

CHASE



FOR SALE • OFFICE CONDO BUILDING

CHASE BANK BUILDING UNIT 712

📍 150 SE 2nd Ave, Miami, • Miami, FL 33131

OFFICE UNIT CHASE BANK BUILDING

Unit 712 | For Lease

FA Commercial is pleased to present this office condo located in the Chase building, nestled in the heart of vibrant Downtown Miami. Unique location where daytime shoppers seamlessly transition into lively evening events. Join a thriving community that offers dynamic shopping, cultural attractions, and electrifying activities.

STATUS: FOR SALE

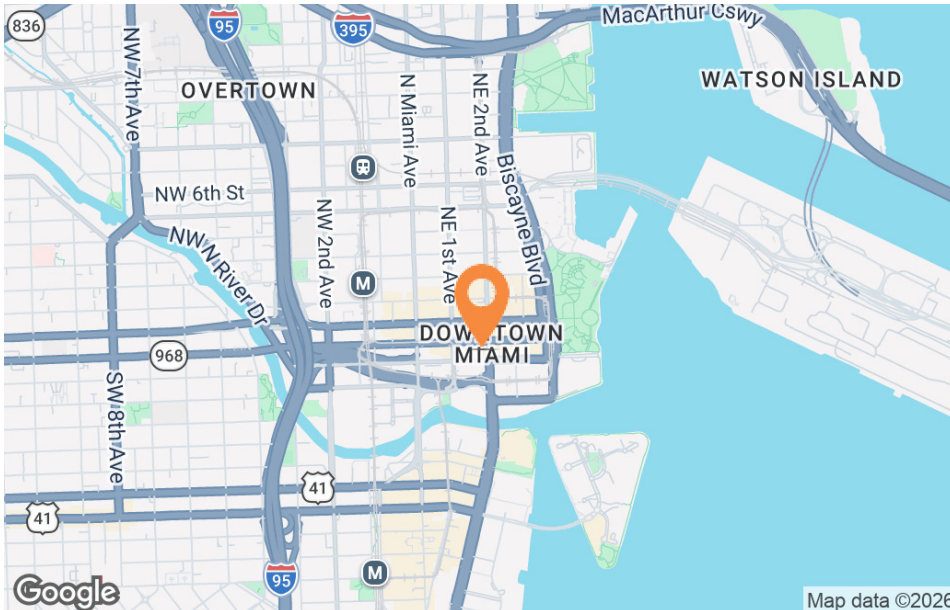


PROPERTY TYPE

Office

SIZE

852
SF



INVESTMENT HIGHLIGHTS

01

Unit 712 Available For Sale

Located on the 7th Floor of the landmark Chase Bank Building

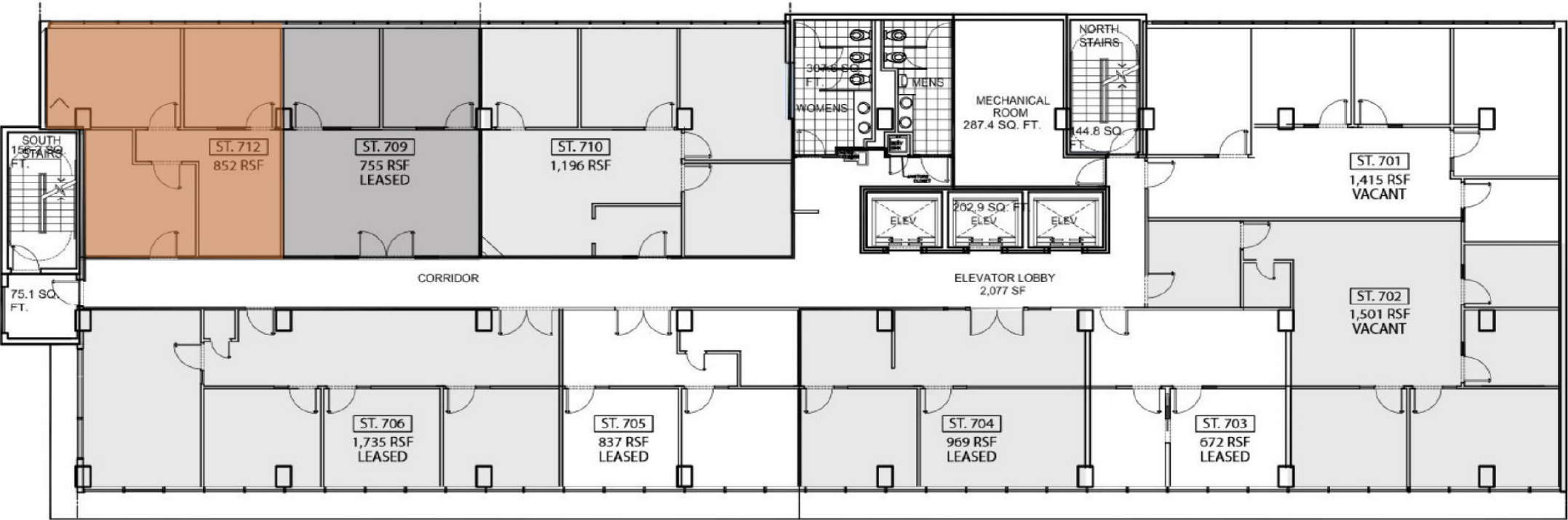
02

Spacious And Versatile Floor Plan

Ideal For Business Development

03

Ample Parking And Convenient Access For Tenants And Visitors



7TH LEVEL FLOOR PLAN



Southeast Center

**Aston Martin
Residences**

Met Square

City Groupcenter

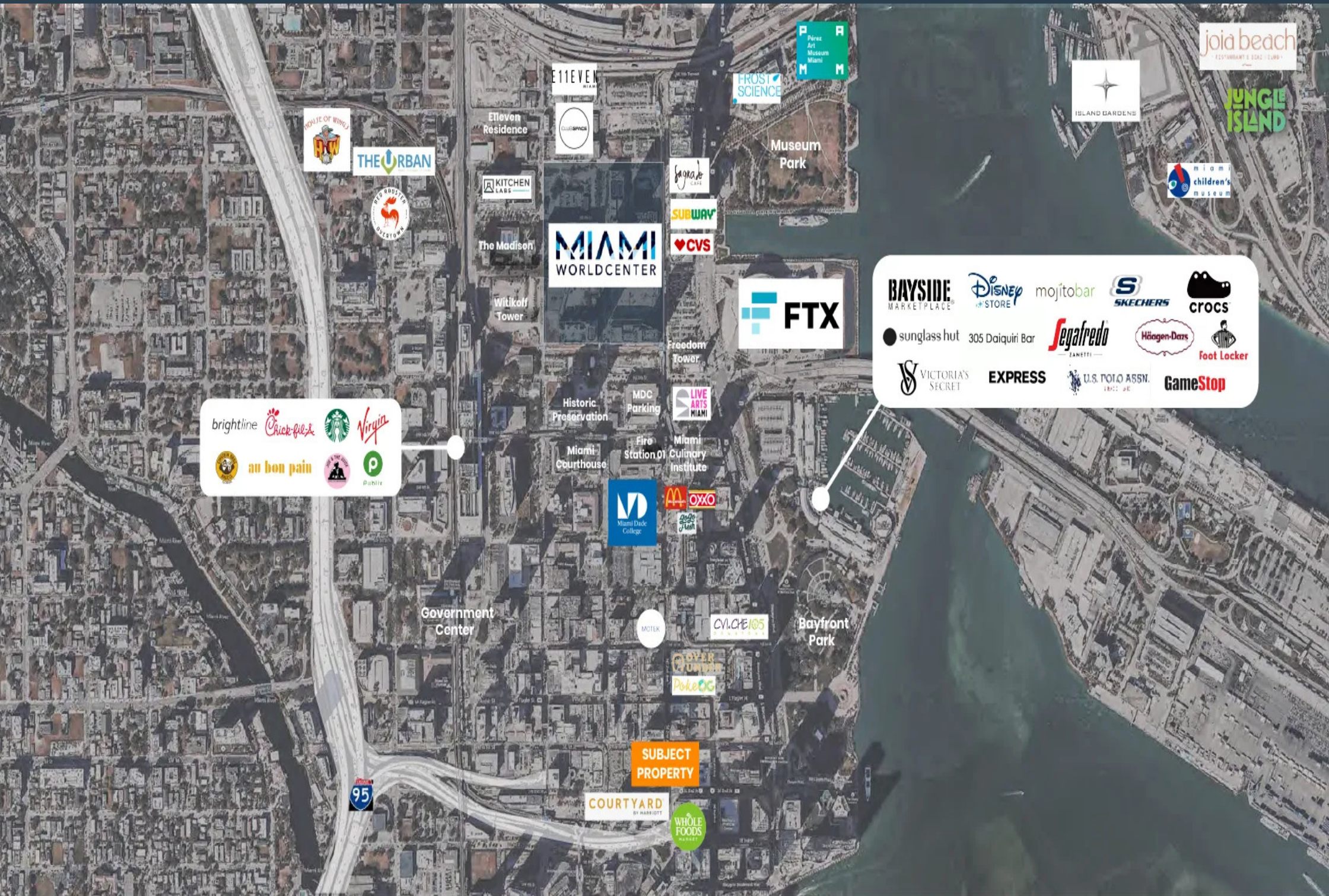
Intercontinental

Miami Tower

Monarch at Met

Whole Foods

Subject Property



brightline Chick-fil-A Starbucks Virgin

au bon pain Publix

BAYSIDE MARKETPLACE Disney STORE mojito bar SKECHERS crocs

sunglass hut 305 Daiquiri Bar Segafredo Häagen-Dazs Foot Locker

VICTORIA'S SECRET EXPRESS U.S. POLO ASSN. GameStop

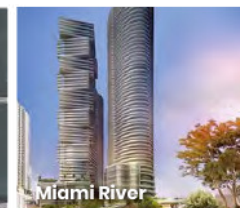
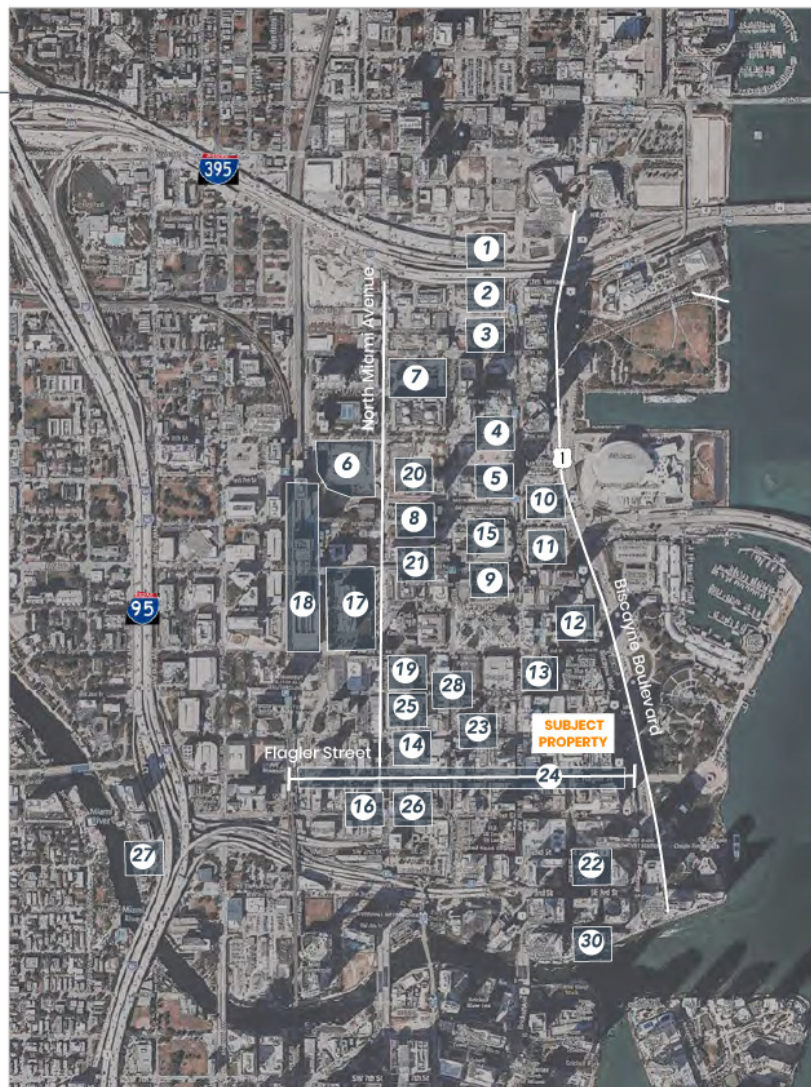
SUBJECT PROPERTY

COURTYARD BY MARRIOTT

WHOLE FOODS MARKET

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. Monarc at Met
Apartments
482 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**

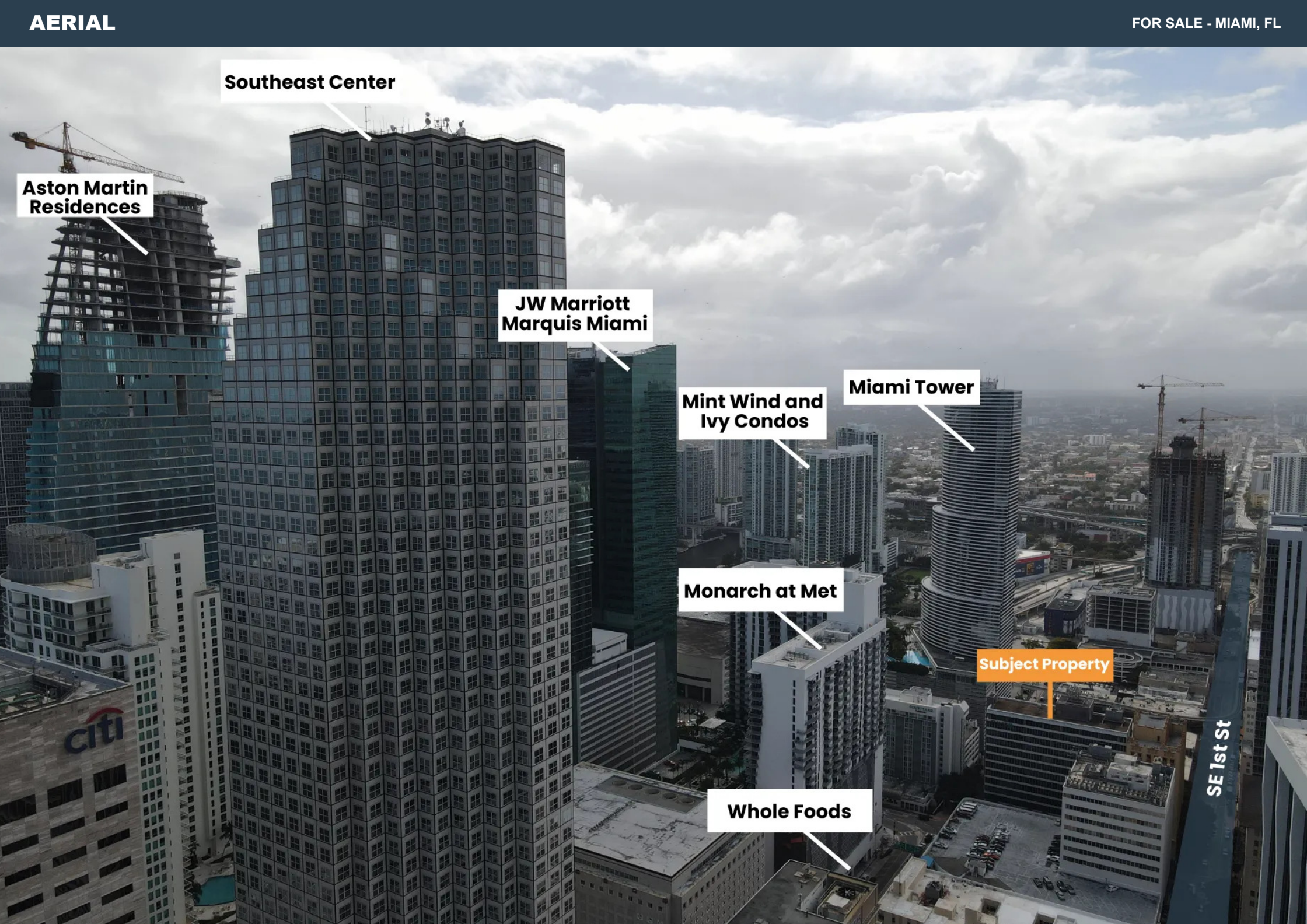
Miami Tower

Monarch at Met

Subject Property

Whole Foods

SE 1st St



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.

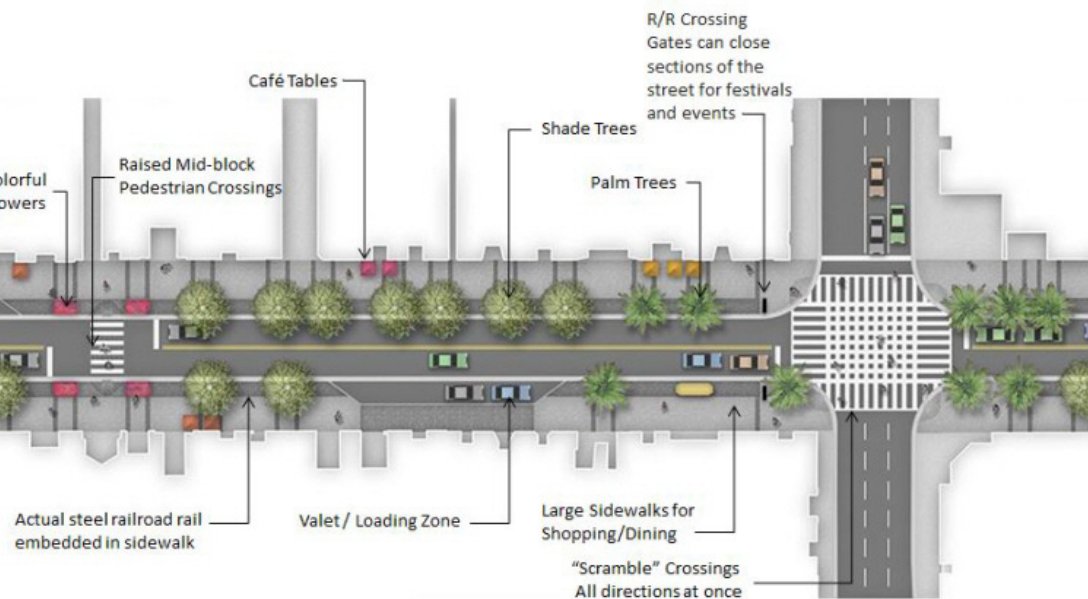


FLAGLER STREET: DOWNTOWN MIAMI'S MAIN & MAIN

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

AN OPEN AIR SHOPPING CENTER BY THE WATER

Bayside Marketplace attracts 24M visitors annually and is being revitalized with new restaurants, bars, and retail. The recently debuted Skyviews Miami Observation Wheel adds a major new attraction, offering 200-foot-high views of Biscayne Bay and Downtown Miami's skyline.



HISTORIC CHARM MEETS MODERN RETAIL

SE 1st Street is a tree-line promenade with many of the last remaining historical buildings in Miami. It stretches all the way east to Bayfront park and Biscayne Bay. Through the most recent years, there's been a profuse organic growth of European cafes, restaurant and shopping.



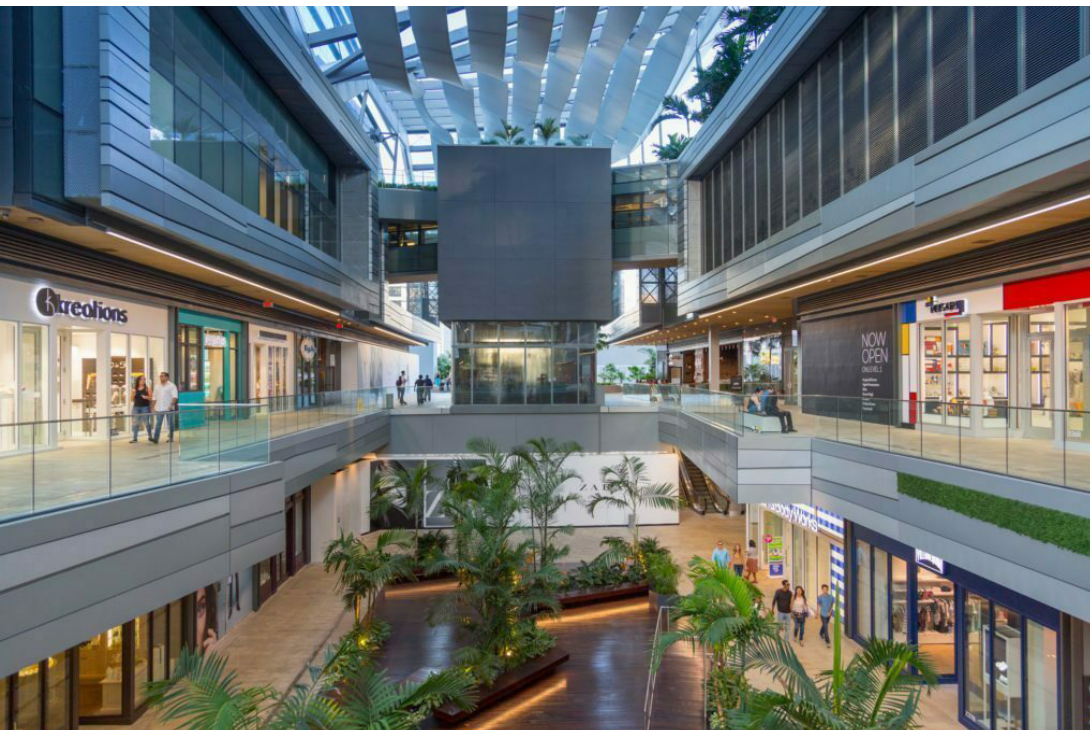
WHOLESALE JEWELRY SALES IN DOWNTOWN MIAMI TOTALED CLOSE TO \$1 BILLION

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.





Brickell City Centre brings three levels of unparalleled shopping, dining and entertainment anchored by a 107,000 square foot, ultra-modern Saks Fifth Avenue. Luxury brands are rapidly opening their doors with premium, contemporary and blend of new-to-market brands in the mix. The 500,000 square foot vertical shopping experience is rounded out with a mix of premium and contemporary shops filled with beauty, home decor, jewelry, apparel and much more.

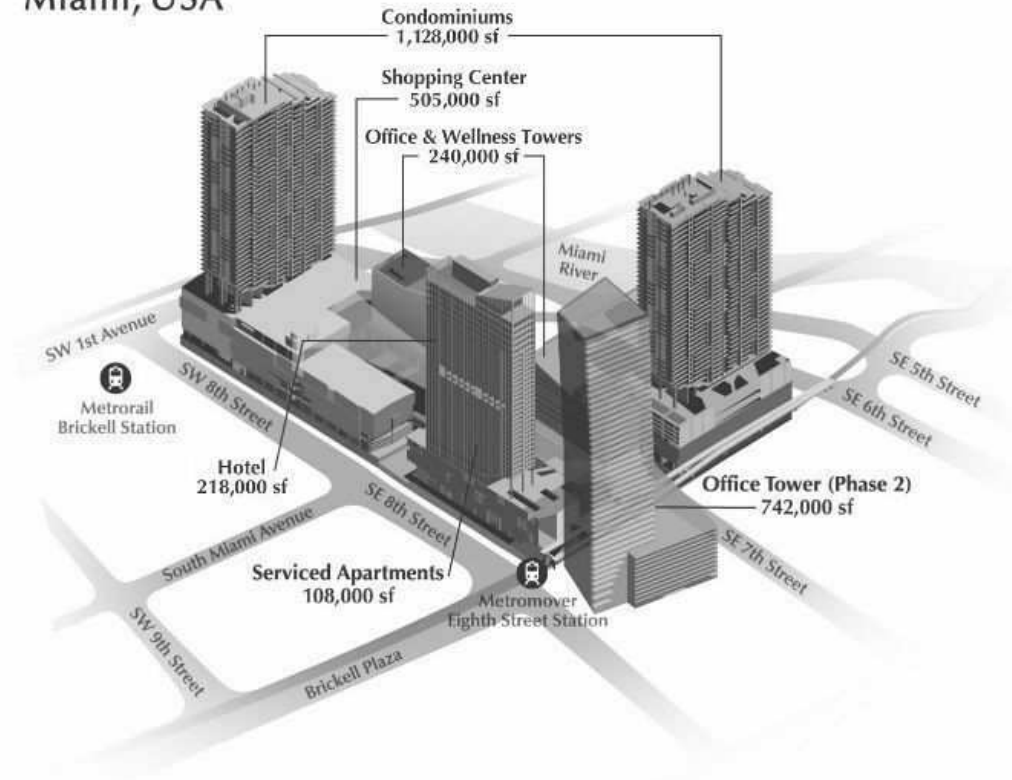


WHAT'S COMING

Developer Swire Properties has announced that it will begin focusing on developing the remaining phases at Brickell City Centre after completing a selloff of condo units there. Swire also sold two office towers at Brickell City Centre in July 2020 for \$163 million, and plans to recycle the funds into new projects.

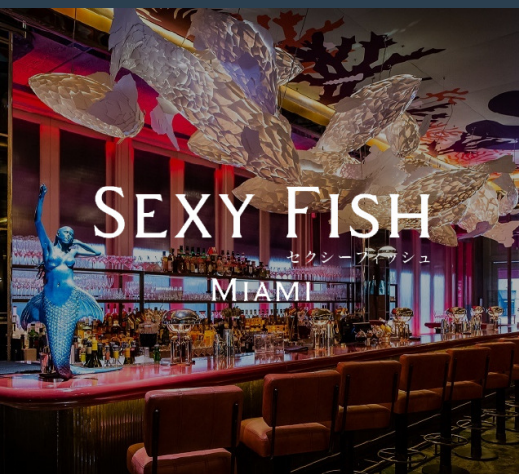


Brickell CityCentre Miami, USA



NEARBY HIGH END RESTAURANTS

FOR SALE - MIAMI, FL



POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	45,855	122,137	202,363
AVERAGE AGE	37.5	39.3	39.9
AVERAGE AGE (MALE)	38.5	39.0	39.2
AVERAGE AGE (FEMALE)	36.7	40.2	41.3

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	32,313	70,504	106,099
# OF PERSONS PER HH	1.4	1.7	1.9
AVERAGE HH INCOME	\$90,782	\$73,637	\$70,130
AVERAGE HOUSE VALUE	\$354,361	\$297,641	\$308,251

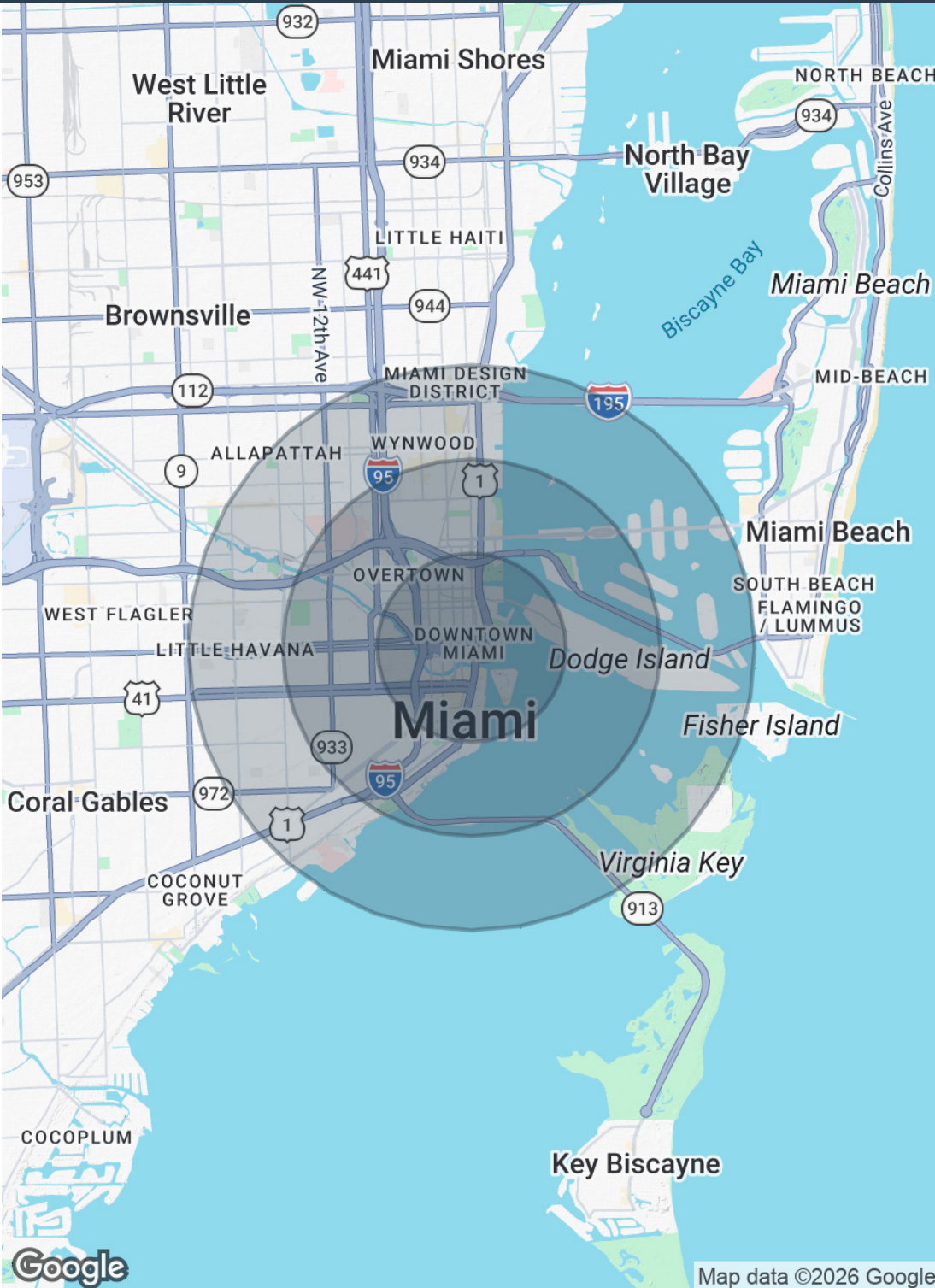
ETHNICITY (%)

	1 MILE	2 MILES	3 MILES
HISPANIC	59.9%	68.6%	74.0%

RACE

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION - WHITE	33,823	85,609	142,887
TOTAL POPULATION - BLACK	2,669	13,425	20,496
TOTAL POPULATION - ASIAN	1,554	2,724	3,331
TOTAL POPULATION - HAWAIIAN	0	3	120
TOTAL POPULATION - AMERICAN INDIAN	225	312	640
TOTAL POPULATION - OTHER	1,713	4,063	8,997

2020 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**.





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