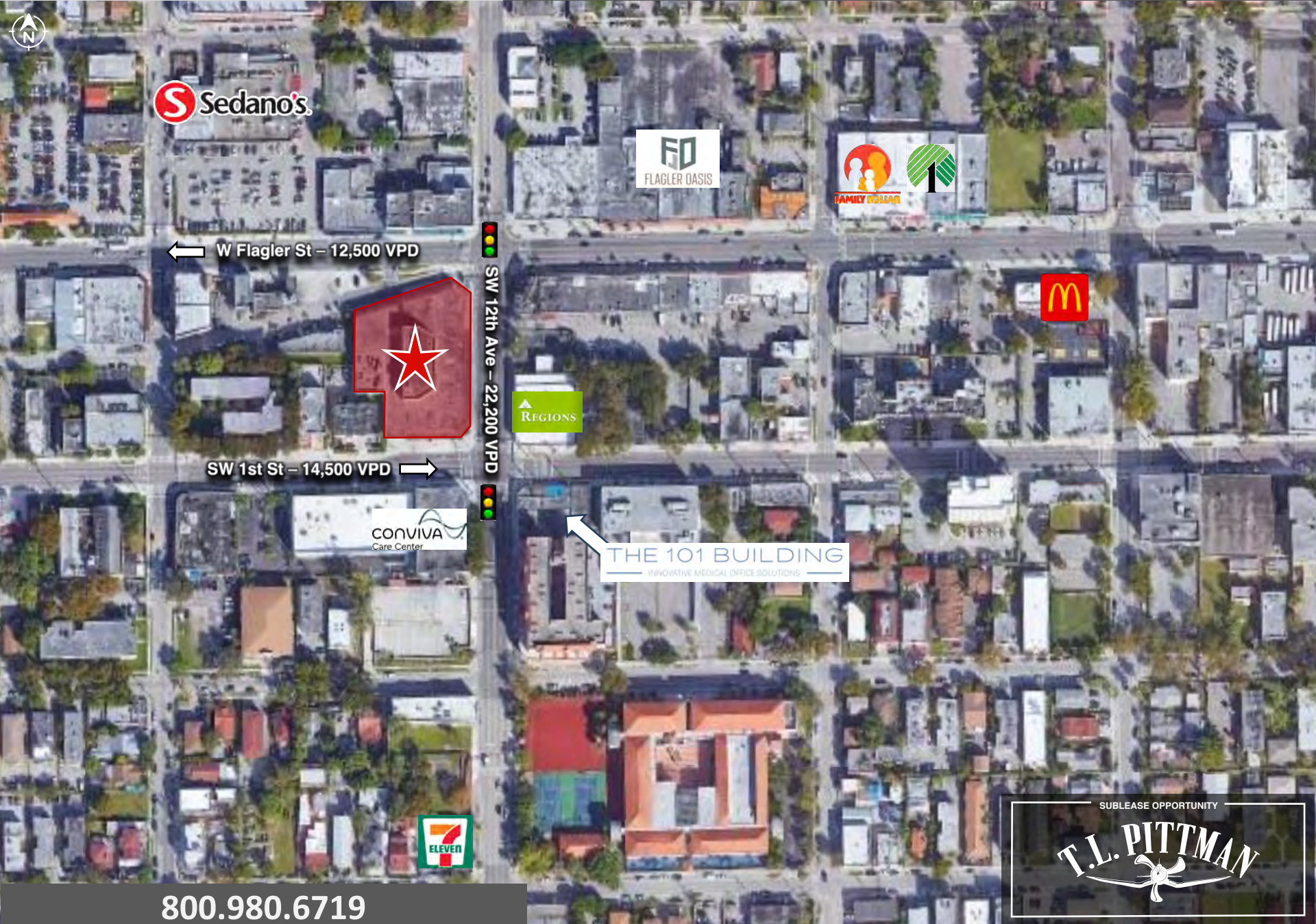
Walgreens #6873

STORE CLOSING TBD

± 14.8K SF | \$295,000/yr, MG | OCT '33

1201 SW 1ST STREET





Sedano's

FO
FLAGLER OASIS

FAMILY DOLLAR

← W Flagler St – 12,500 VPD



SW 12th Ave – 22,200 VPD

REGIONS

SW 1st St – 14,500 VPD →

CONVIVA
Care Center

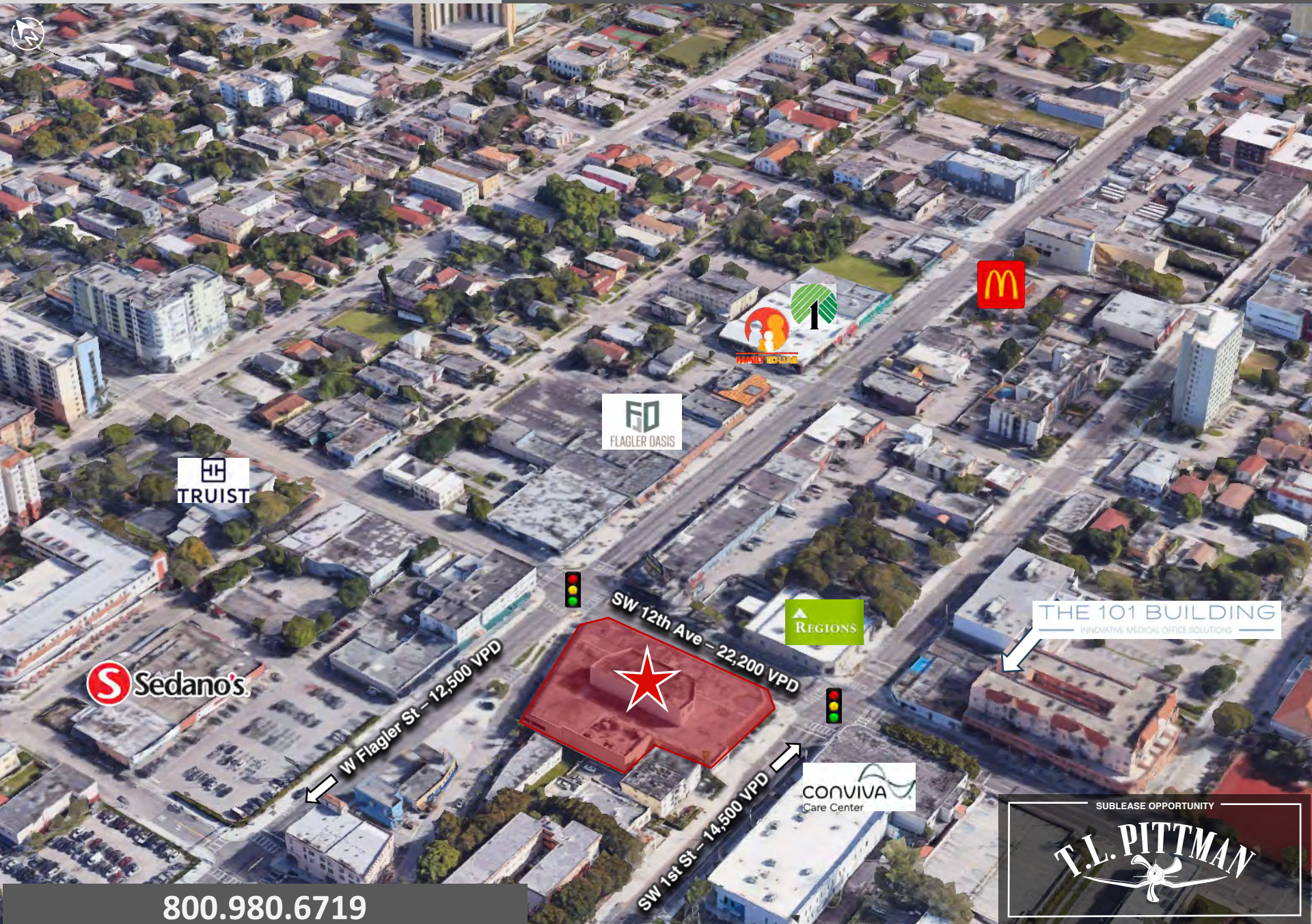
THE 101 BUILDING
INNOVATIVE MEDICAL OFFICE SOLUTIONS

7
ELEVEN

McDonald's

Miami, FL

1201 SW 1st St



TRUIST

FD
FLAGLER OASIS



Sedano's

W Flagler St - 12,500 VPD



SW 12th Ave - 22,200 VPD

REGIONS

THE 101 BUILDING
INNOVATIVE MEDICAL OFFICE SOLUTIONS



SW 1st St - 14,500 VPD

CONVIVA
Care Center

800.980.6719

SUBLEASE OPPORTUNITY

T.L. PITTMAN

Miami, FL

1201 SW 1st St



800.980.6719

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T.I. PITTMAN

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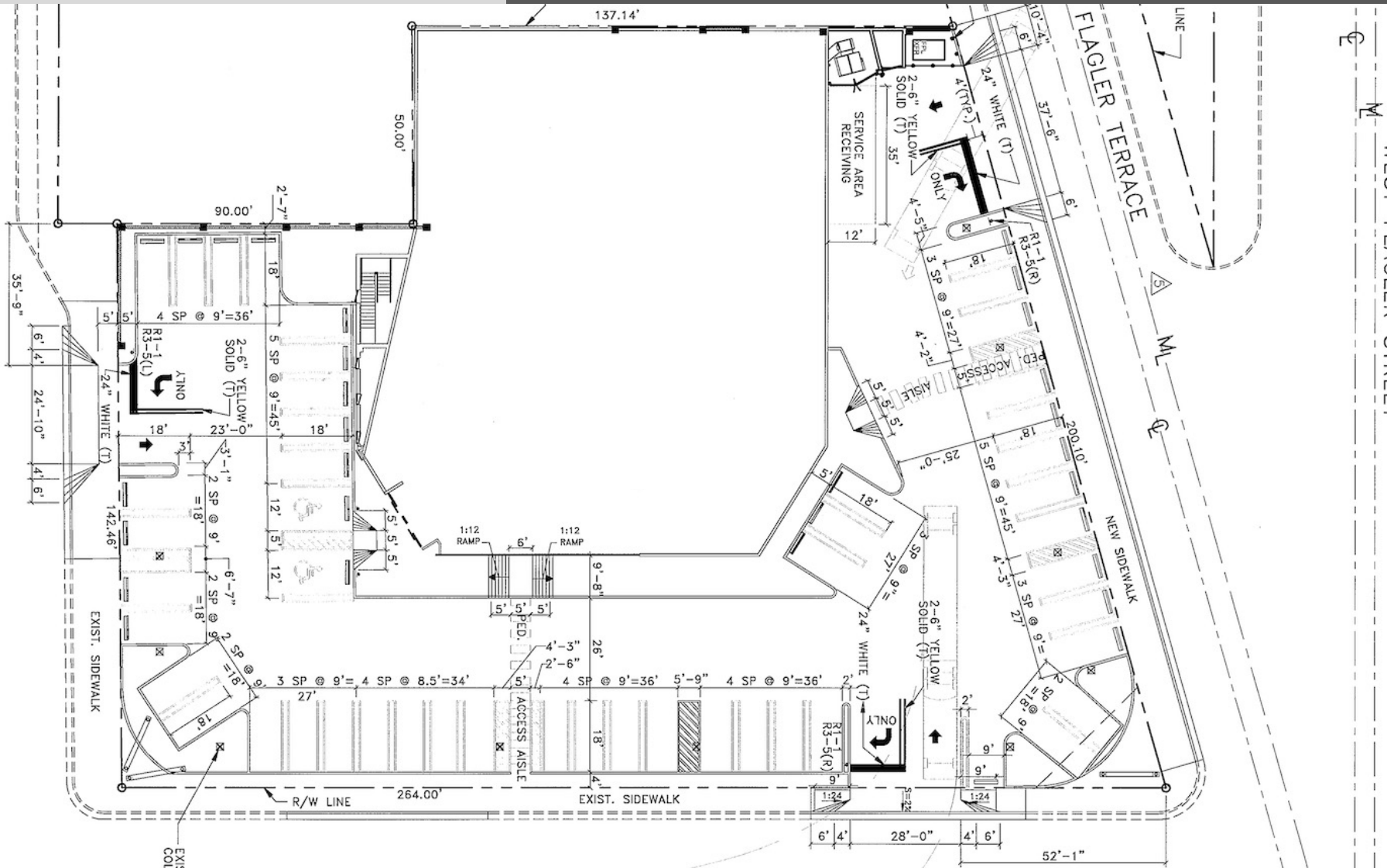


Miami, FL

1201 SW 1st St

S.W. 1ST STREET

WEST FLAGLER STREET



S.W. 12th AVENUE

800.980.6719

SUBLEASE OPPORTUNITY



SUB-LEASE TERMS

SUGGESTED RENT*

\$295,000 (+/- \$20 psf), Modified Gross
(inclusive of RET; sales tax, R&M, insurance, utilities separate)

STORE CLOSING

TBD

TERM

10/31/2033

DELIVERY

“As-Is”

OFFERS EVALUATED AS RECEIVED

**Price + terms, along with all offers, are subject to approval of
Walgreen Co.’s Real Estate Committee*

CONTACT

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800.980.6719 - Hank@tlpittman.com

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