

Suite 200

2121 SW 3rd Ave Suite 200, Miami, FL 33129

THE *Keyes* CO.



FOR MORE INFORMATION, PLEASE CONTACT:

Maggy Romero

Assistant Sales Manager

P: 305.968.6258

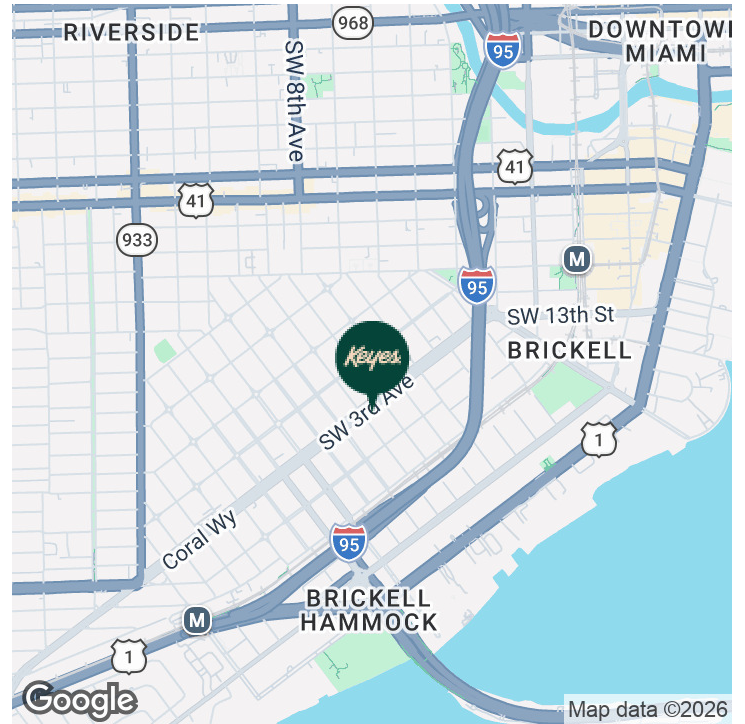
| maggyromero@keyes.com

Keyes Commercial

2121 SW 3rd Ave, Suite 300 B Floor
Miami, FL 33129
P: 305.779.1816

www.keyescommercial.com

Executive Summary



OFFERING SUMMARY

Lease Rate:	\$45 SF/yr (MG)
Building Size:	59,121 SF
Available SF:	2,662 SF
Lot Size:	35,175 SF
Number of Units:	1
Year Built:	1987
Zoning:	T6-8-O
Market:	Coral Way
Submarket:	Brickell

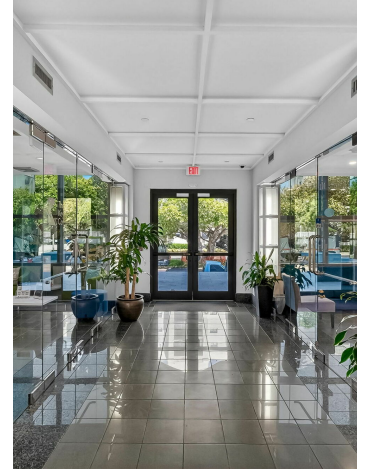
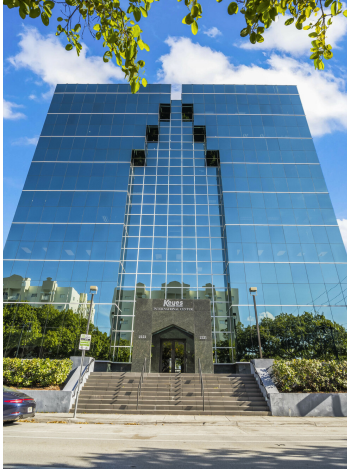
PROPERTY OVERVIEW

BRICKELL AREA WITHOUT THE PRICES AND TRAFFIC!!! The Keyes International Center located in the vibrant Coral Way market, offers an exceptional mix of commercial and residential spaces. Enjoy the convenience of a central location with easy access to major transportation routes and renowned dining options in the area, Coral Way market offers an ideal setting for businesses seeking to make their mark in this dynamic neighborhood.

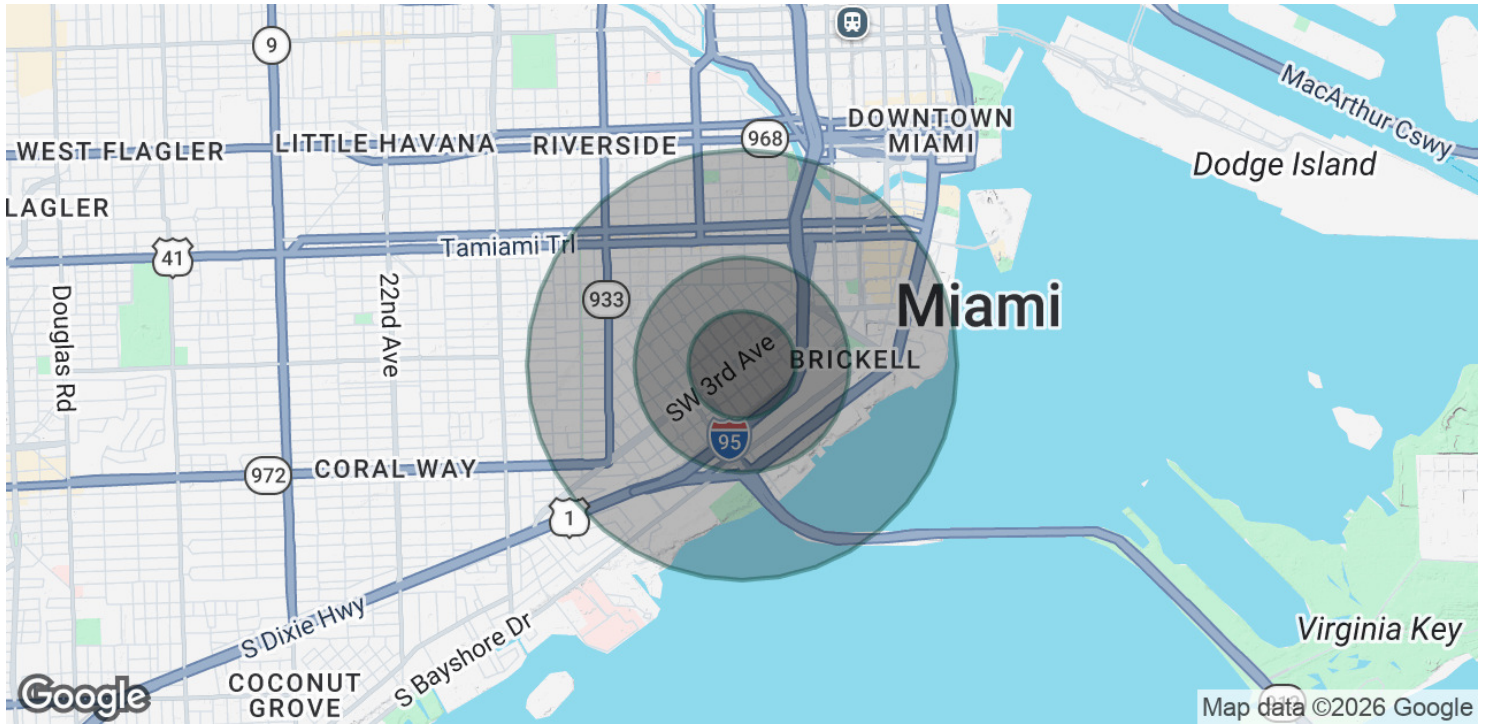
PROPERTY HIGHLIGHTS

- Prime location
- Ample natural light and open layout
- Convenient on-site parking for tenants and visitors
- Proximity to a range of essential amenities

Additional Photos



Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,423	9,179	52,657
Average Age	44.1	40.2	41.5
Average Age (Male)	50.4	42.1	40.7
Average Age (Female)	39.8	40.5	43.0

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	480	4,124	27,152
# of Persons per HH	3.0	2.2	1.9
Average HH Income	\$132,169	\$112,790	\$126,712
Average House Value	\$257,736	\$368,321	\$567,591

2023 American Community Survey (ACS)

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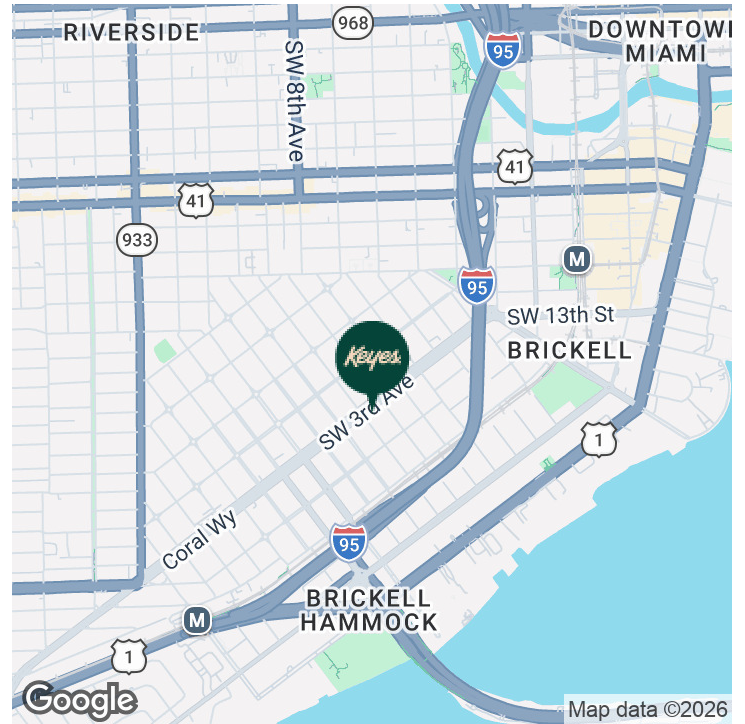
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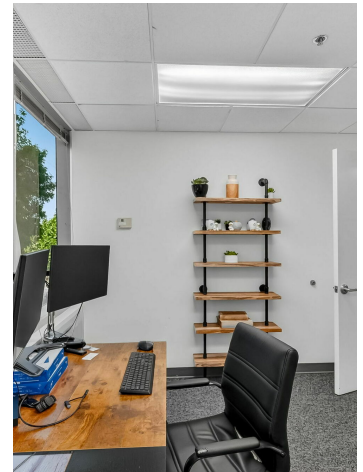
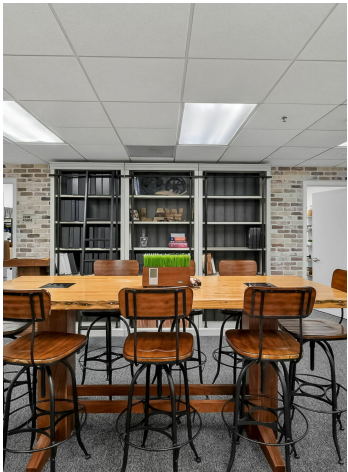
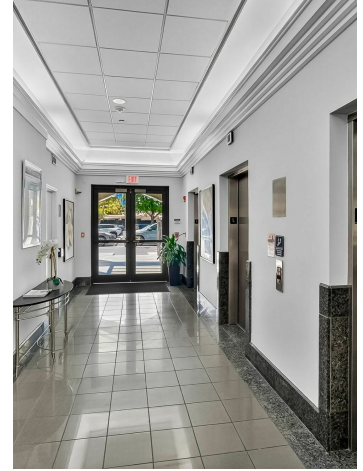
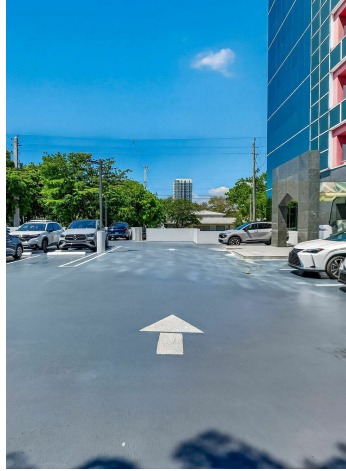
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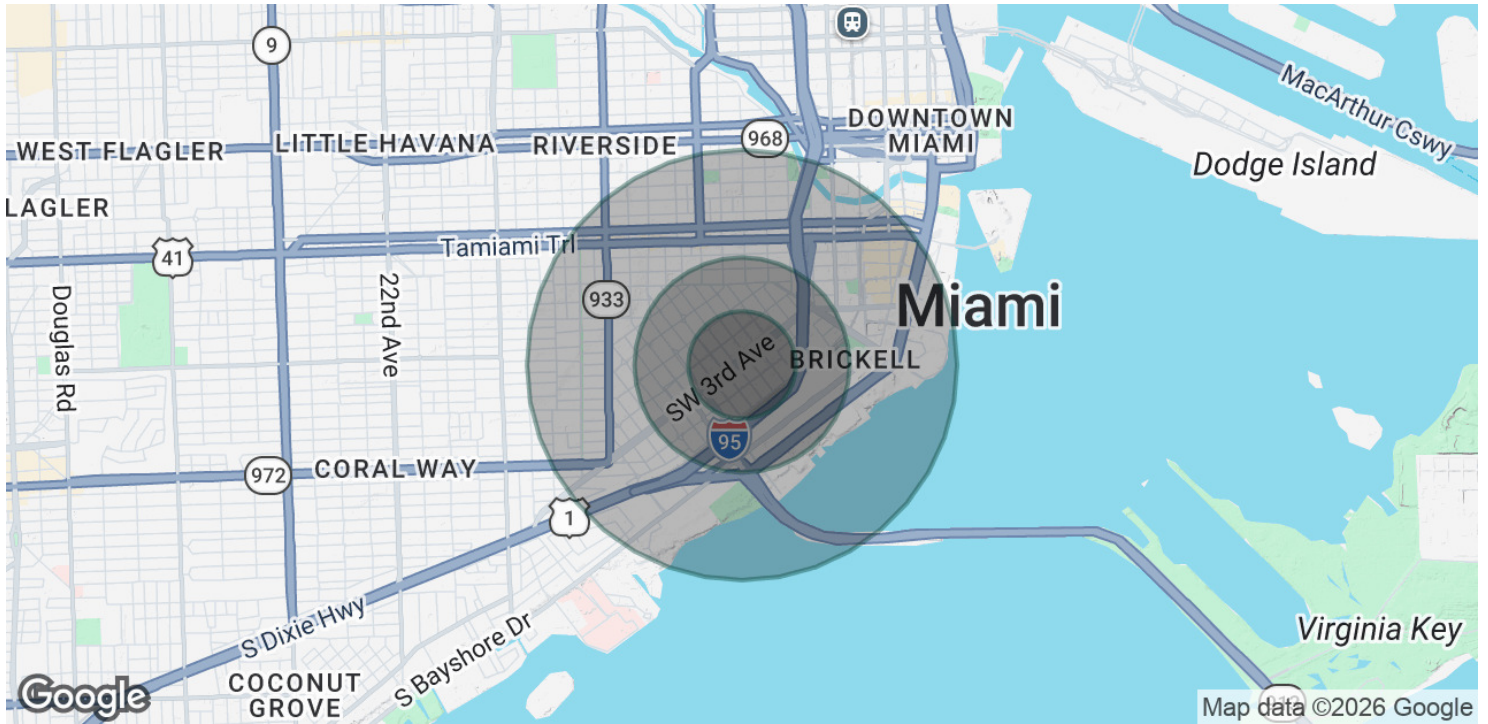
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