

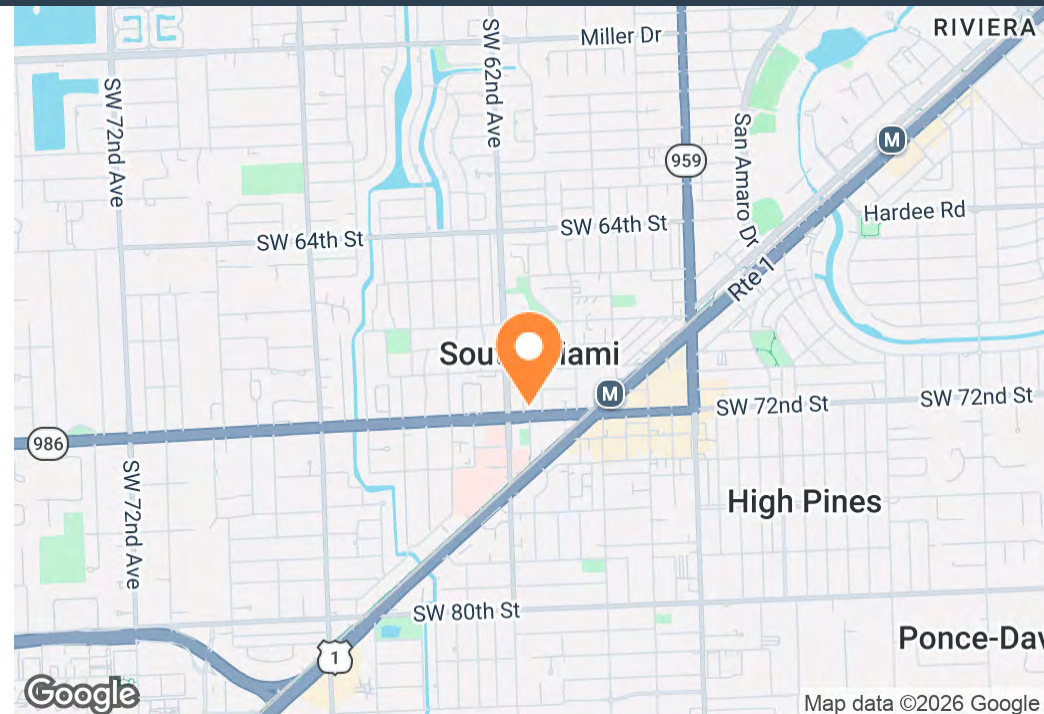
SUITE 502

3RD FLOOR

FOR SALE • OFFICE CONDO BUILDING

MEDICAL OFFICE CONDO | PACKAGE DEAL

📍 6141 Sunset Dr • Miami, FL 33143



360° VIRTUAL TOUR

OFFERING SUMMARY

PROPERTY TYPE:	Office Condo
PACKAGE DEAL:	2 Units
3RD FLOOR SIZE:	13,813 SF
SUITE #502 SIZE:	2,394 SF

HIGHLIGHTS

- **PACKAGE DEAL:** Entire 3rd Floor + Suite #502
- 3rd Floor HOA: \$10,720/monthly
- **Property Taxes Paid For Suites #301-304 In 2025: \$82,416.93**
- **3rd Floor Commercial Generator Installed In 2024**
- 5 Floors
- Fully built out office
- Direct elevator access
- Newly renovated common areas





Doral

Coral
Gables

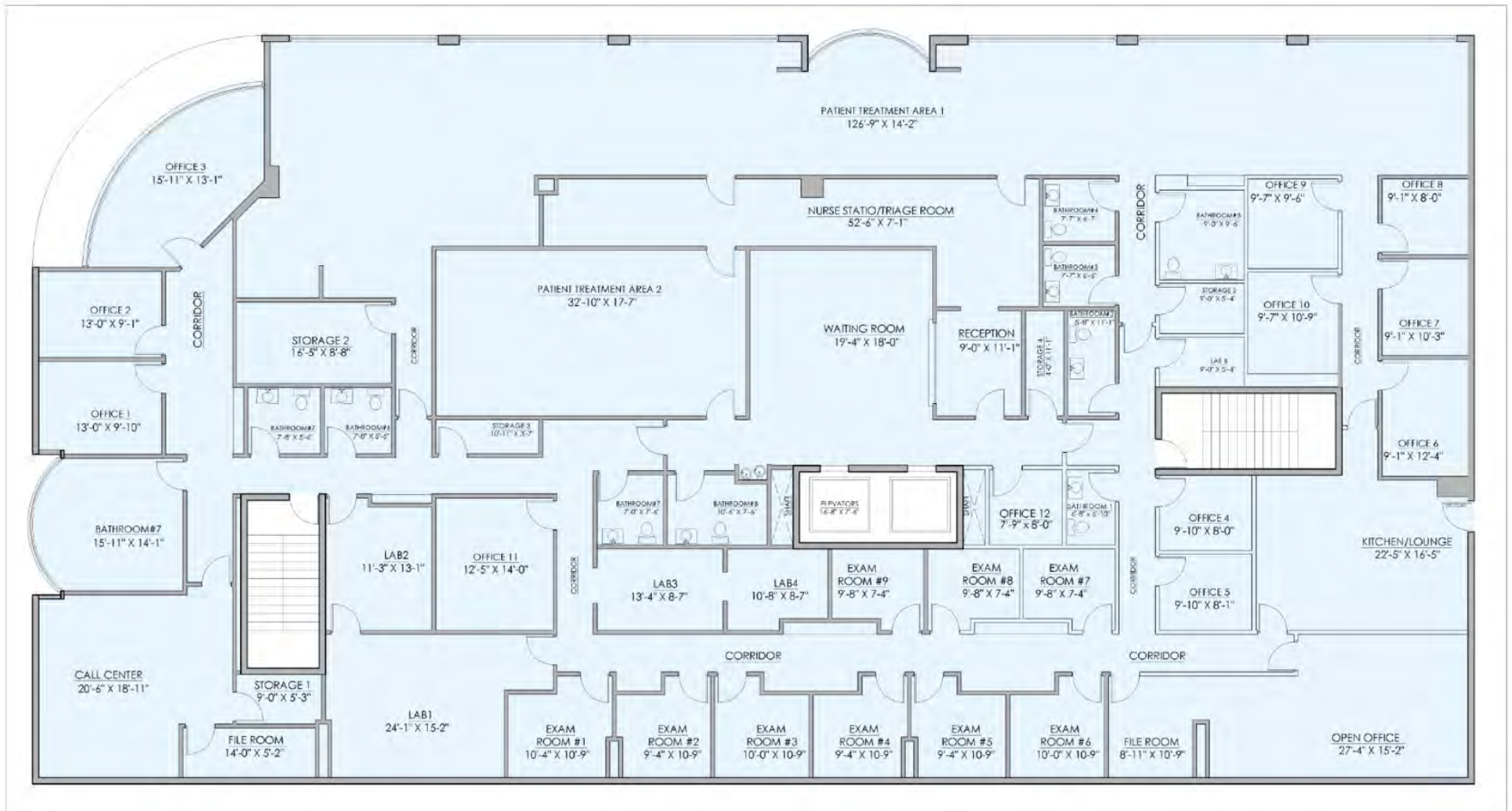
Coconut
Grove

Downtown
Miami

SUBJECT PROPERTY
6141 Sunset Dr

SW 62nd St

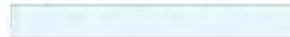
SW 72nd St



3rd FL OFFICE AREA



502 OFFICE AREA







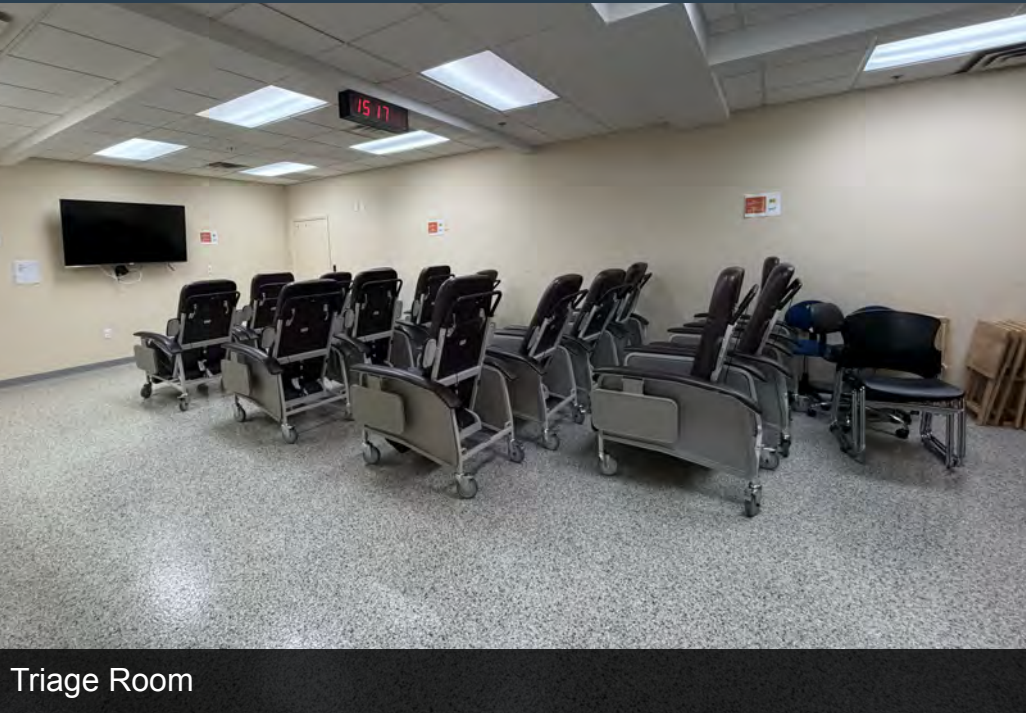




CELEBRATING
QPS
Quality Pharmaceutical Services
30 YEARS OF EXCELLENCE
Supporting Sponsors Since 1995
**30 YEARS OF
CRO EXCELLENCE**

QPS CELEBRATES 30 YEARS

- Early Phase Clinical Research Units
- Late Phase Clinical Research
- Clinical Research Operations Services
- Linkages and Cell Therapy
- Translational Medicine
- Bioanalysis
- Toxicology
- Pharmacology
- DMPL



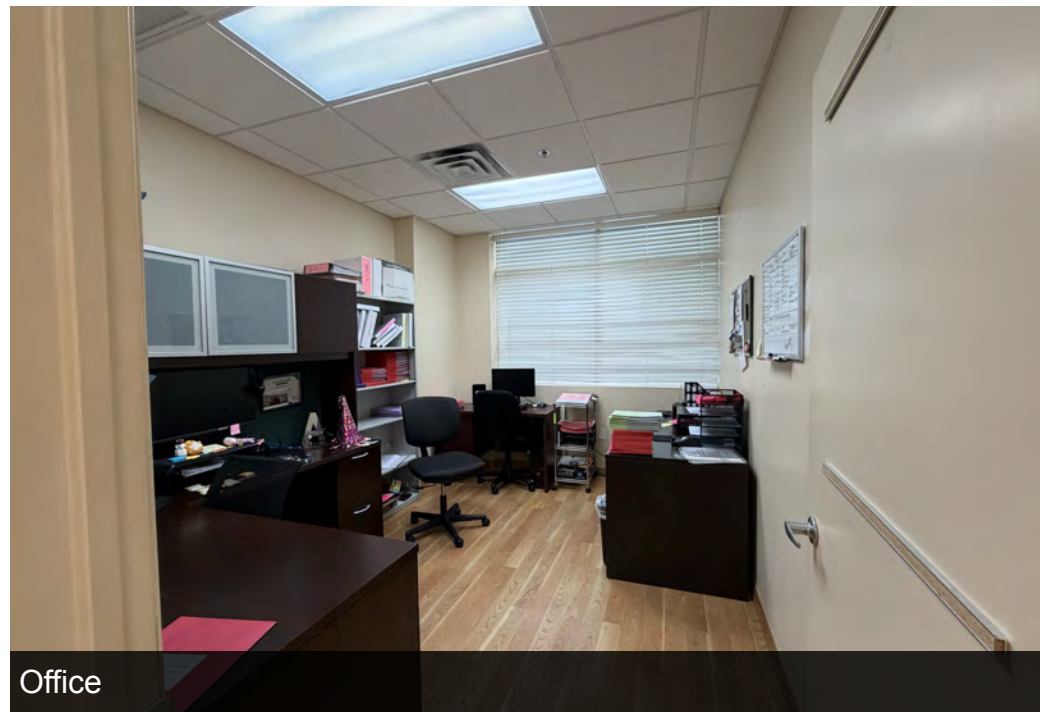
Triage Room



Kitchen / Lounge



Office



Office

SUBJECT PROPERTY
6141 Sunset Dr



1
LINK AT SOMI
670 UNITS
28,000 SF



2
AVALON BAY COMMUNITIES
290 UNITS
31,000 SF



3
**SUNSET PLACE
NEW DEVELOPMENT**
1,513 UNITS
200,398 SF

INTRODUCING THE REINVENTED SUNSET PLACE

No longer a traditional, enclosed mall, the new development will feature an intricate network of walkable streets, intimate alleyways, and open-air green spaces, all envisioned by renowned Heatherwick Studio.

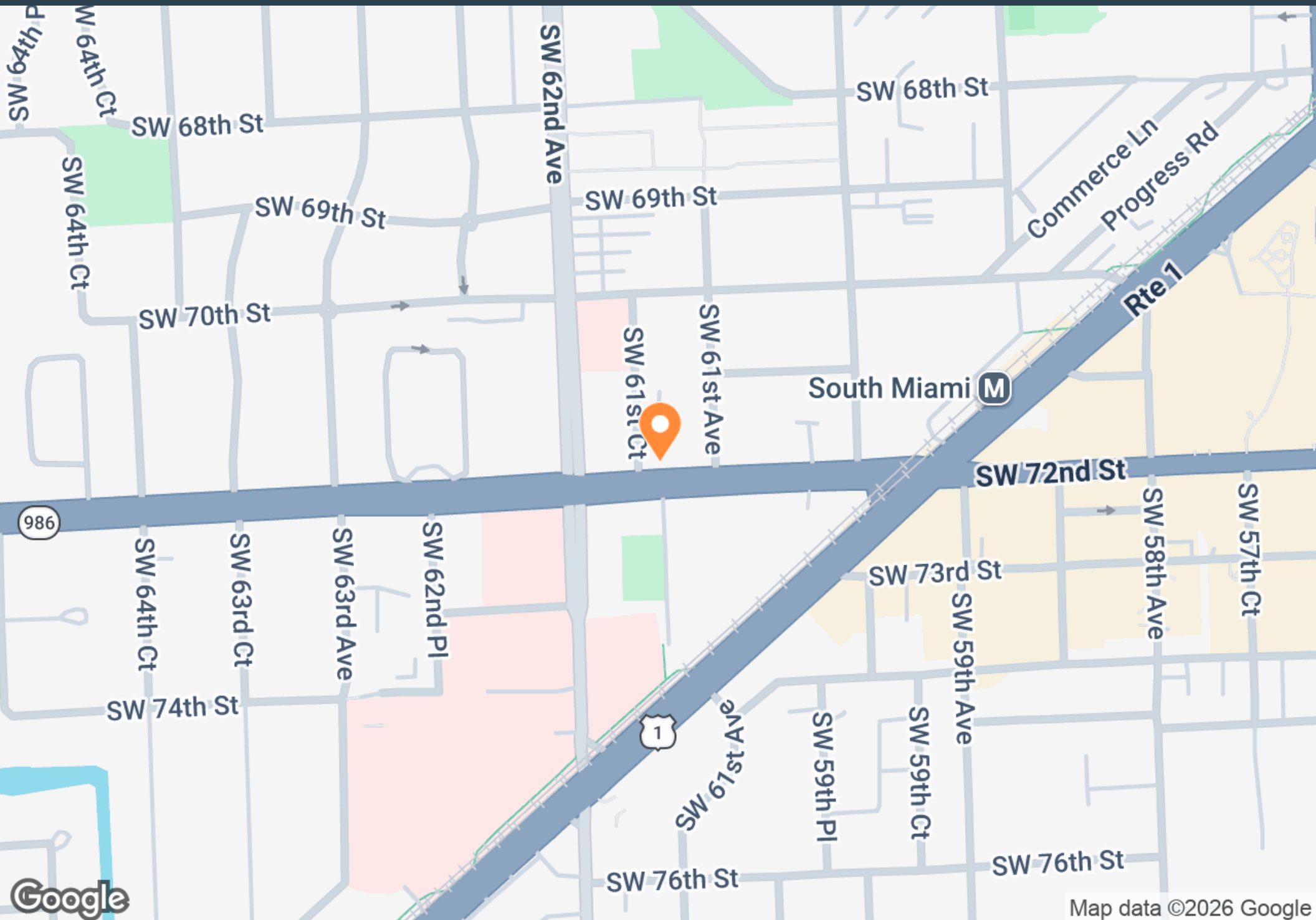
The project will integrate flexible spaces for independent stores, pop-up ventures, and local businesses, bringing a fresh energy and a truly pedestrian-friendly experience to the area. The redevelopment will include a dynamic array of new residences and a hotel, adding density and a round-the-clock vibrancy to the community. In addition, the transformation incorporates a reimagined movie theater and a significant expansion of retail and dining options.

FROM MALL TO URBAN VILLAGE

With its strategic integration of varied building heights and thoughtfully placed green spaces, the development is designed to seamlessly reconnect to the surrounding street grid, creating a vibrant, pedestrian-first environment.

This visionary project, spearheaded by Midtown Development and Heatherwick Studio, is set to become a lively destination for residents, workers, and visitors, moving South Miami away from a car-centric mall model toward a bustling, connected urban village.





Map data ©2026 Google

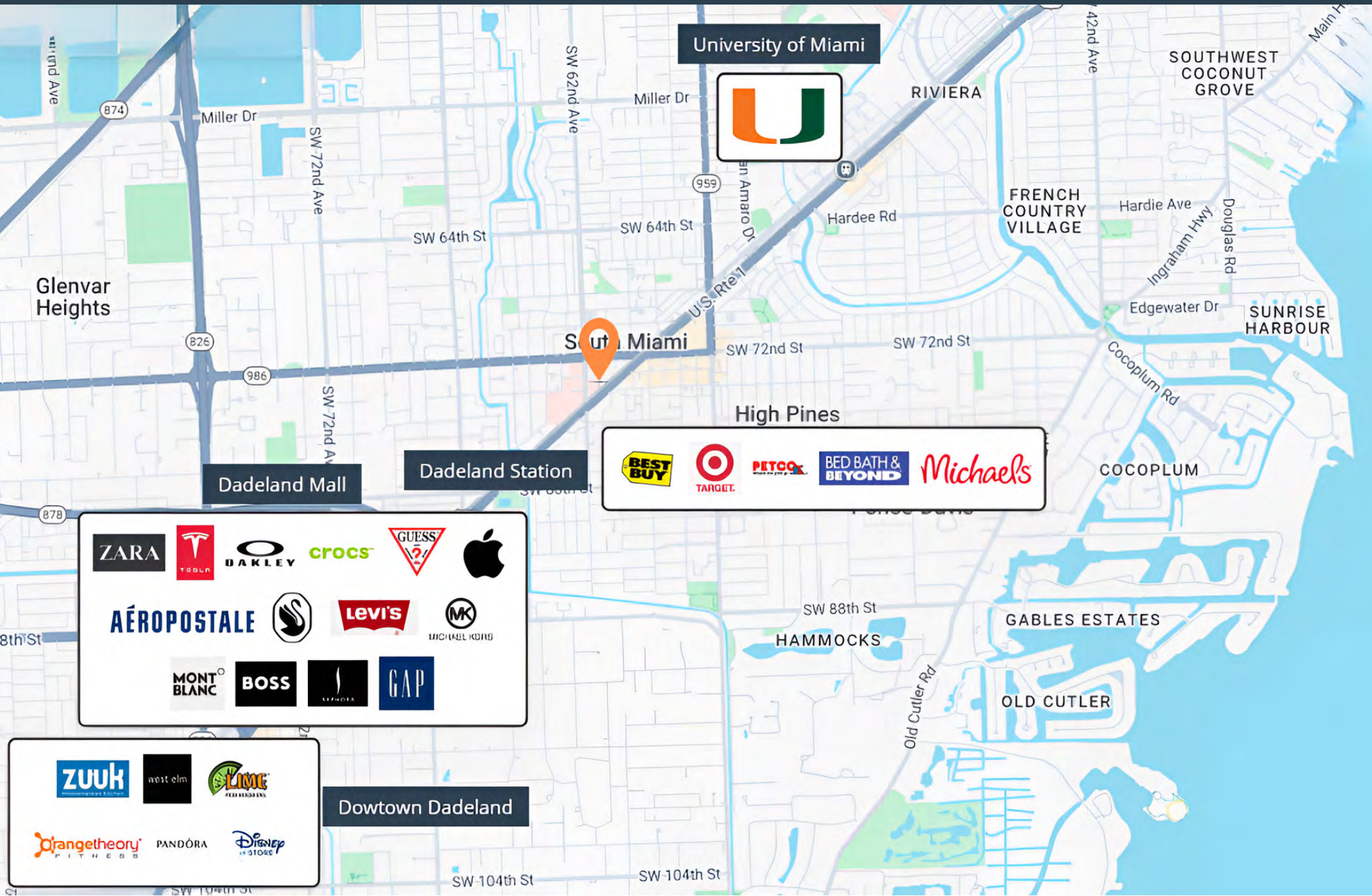


DISTINCTIVE LIVING, THOUGHTFULLY DESIGNED

With a strategic focus on high-barrier-to-entry markets across the United States, including key metropolitan areas in the Northeast, Mid-Atlantic, Pacific Northwest, and California Avalon Bay has established itself as a premier provider of distinctive rental housing. The company's diverse portfolio includes multiple brands—such as AVA, Avalon, and eaves by Avalon—to target varied renter segments and lifestyles, from modern urban residences to more value-conscious options.

ELEVATING THE AMERICAN RENTAL EXPERIENCE

Beyond its real estate portfolio, Avalon Bay is deeply committed to corporate responsibility, integrating strong environmental, social, and governance (ESG) practices into its operations. The company's purpose, "Creating a better way to live," extends to its commitment to environmental sustainability through initiatives like reducing carbon footprints, expanding solar programs, and focusing on resource efficiency.



University of Miami



Dadeland Mall

Dadeland Station



Downtown Dadeland





WHERE SOUTH FLORIDA SHOPS

Dadeland Mall is a large enclosed shopping mall located in Kendall, Florida, in the Dadeland district. The mall has a total retail floor area of 1,498,485 square feet and 167 stores and services. Dadeland is managed by the Indianapolis-based Simon Property Group, who purchased 50% of the center in 1997. Morgan Stanley owns the other 50%.

The mall's anchor tenants include JCPenny, Saks Fifth Ave, Nordstrom and Florida's largest Macy's. Dadeland Mall is located between South Dixie Highway and the Palmetto Expressway. It is also served by the Dadeland North Metrorail station, which has a pedestrian walkway connecting to the mall.





A VILLAGE WITH A VIBE

Downtown Dadeland is a 127,000 square foot urban residential and retail development located across Kendall Drive from Dadeland Mall. Downtown Dadeland was completed in 2005, during a South Florida real estate boom. The development features 15 acres of parking on two underground levels unprecedented in South Florida.

This 7.5-acre property is close to Miami-Dade’s Metrorail system, US-1 and the Palmetto Expy, 2 million square feet of adjacent office space, several hotels, and more than 3,000 residential units in several nearby neighborhoods including Pinecrest, South Miami, Coral Gables, and Kendall.





Dadeland Station



Metropolis



The Underline & South Dade Trail



Dadeland Zoo

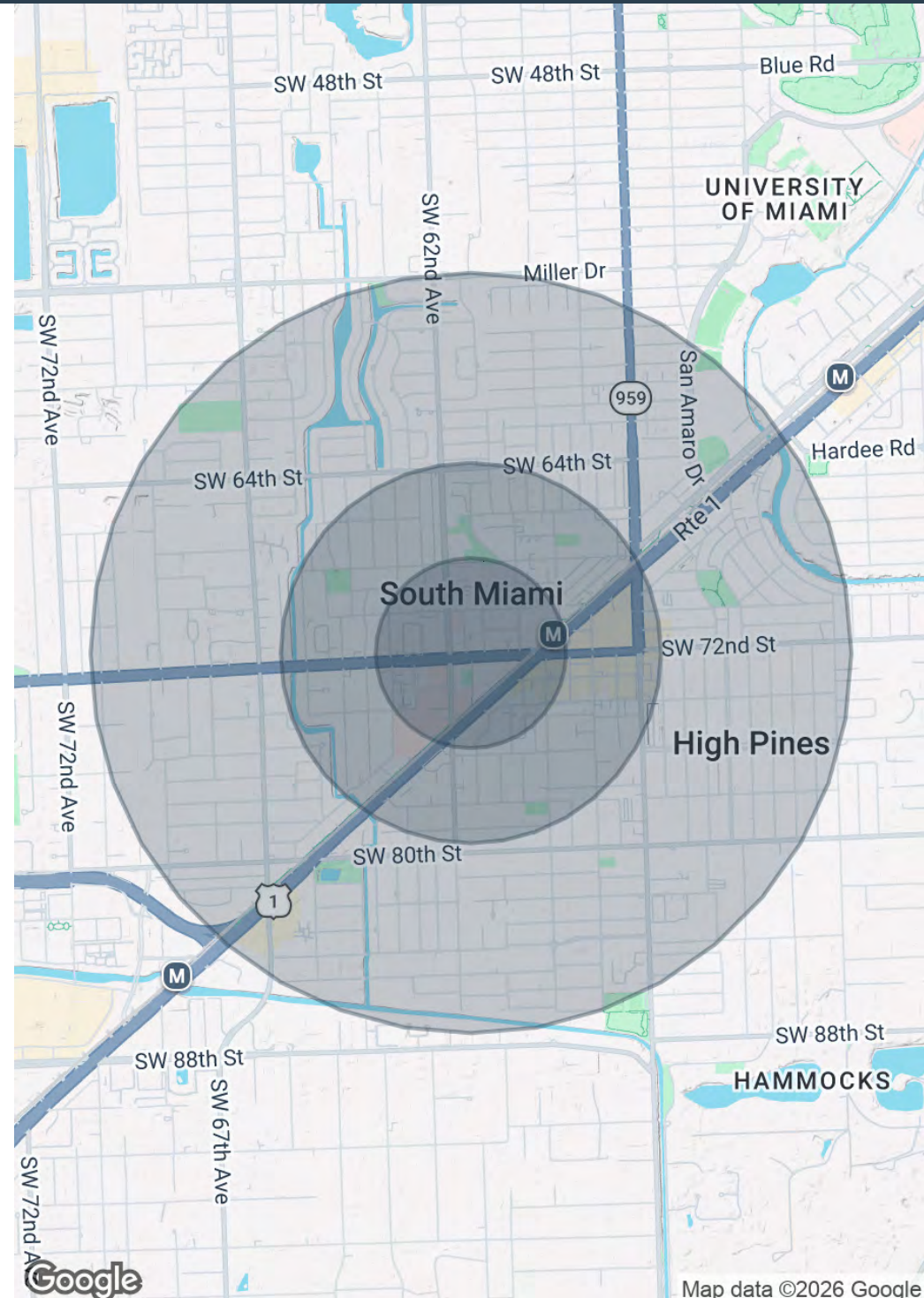
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,387	4,729	15,745
AVERAGE AGE	48.7	43.5	38.4
AVERAGE AGE (MALE)	43.9	40.2	34.8
AVERAGE AGE (FEMALE)	51.5	46.4	40.8

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	646	2,150	5,642
# OF PERSONS PER HH	2.1	2.2	2.8
AVERAGE HH INCOME	\$101,659	\$109,883	\$147,560
AVERAGE HOUSE VALUE	\$575,097	\$695,184	\$828,151

2023 American Community Survey (ACS)



Map data ©2026 Google

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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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by FA Commercial Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

FOR MORE INFORMATION, PLEASE CONTACT



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