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SOUTH FLORIDA CHAPTER

RISK
strategies

TRUIST 

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MIAMI DADE BUS TOUR 2023 | COMMITTEE



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The real estate industry has faced many obstacles in recent years, from climate change to the COVID-19 pandemic to all the new and changing laws and regulations in-between. Our breadth of knowledge and specialty focus allows us to take a deep dive into the ever-evolving exposures your business faces, including:

- **Environmental/climate-related issues, including coverage gaps, exclusions and losses due to water, wind, fire, hurricanes, tornadoes and other catastrophic weather events caused by changing weather patterns**
- **Shifting laws and regulations, notably labor laws in states like California and New York**
- **Social inflation due to recent trends, leading to rising claims costs, increased litigation, new negligence concepts, broader definitions of liability and larger compensatory jury awards**
- **Exclusionary languages, specifically those related to increasing tragic events like shootings**
- **Builder's risk challenges as extended projects are making it increasingly difficult to obtain the full policy limit amount that's needed from start to finish**



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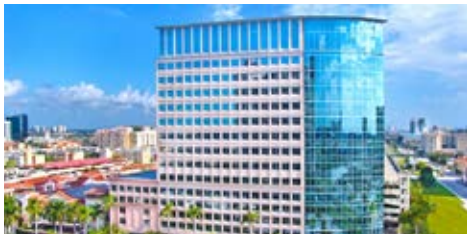
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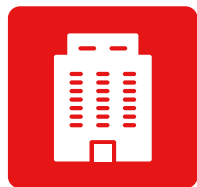


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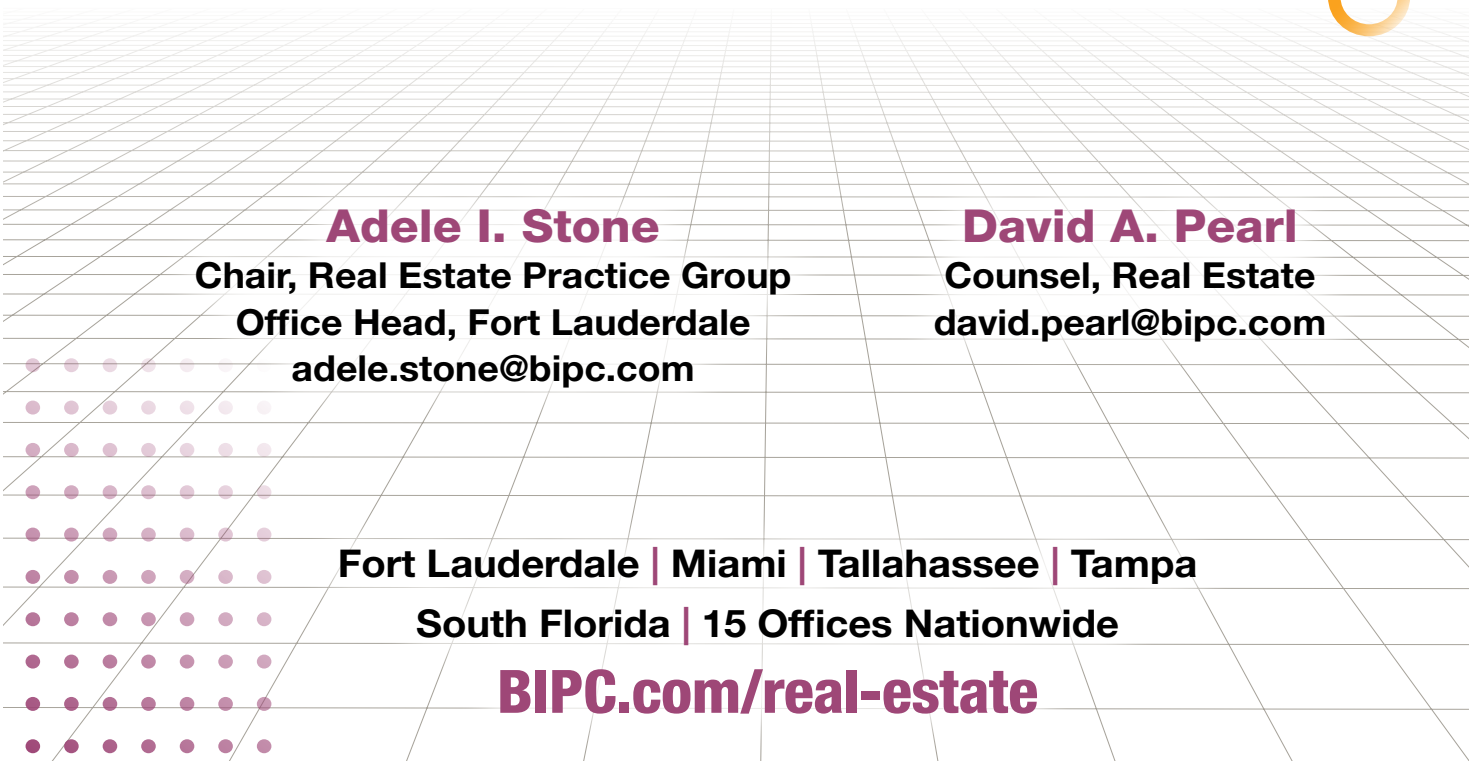


Adele I. Stone

Chair, Real Estate Practice Group
Office Head, Fort Lauderdale
adele.stone@bipc.com

David A. Pearl

Counsel, Real Estate
david.pearl@bipc.com



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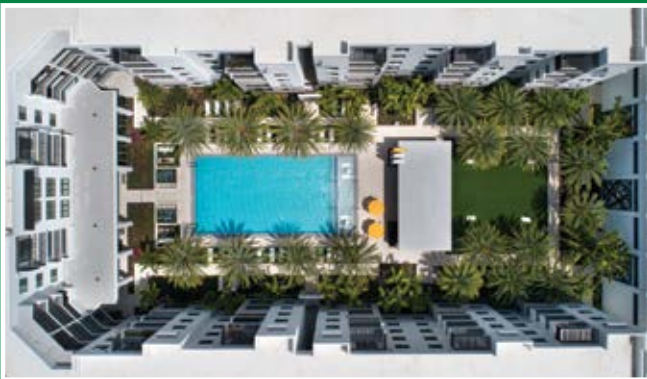




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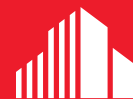
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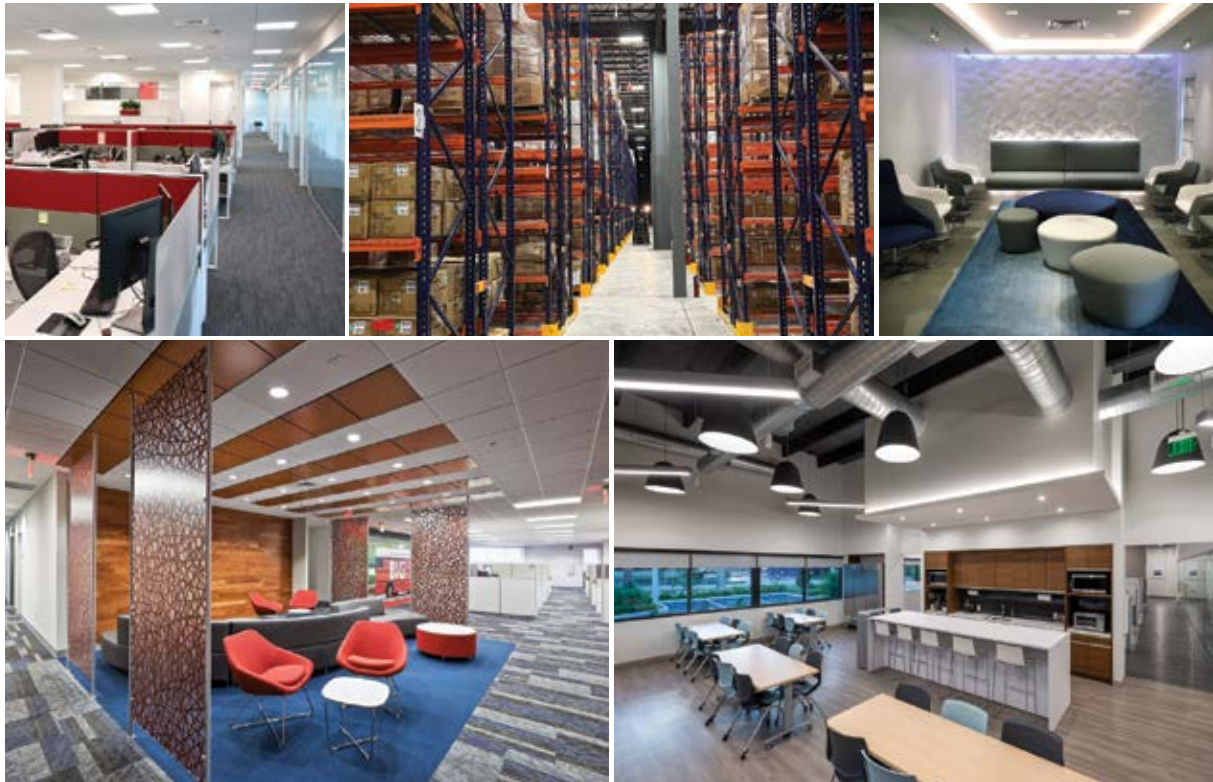
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MPC-30	11,314	NO		up to 100% new office	\$16.50	Net	Street Level	14'	UPON BUILD-OUT	Miramar Parkway Frontage, 5:1000 parking included, more parking can be made available, Building Mounted Signage

SECOND GENERATION

FLEX/OFFICE	Available SF	Warehouse SF	Office SF	% Office	Lease Rate (PSF)	Lease Type	Dock High or Street Level	Clear HT	Date Available	Comments
LOXIA	4,050	360	3,690	91%	\$14.50	Net	Street Level	14'	IMMEDIATE	4.9:1000 parking, 1 overhead door, Miramar Parkway Frontage
HP PRIMARY CARE	4,974	0	4,974	100%	\$15.50	Net	Dock High	18'	IMMEDIATE	4:1000 parking
HOTWIRE	11,818	0	11,818	100%	\$12.50	Net	Dock High	18'	IMMEDIATE	3.2:1000 parking
TELEPHONETICS	11,936	700	11,236	94%	\$13.95	Net	Dock High	18'	IMMEDIATE	4.9:1000 parking, Corner Unit
SIEMENS	12,052	0	12,052	100%	\$14.50	Net	Street Level	14'	April, 2023	4.6:1000 parking, Corner Unit, Palm Ave Frontage
SOUTHEAST	14,617	1,768	12,849	88%	\$13.50	Net	Dock High	18'	IMMEDIATE	4:1000 parking, Corner Unit
JPAY	24,702	0	24,702	100%	\$14.50	Net	Street Level	14'	IMMEDIATE	4.9:1000 parking, end unit, Miramar Parkway frontage, More parking can be provided, DIVISIBLE
UCB	25,590			up to 100% new office	\$14.50	Net	Street Level	14'	UPON BUILD-OUT	5:1000 parking included, More parking can be provided, end unit, New offices to be built-to-suit, full-space generator, DIVISIBLE

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01/23

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Miami industrial market report

Q4 2022



Miami industrial market trends

2.1%

10.1 msf

\$685M

in total vacancy, despite deliveries, as demand holds

Overall vacancy in Miami dipped a full percentage point year-over-year in December, falling from 3.1% to 2.1%, despite the delivery of 5.1 million square feet (msf) in 2022 and 4.4 msf in 2021. Move-ins and leasing activity also remained strong, with 2.1 msf of absorption in the fourth quarter resulting in an annual total of 7 msf, on par with the record absorption in 2021. Heavy pre-leasing activity in the fourth quarter, including at some of the 7.7 msf worth of under-construction industrial space, signals vacancy will remain low through 2023.

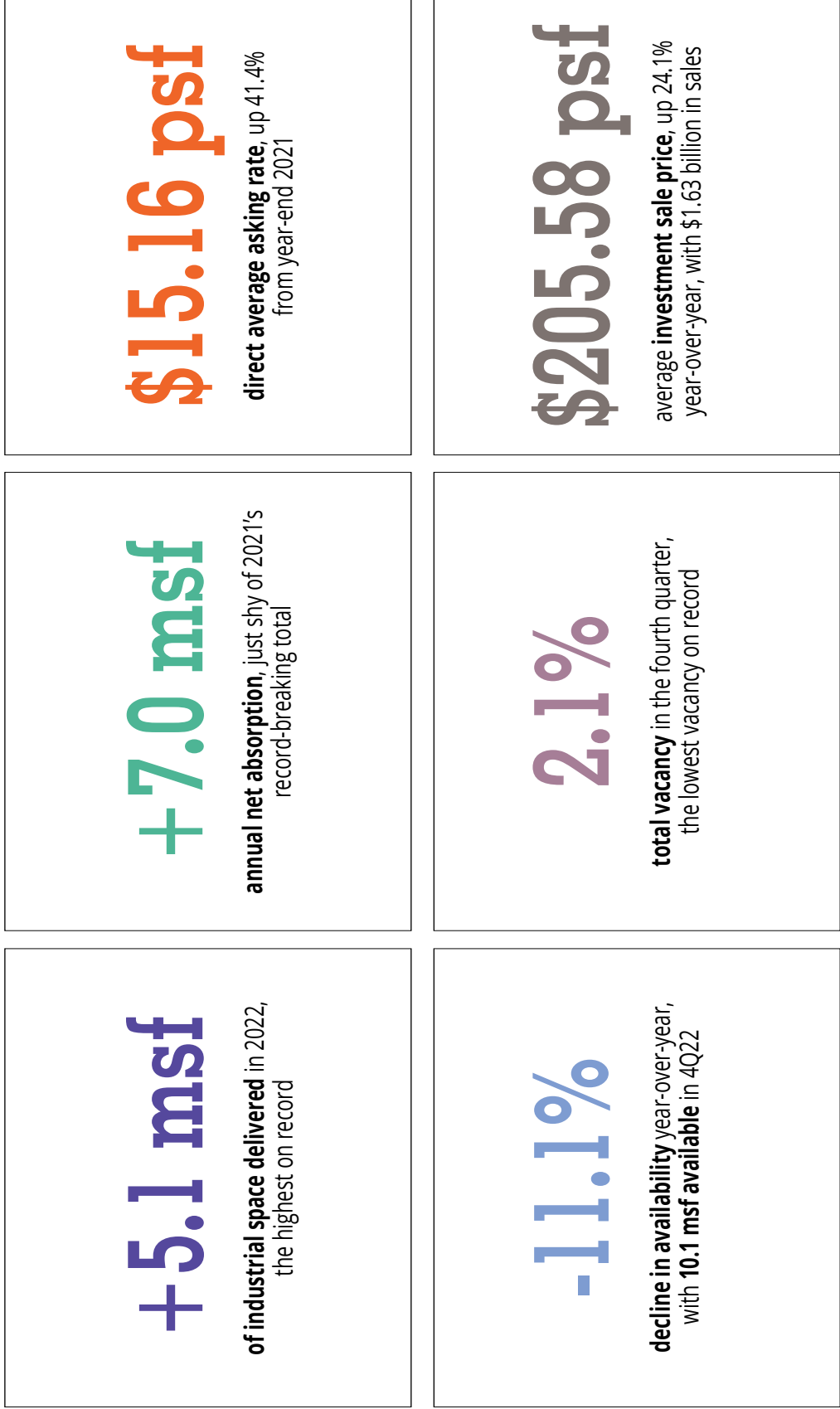
record-low availability boosts asking rates

Industrial availability has followed vacancy to historic lows in Miami, with just 9.5 msf of direct available space in December. This has put further upward pressure on asking rates, which averaged \$15.16 per square foot (psf) at year-end 2022, up more than 41% from the year prior. As demand continues to outpace supply, and availability remains at historic lows despite a record number of industrial deliveries in 2022, a wave of new construction in 2023 will likely have little impact on vacancy due to strong pre-leasing efforts and will continue to place upward pressure on asking rates.

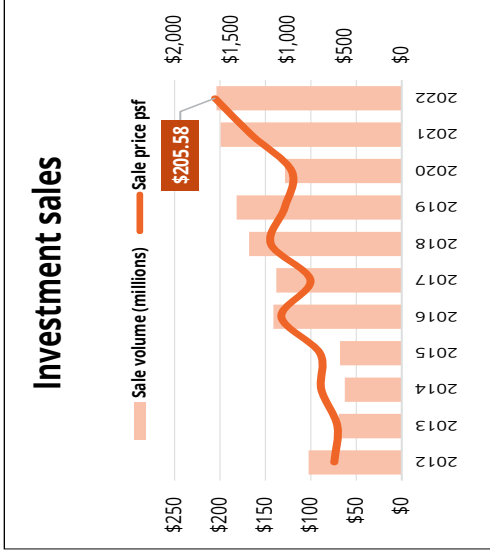
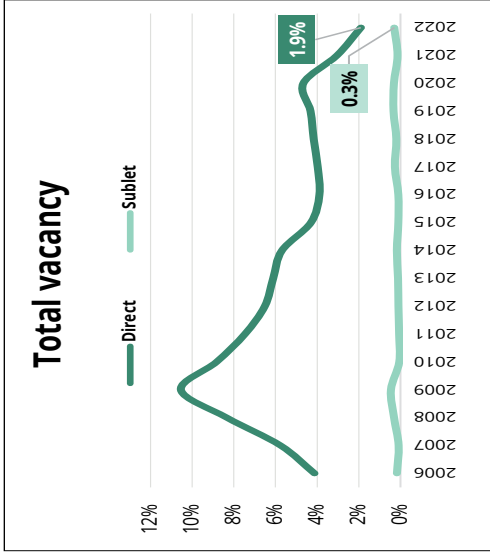
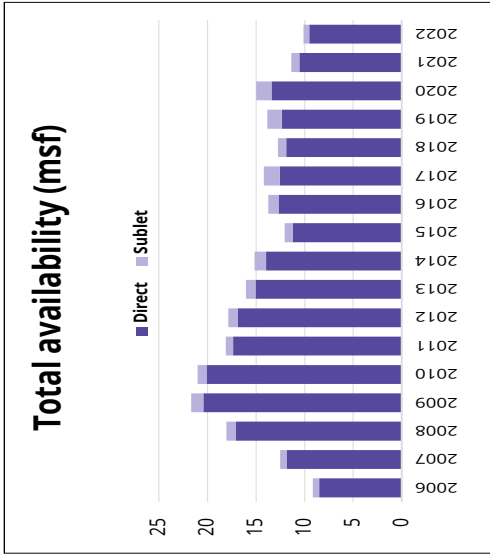
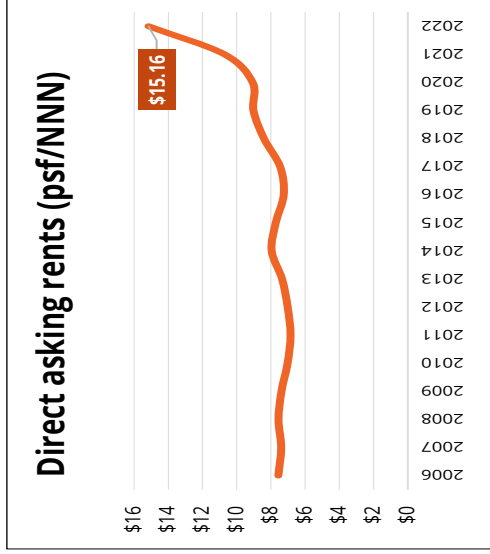
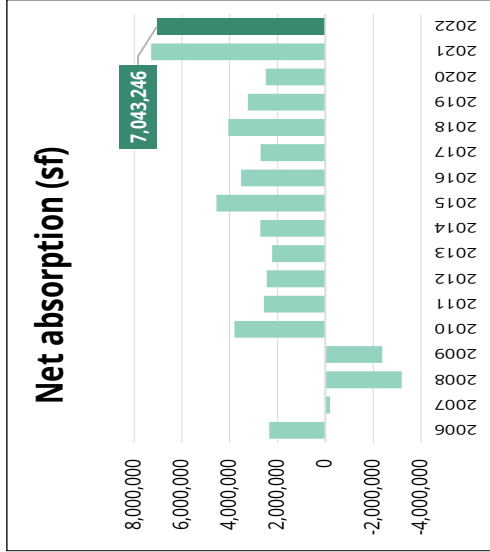
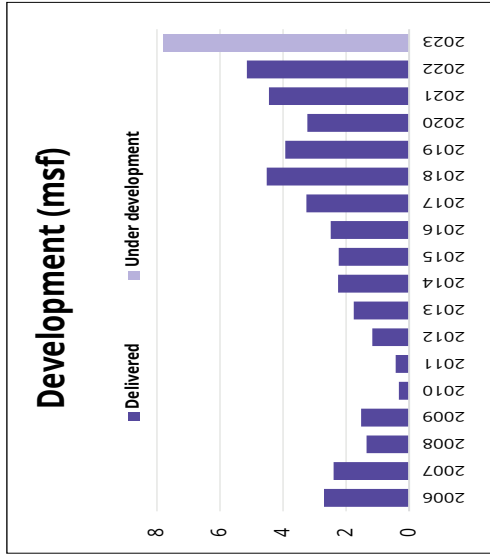
in fourth quarter sales as developers pursue demand

Over \$650 million in industrial investment sales in the fourth quarter helped bring Miami's annual total to \$1.63 billion, slightly above the \$1.59 billion sold in 2021. Owner-acquisitions and sale-leasebacks proved popular in the fourth quarter as investors sought out cash-generating purchases to combat high interest rates and high construction costs—a trend that is likely to continue through the first half of 2023. Bridge Industrial, for example, paid \$26.5 million for a 95,000-sf sale-leaseback with Kalorik in October at Palmetto Lakes Industrial Park.

Miami industrial market indicators



Miami industrial market indicators



Source: AVANT by Avison Young, CoStar

Miami industrial market activity

Recent leasing activity

Tenant name	Address	Sign date	Size (sf)	Transaction type	Lease type	Submarket
Imperial Dade	Countyline Corporate Park, Bldg 38 3761 W 112th Place	Dec. 2022	506,215	Direct	New	Northwest Dade
All Glass Production	Beacon Logistics Park, Bldg C 4120 W 91st Place	Oct. 2022	226,698	Direct	New	Northwest Dade
Logistics Plus	Miami Midway Park, Bldg 3 9575 NW 174th St.	Nov. 2022	181,051	Direct	New	Northwest Dade
Government of Miami-Dade County	International Corporate Park, Bldg 18 1530 NW 98th Ct.	Oct. 2022	147,581	Sublease	New	Airport West
Flowers Foods	Beacon Logistics Park, Bldg A 9221 W 44th Ave.	Nov. 2022	113,113	Direct	New	Northwest Dade

Recent sales activity

Buyer	Address	Sale date	Building Size (sf)	Sale price	Sale price psf	Seller
TA Realty	Medley Commerce Center (12 properties)	Nov. 2022	1,160,346	\$241,000,000	\$208	Gateway Southeast Properties
LBA Realty	Dolphin Commerce Center (5 properties)	Dec. 2022	709,496	\$198,000,000	\$279	Principal Global Investors
Ares Management	Countyline Corporate Park, Bldgs 19-21 W 108th St. and W 104th St.	Dec. 2022	620,381	\$111,100,000	\$179	Florida East Coast Industries

Top projects under development

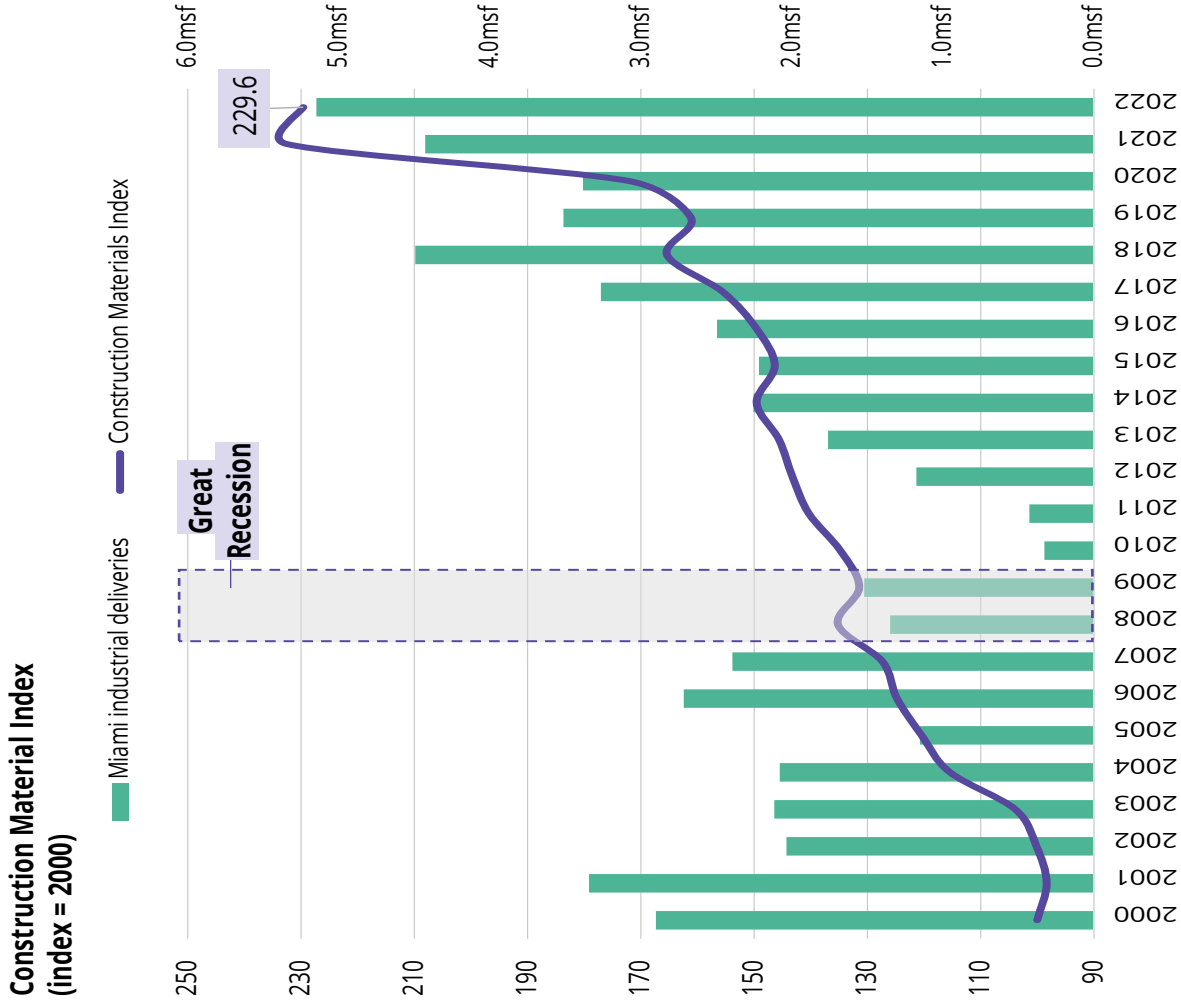
Property	Address	Delivery Date	Building Size (sf)	% Released	Developer	Submarket
Bridge Point Commerce Center Phase II, Buildings A and B	21500 NW 47th Ave.	May 2023 June 2023	793,937 793,937	0%	Bridge Industrial	Northeast Dade
Palmer Lakes Logistics Center	3310 NW 24th Street Rd.	Feb. 2023	603,418	100%	Prologis	Central Dade
Countyline Corporate Park Building 18	4000 W 108th St.	Jan. 2023	360,845	0%	Flagler	Northwest Dade
Bridge Point Cold Logistics	NW 102nd Ave and NW 162nd St.	Jan. 2023	312,103	100%	Bridge Industrial	Northwest Dade

Cost of construction materials

-1.2%

decrease in cost of construction materials in the U.S. from November 2021 to November 2022

While the cost of construction materials surged in 2021 and remained high through 2022, construction costs are beginning to trend downward. Despite the high construction costs, Miami had the strongest year on record for industrial deliveries in 2022 with more than 5.1 msf of new industrial product coming online.



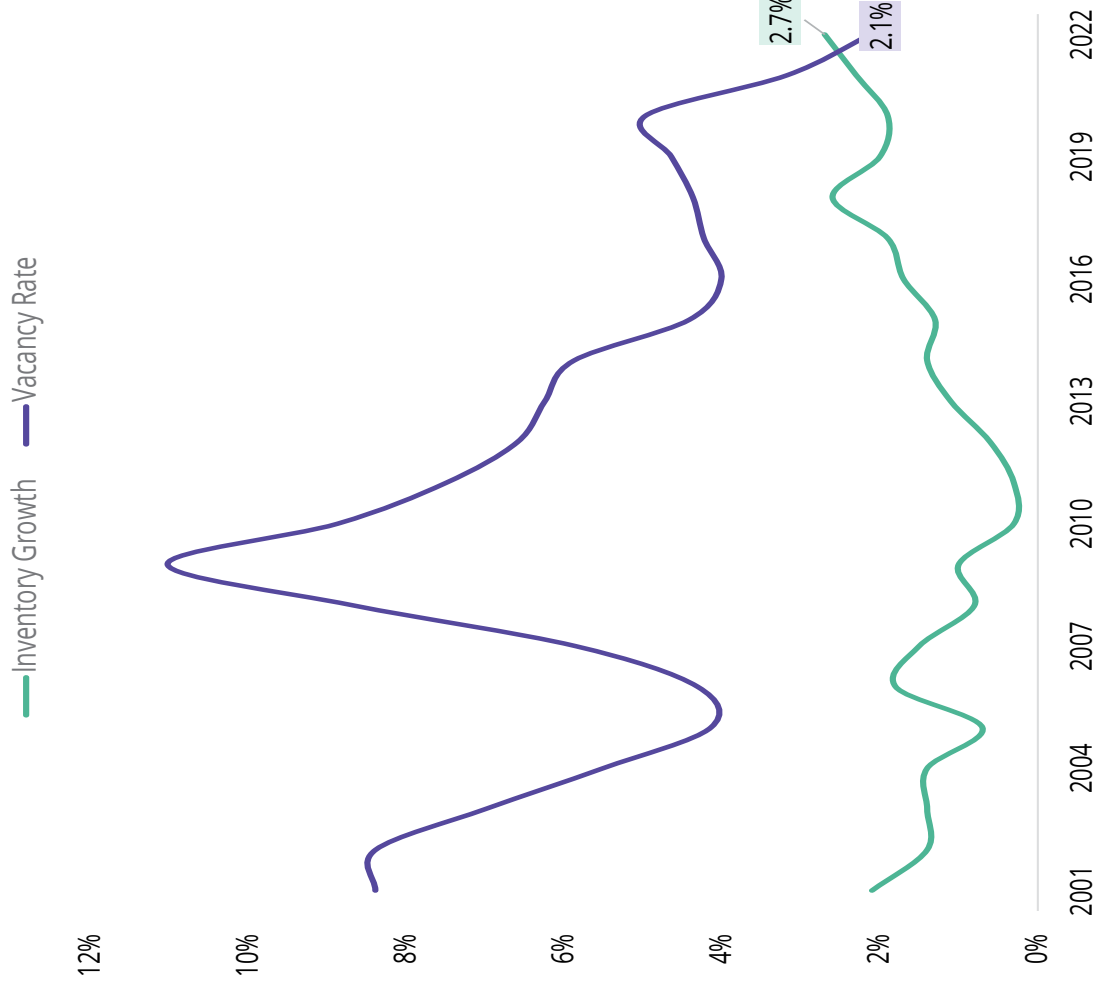
Note: Data not seasonally adjusted
Source: AVANT by Avison Young, Bureau of Labor Statistics

Industrial inventory growth vs. vacancy

2.1%

total vacancy in Miami despite increasing industrial supply

Even as development levels have been steadily increasing, the influx of new product has not been enough to satisfy warehousing needs in Miami. Although industrial inventory grew by 2.7% year-over-year, total vacancy continued to fall to its lowest point on record at 2.1%.



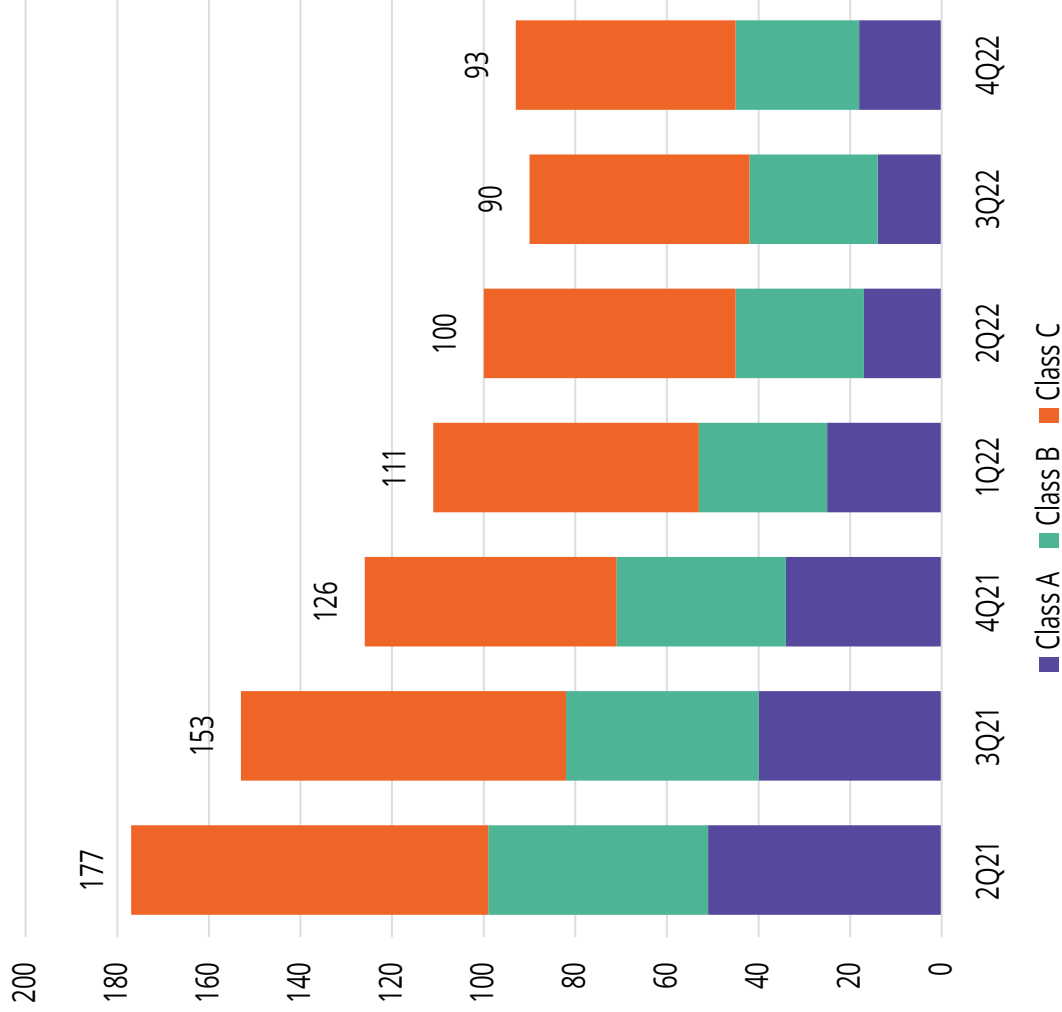
Source: AVANT by Avison Young

Large block industrial availabilities

-26.2%

decrease in the number of large block availabilities in Miami year-over-year

Large blocks of existing industrial space have been on a steady decline with only 93 blocks available at the end of 2022, down 26.2% from year-end 2021. The strongest decline in availabilities has been within class A assets, which experienced a 47.1% decrease over the same time period. Class C space is overrepresented in large block availability, making up more than half (51.6%) of current availabilities.



Note: Large block availabilities include blocks of contiguous, available space of 20,000 sf or larger within existing buildings
 Source: AVANT by Avison Young, Costar



Miami industrial market stats

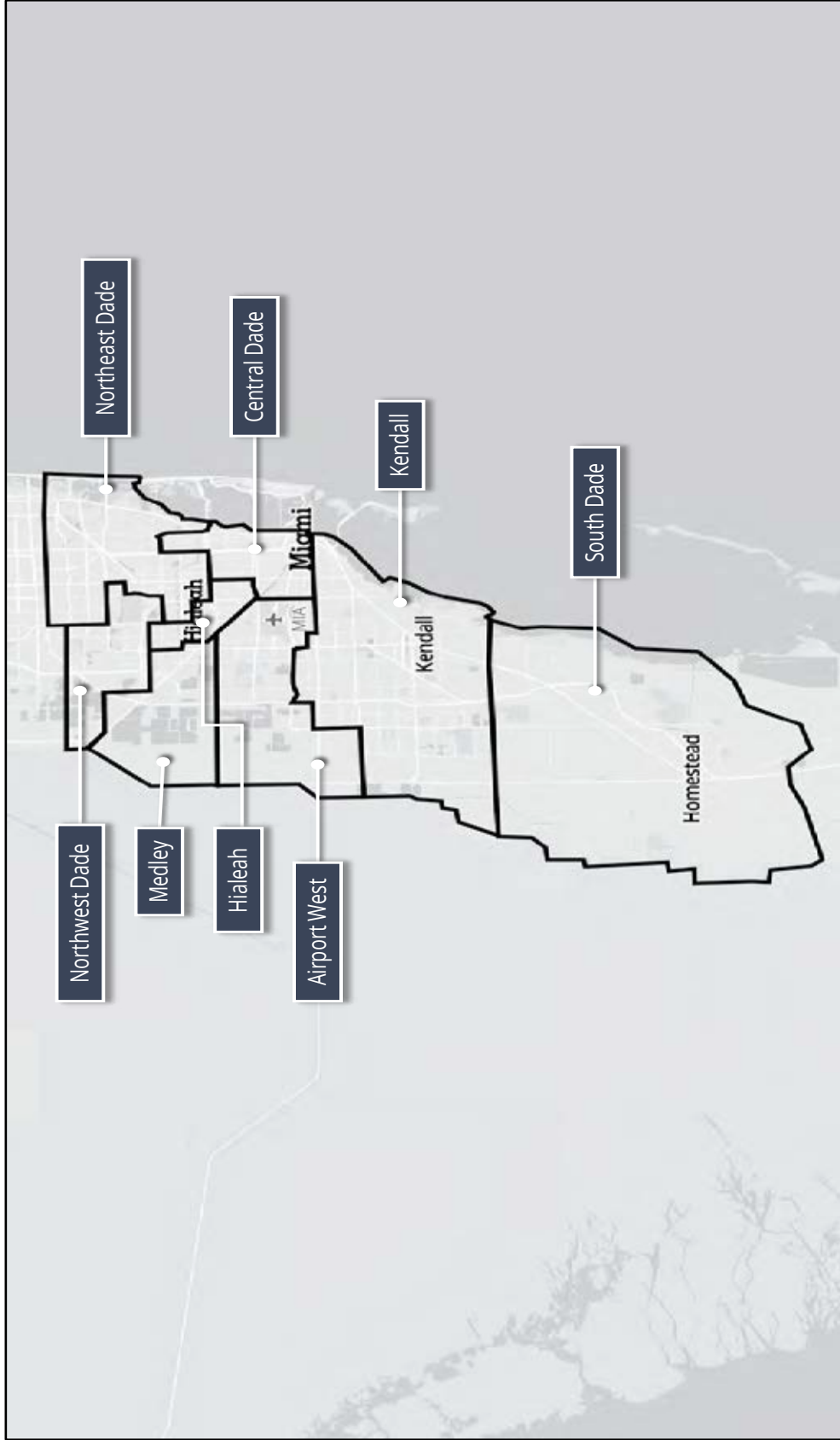
By Submarket	Vacancy			Net Absorption		SF Under		Average Asking Rent		
	Inventory (sf)	Total %	W / D	Flex	4Q22	YTD	Construction	Total	W / D	Flex
Airport West	60,701,110	1.5%	1.4%	2.3%	376,730	1,494,199	1,007,304	\$ 19.07	\$ 18.74	\$ 20.01
Central Dade	12,806,469	2.9%	2.7%	5.1%	262,690	170,797	688,524	\$ 20.10	\$ 18.89	\$ 27.03
Hialeah	17,341,729	2.8%	2.8%	0.0%	27,101	83,677	149,850	\$ 12.28	\$ 12.15	\$ 18.00
Kendall	7,939,384	0.5%	0.6%	0.4%	135,911	88,896		\$ 17.93	\$ 18.23	\$ 17.62
Medley	34,936,811	3.1%	3.1%	2.7%	401,417	1,706,323	936,982	\$ 18.09	\$ 18.02	\$ 18.99
Northeast Dade	29,354,698	2.2%	2.0%	6.2%	61,342	-77,805	1,765,825	\$ 10.81	\$ 10.13	\$ 27.86
Northwest Dade	25,604,912	2.0%	2.1%	0.9%	556,270	2,189,233	3,200,366	\$ 15.71	\$ 15.71	\$ 15.67
South Dade	5,987,288	1.0%	0.6%	0.9%	132,047	1,387,926	40,000	\$ 14.97	\$ 15.84	\$ 13.08
Market Total	194,672,402	2.1%	2.1%	2.4%	2,198,215	7,043,246	7,788,851	\$15.16	\$15.05	\$21.01

Miami industrial market stats by type

By Type	Inventory (sf)	Vacancy	4Q Absorption	YTD Absorption	SF Under Construction	Available Sublease (sf)
Warehouse and Distribution	177,635,798	2.1%	2,013,238	7,015,977	7,698,699	558,639
Flex	17,036,604	2.4%	141,865	27,269	90,152	12,900
Market total	194,672,402	2.1%	2,155,103	7,043,246	7,788,851	571,539



Miami industrial submarket map



Source: AVANT by Avison Young

Industrial insights glossary of terms

Demand

- **Leasing activity:** total square footage of relocations, renewals, expansions and subleases expressed when the leases are signed, not when tenants take physical occupancy of the space
- **Absorption:** period-over-period change in occupied square footage

Supply

- **Direct vacancy rate:** space operated by landlords that is ready for immediate occupancy
- **Sublease vacancy rate:** space operated by sublandlords that is ready for immediate occupancy
- **Total vacancy rate:** sum of direct vacancy rate and sublease vacancy rate
- **Availability rate:** space that is vacant plus space that will become vacant over an indefinite time horizon, including spaces that are occupied by vacating tenants and under-construction properties

industrial rents and concessions

- **Triple net rents:** tenant is responsible for paying rent, utilities, taxes, operating expenses and common area maintenance
- **Asking rents:** pricing guidance provided by landlords to tenants for available space expressed as triple net (NNN)
- **Base rents:** fair market value of market-level lease pricing based on representative executed leases, expressed as triple net (NNN)
- **Free rent period:** months of free rent that are typically provided upfront by landlords to tenants as a concession to offset the total cost of a lease and/or the construction timeline of an industrial suite
- **Tenant improvement allowance:** an allowance expressed in dollars per square foot provided from landlords to tenants to offset build-out, engineering, space planning and related permit costs
- **Net effective rent:** base rents discounted by the dollar values of tenant improvement allowance and free rent concessions expressed as full service (FS)

Capital markets

- **Investment volume:** industrial sales dollars expressed when the transactions close and based on inventory thresholds; partial-interest sale dollar amounts are not grossed-up to reflect the 100% value of the sale
- **Asset pricing:** unweighted average per-square-foot asset pricing of market-level closed sales
- **Cap rate:** net operating income divided by sale price; this measurement of market-level investment returns is calculated as an unweighted average based on closed investment sales

Explore our latest data and insights



Putting people and the planet first

There is a vital role for our sector to create healthy, productive workplaces for employees, cities that are centers of prosperity for their citizens, and built spaces and places that create a net benefit to the economy, the environment and the community.

Global ESG Report



Manufacturing in motion

Reshoring and nearshoring are not new topics in the U.S., but they do have new life – and perhaps for good cause. In the past it's only produced inconsistent results across industries and is continuing to ebb and flow over time and within the American psyche.

U.S. Reshoring and Nearshoring



Tracking U.S. employment trends

Rising layoffs and declining job postings are also indicating that the economy is becoming distressed. Employment data and industries are analyzed across cycles for a real-time and historical look at economic conditions.

U.S. Employment Overview

For more market insights and information visit avisonyoung.com

Wayne Schuchts

Principal

+1 305 504 2032

wayne.schuchts@avisonyoung.com

Tom Viscount

Principal

+1 954 903 1810

tom.viscount@avisonyoung.com

David Spillers, SIOR

Vice President

+1 305 447 7856

david.spillers@avisonyoung.com

Michael Palmer, SIOR, CCIM

Associate

+1 954 903 1811

michael.palmer@avisonyoung.com

Evie Linger

Florida Regional Lead, Innovation & Insight

+1 954 903 3714

evie.linger@avisonyoung.com

Matt Wasielewski

Insight Analyst

+1 954 903 3705

matt.wasielewski@avisonyoung.com



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MIAMI DADE COUNTY BUS TOUR | 2023



2023 MIAMI DADE COUNTY BUS TOUR

O n e B i s c a y n e T o w e r

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One Biscayne Tower is committed to the health and wellness of the people who work here.

OneBiscayneTower.com



UNPARALLELED VIEWS FROM YOUR OFFICE



UNPARALLELED ON-SITE AMENITIES

- Fitness center
- On-site deli
- Shoeshine
- Two ATMS and numerous banks
- Full-service print shop
- Walgreens pharmacy adjacent to the building
- On-site property management
- Gold LEED certified building
- Excellent walk score of 99
- Florist
- Hair salon
- Dry cleaning and alterations
- FEDEX, UPS and DHL drop boxes
- Amazon locker delivery
- 24-hour security services
- EV charging stations
- Conference center coming soon

OneBiscayneTower.com



COMPLETELY RENOVATED LOBBY | HEALTHY BUILDING UPGRADES



ELEVATORS

- Replaced existing exhaust fans with new 400 CFM exhaust fans for elevators, exhausting air 1.4 to 2 (parking garage) times per minute

Restrooms

- Restroom air exhaust rates exceed ASHRAE standards

UVGI

- Ultraviolet Germicidal Irradiation to be installed in the AHU's in Q4 2020

CLEANING

- Employ a two-step method recommended by CDC, cleaning with soap and water and disinfecting with an EPA listed disinfectant

HVAC

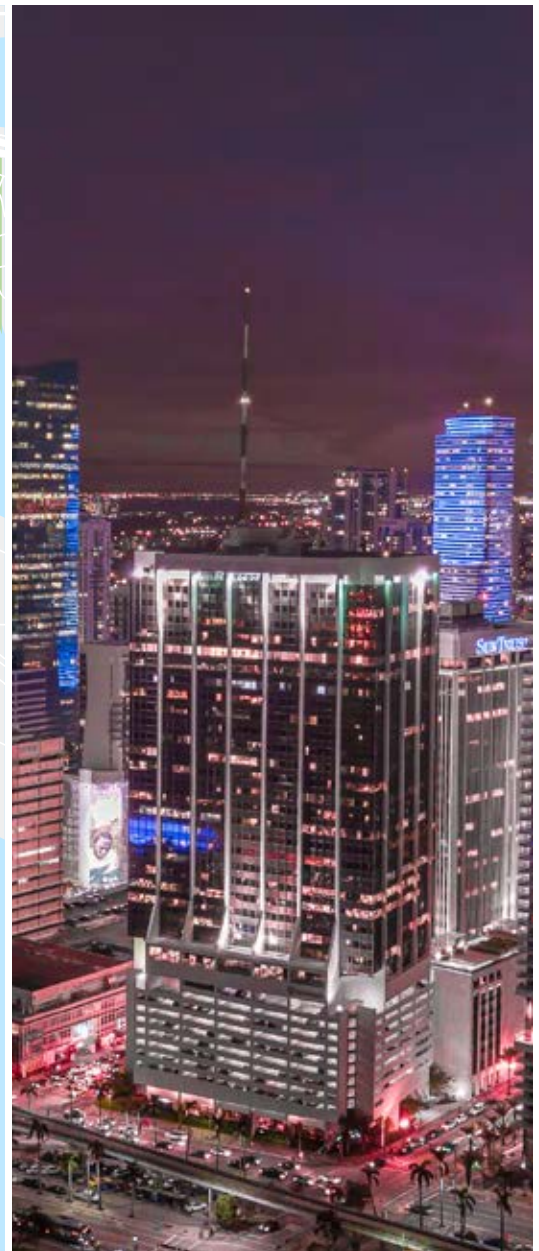
- Cleaned and disinfected all coils
- Upgraded filters to new MERV-15 for the low and rise office floors and MERV-13 for the lobby
- Installing UVGI in all AHU's
- Operating at 20% outside air intake (maximum under designed system) at 40-60% humidity for 2 hours before building opening to 4 hours after building opening
- Performed lobby HVAC upgrades to minimize outside pollutants at street level

TOUCHLESS VISITOR CHECK-IN AND SCREENING

- Our TouchSource standing digital directory has a new touch free QR scanner code that you can scan with your iphone. Any visitor or vendor that comes to the building will check in at the Directory, scan the code to their phone and be asked a series of questions regarding who they are with, what space they are visiting, and a series of COVID-19 questions

PROPERTY MANAGEMENT

- Premier on-site property management in CP Group, the largest office landlord in Downtown Miami and the state of Florida, that offers a customized tenant experience program devoted to improving employee's workdays



For more information, please contact:

Brian Gale
 Vice Chairman
 Office Brokerage Services
 +1 305 351 2462
 brian.gale@cushwake.com

Jeannette Mendoza
 Director
 Office Brokerage Services
 +1 305 789 6528
 jeannette.mendoza@cushwake.com

Ryan Holtzman
 Managing Director
 Office Brokerage Services
 +1 305 351 2469
 ryan.holtzman@cushwake.com

Lena Weeks
 Associate
 Office Brokerage Services
 +1 786 792 5207
 lena.weeks@cushwake.com

Andrew Trench
 Managing Director
 Office Brokerage Services
 +1 305 533 2872
 andrew.trench@cushwake.com

CUSHMAN & WAKEFIELD OF FLORIDA, LLC.
 333 SE 2nd Avenue, Suite 3900
 Miami, FL 33131
 Main +1 305 371 4411

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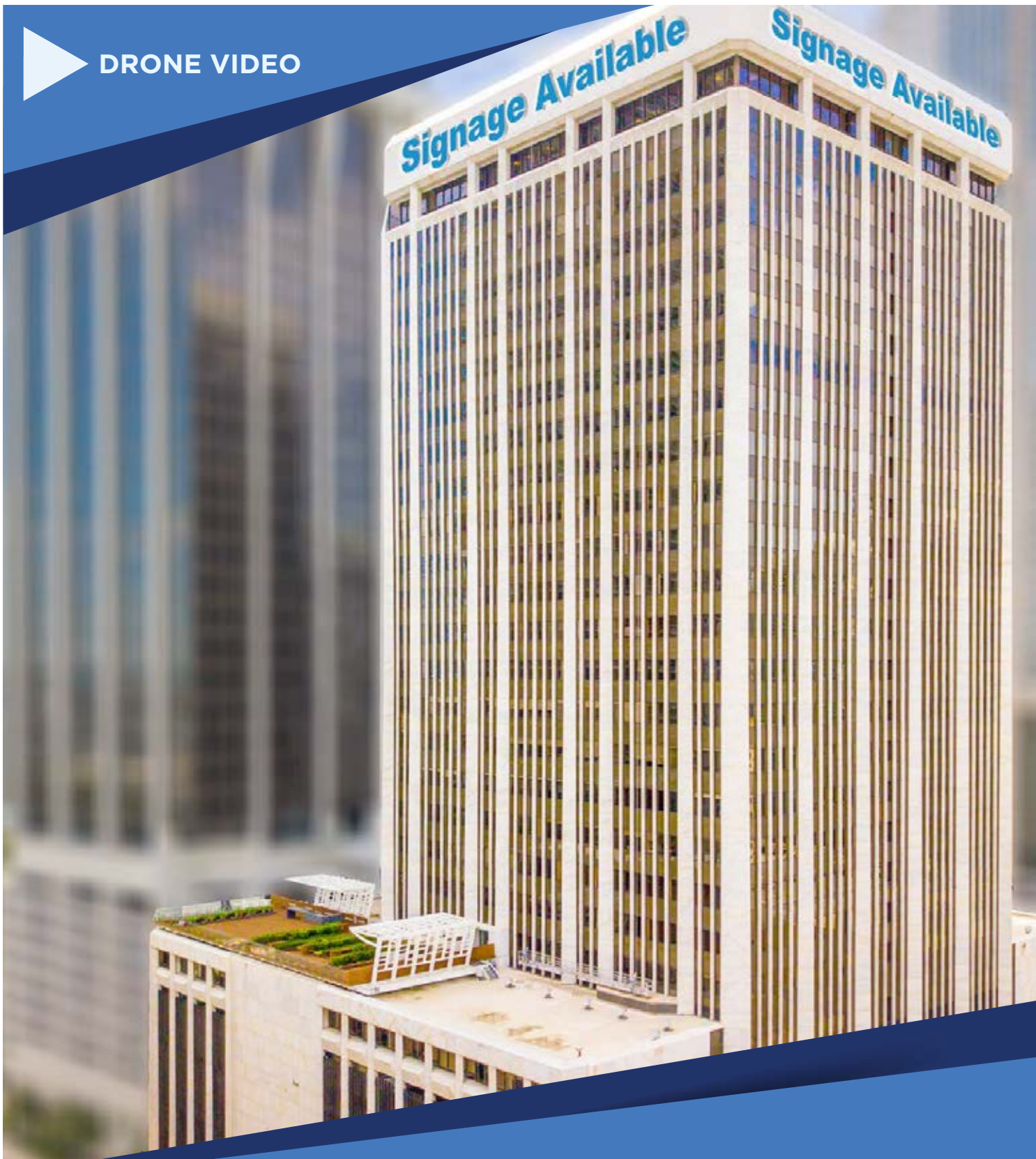
2023 MIAMI DADE- COUNTY BUS TOUR

1 S E 3 R D A V E



DRONE VIDEO

Signage Available



1 SE 3RD AVE

DOWNTOWN MIAMI

1 SE 3RD AVENUE

Downtown Miami

31-STORY
CLASS A OFFICE TOWER IN
THE HEART OF DOWNTOWN
MIAMI

\$13 MILLION
CLASS A RENOVATION

18,051 SF
FLOOR PLATES

4,000 SF
ROOFTOP TERRACE

3,500 SF
CONFERENCE CENTER

11
HIGH SPEED ELEVATORS,
WITH DIRECT ACCESS TO
THE PARKING GARAGE

67+
CLOSED CIRCUIT CAMERAS
MONITORED BY 24/7
SECURITY GUARD



MONUMENT SIGNAGE



CLICK FOR FULL FLOOR PLAN OPPORTU



VIEW VIRTUAL TOUR



CLICK FOR SPEC SUITE FLOOR PLANS



UNITIES



SILVER
LEED CERTIFIED



GOLD
WIRED SCORE



BEST
PARKING GARAGE IN THE CBD



ELECTRIC
CAR CHARGING STATIONS



ONSITE
FITNESS CENTER



Downtown Miami



MAIN LOBBY





1 SE 3RD AVENUE

Downtown Miami



ROOFTOP TERRACE



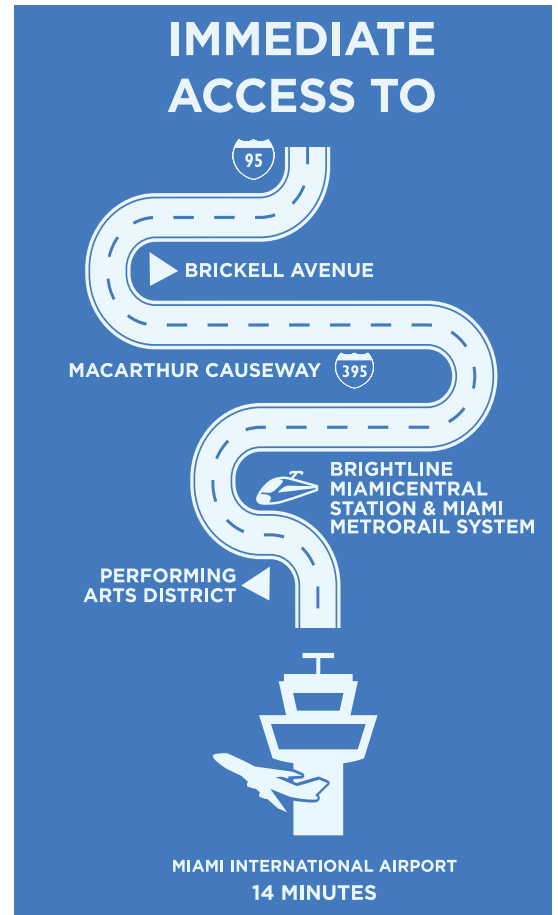
CONFERENCE CENTER





FLAGLER STREET

Beautification Project



— BRIGHTLINE MIAMICENTRAL STATION — MIAMI METRO MOVER ● HIGHWAY ACCESS POINTS

For more information, please contact:

JON BLUNK
President
305.400.9887
jblunk@tcrefl.com

CRISTINA GLARIA
Senior Vice President
305.867.3626
cglaria@tcrefl.com

HARRISON MISCHER, MBA
Director
305.935.4374
hmischer@tcrefl.com

LAUREL OSWALD
Executive Director
305.867.3625
loswald@tcrefl.com

TCRE
1 SE 3rd Avenue | Suite 1010
Miami, FL 33131
305.400.0760
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COMMERCIAL REAL ESTATE
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SOUTH FLORIDA CHAPTER

2023 MIAMI DADE COUNTY BUS TOUR

S E F I N A N C I A L C E N T E R

PROJECT ADDRESS 200 S. BISCAYNE BLVD #4300
CITY / ZIP



2023 MIAMI DADE- COUNTY BUS TOUR

PROLOGIS GRATIGNY INDUSTRIAL PARK 15

Project Address 200 S Biscayne Blvd, #4300
City / Zip Opa-Locka, FL 33054

Building Information

Owner / Developer PROLOGIS
Type (office, Warehouse, etc.)
Status (New, Completed, Renovated) NEW
Year 2023
Build / Completion Date Q42023
Number of Buildings 1
Building Size (s) 247,230 SF
Number of Floors 1
Floor Size 247,230 SF
Parking Ratio 1.31/1,000 SF
Minimum Available 247,230 SF
Maximum Contiguous 247,230 SF
Total Available 247,230 SF
Rental Rate / Operating Expense TBD

Land Information

Owner / Developer PROLOGIS
Type (Land for Sale, Build-to-Suit)
Total Acres
Zoning
Site Size
Price

Contact Information

Contact Company JLL Brian Smith
Address 200 S Biscayne Blvd, #4300
Phone 305 960 8403
e-mail smith.brian@jll.com

Additional Information

Build-to-Suit office, 56 dock-high doors,
185' truck court, 64 trailer parking spaces

247,230 SF



Industrial Space For Lease

Prologis Gratigny Industrial Park 15



12805 North Le Jeune Road
Opa-Locka, FL 33054 USA

LOCATION

- Located within Gratigny Central submarket
- Immediate access to Gratigny Pkwy, Florida's Turnpike, and I-95
- 8 miles to Miami International Airport
- 13 miles to Port of Miami
- 15 miles to Port Everglades

FACILITY

- 247,230 total SF on 14.6 acres of land
- Build-to-Suit office
- 56 dock-high doors
- 185' Truck court
- 55'-6" x 56' Typical bay
- 312 parking spaces (1.31/1,000 SF)
- 64 trailer parking spaces
- Available Q4 2023

ADVANTAGES AND AMENITIES

- Institutionally owned and managed
- Prologis Clear Lease® – Know your lease expenses and capital cost with greater certainty before your sign



200 S. Biscayne Blvd.
Suite 4300
Miami, FL 33131 USA

Brian Smith

smith.brian@jll.com
ph +1 305 960 8403

Audley Bosch

audley.bosch@jll.com
ph +1 305 960 8404

Matt Maciag

matt.maciag@jll.com
ph +1 305 960 8409

Prologis

Jason Tenenbaum
jtenenbaum@prologis.com
ph +1 305 599 6212
8355 NW 12th Street
Miami, FL 33126 USA



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2023 MIAMI DADE COUNTY BUS TOUR

6 1 6 1 B U I L D I N G

Project Address 6161 Blue Lagoon Drive

City / Zip Miami 33126

Building Information

Owner / Developer	Ivy Realty
Type (office, Warehouse, etc.)	Office
Status (New, Completed, Renovated)	Renovated
Year	2022
Build / Completion Date	
Number of Buildings	1
Building Size (s)	63,103
Number of Floors	4
Floor Size	20,000
Parking Ratio	4/1000
Minimum Available	2,400
Maximum Contiguous	56,000
Total Available	56,000
Rental Rate / Operating Expense	\$24.50 NNN/\$12.00 psf

Land Information

Owner / Developer	Ivy Realty
Type (Land for Sale, Build-to-Suit)	Office
Total Acres	
Zoning	
Site Size	
Price	

Contact Information

Contact Company	Maggie Kurtz
Address	Colliers International
Phone	6161 Blue Lagoon Drive
e-mail	305.776.1442
	maggie.kurtz@colliers.com

Additional Information

Building Signage available facing the Expressway!



OFFICE SPACE
FOR LEASE

6101 & 6161
BLUE LAGOON DRIVE



PROPERTY HIGHLIGHTS OVERVIEW



1,999 - 23,400 SF of Office Space



4/1000 Unreserved Parking at No Charge



Building & Monument Signage Available



On-Site Management, Leasing and 24-Hour Roving Security



Over 6 Major Hotels within Waterford Park including Hilton, Pullman Hotel, Hyatt House & Homewood Suites



Suites Ready for Immediate Move-In



Undergoing Exterior and Landscaping Upgrades



Recently Renovated Lobbies, Restrooms & Common Areas



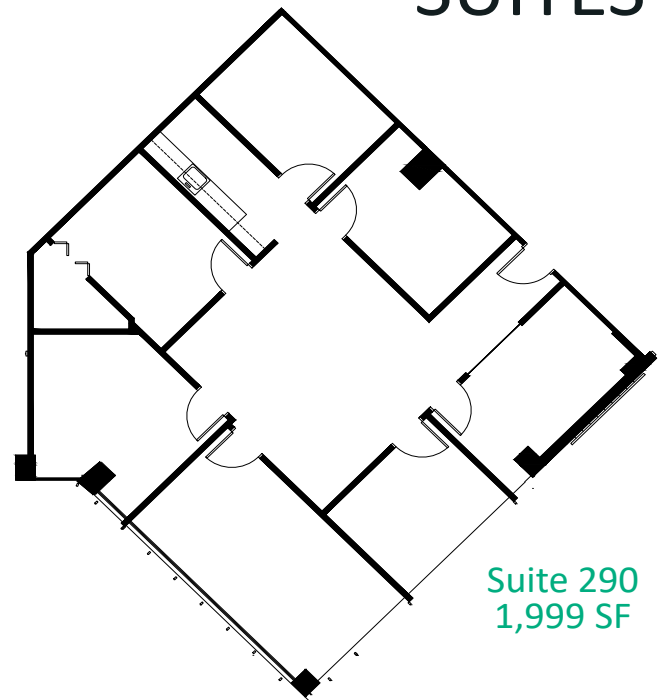
New Institutional Ownership, the Third Largest Owner in Waterford Park



Close Proximity to Sammi's Cafe as well as Tenant Conference and Wellness Facilities



MOVE-IN READY SUITES



Suite 290
1,999 SF

BUILDING & MONUMENT SIGNAGE AVAILABLE



VARIETY OF RECENT RENOVATIONS



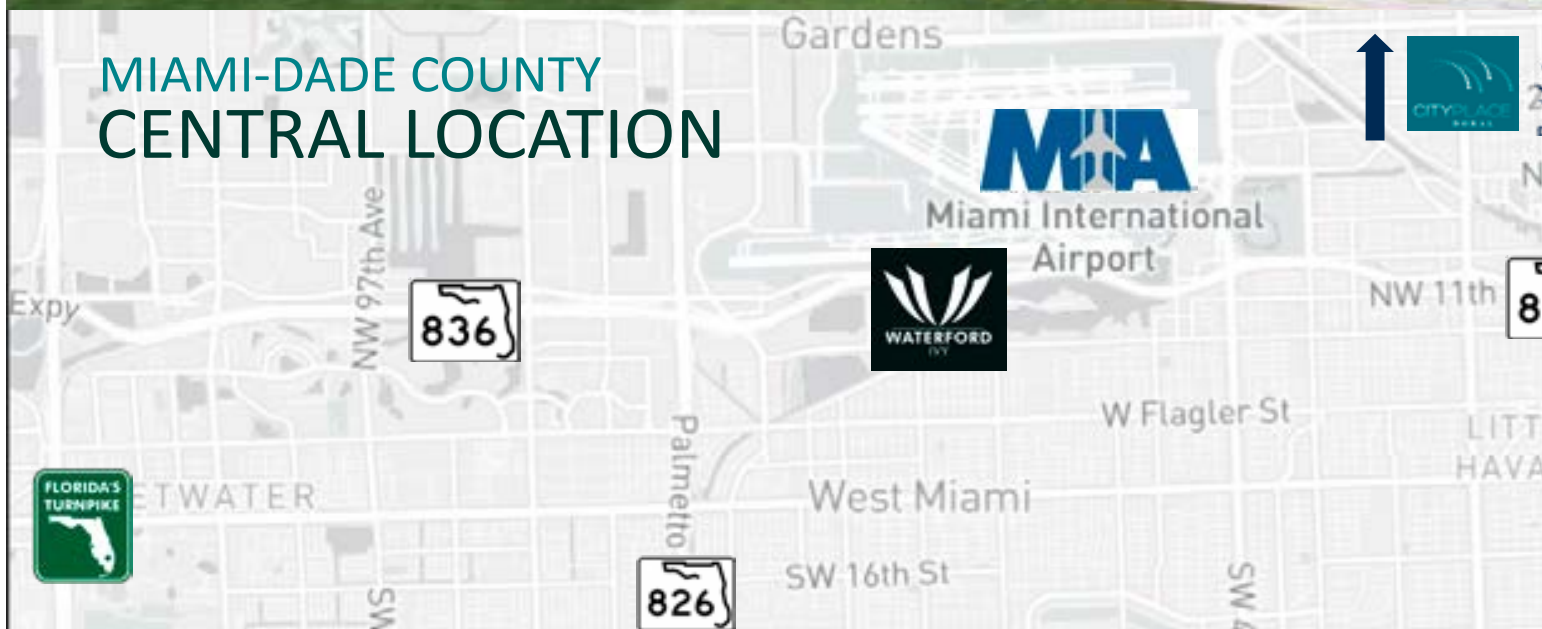
ALL BUILDINGS TO BE FULLY RENOVATED INCLUDING LOBBIES,
RESTROOMS, COMMON AREAS, EXTERIOR AND LANDSCAPING

****Spec Suites Available for Immediate Move-In**

AVAILABILITIES BETWEEN 1,999 - 23,375 SF



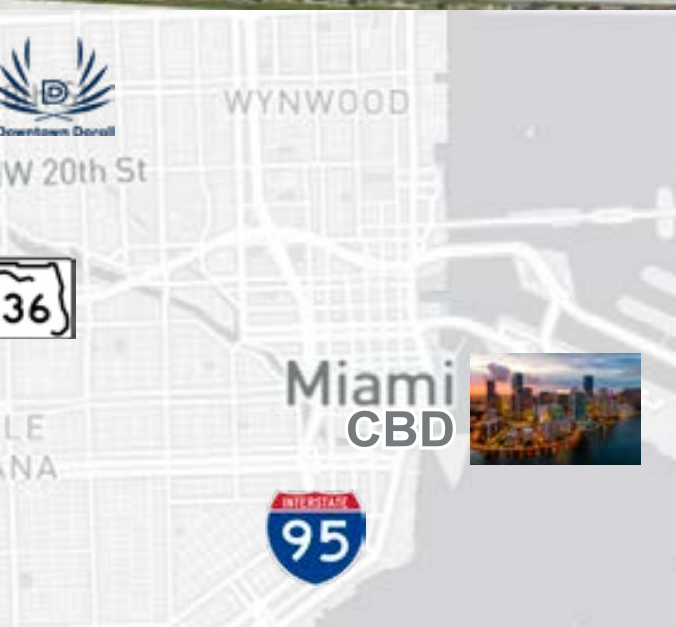
MIAMI-DADE COUNTY CENTRAL LOCATION



SIGNAGE OPPORTUNITY FACING SR 836

6101 WATERFORD

6161 WATERFORD





BROKER CONTACTS

FOR LEASING INFORMATION

Kevin Gonzalez
Senior Managing Director
+1 305 896 3990
kevin.gonzalez@colliers.com

Jake Freeman
Director
+1 631 745 2964
jake.freeman@colliers.com

Maggie Kurtz
Senior Managing Director
+1 305 776 1442
maggie.kurtz@colliers.com

Colliers International Florida, LLC



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2023 MIAMI DADE COUNTY BUS TOUR

G O V E R N E R S S Q U A R E

PROJECT ADDRESS
CITY / ZIP

8100 OAK LANE.



GOVERNORS SQUARE ANDREW JACKSON BUILDING

DESCRIPTION

Andrew Jackson is a 4-story multi-tenant building overlooking Graham Dairy Lake in Miami Lakes Business Park West. Located near the entrance of the business park, this building offers the perfect business location for employees to commute to work and take advantage of the major amenities of the park.

HIGHLIGHTS

Base Rent:	\$21.50 NNN
Est. operating Exp.:	\$9.70
Real Estate Taxes:	\$2.05

NEWLY RENOVATED OFFICE BUILDING
WITH AVAILABLE SPACE
FROM 3,070 TO 11,196 SF

- Parking ratio 4/1000 SF
- Hurricane impact windows
- Active local ownership with on-site property management
- Picnic area with gazebo



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COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION

SOUTH FLORIDA CHAPTER

2023 MIAMI DADE- COUNTY BUS TOUR

9 9 9 P O N C E

Project Address 999 Ponce De Leon Blvd

City / Zip Coral Gables 33134

Building Information

Owner / Developer 999 Ponce LLC
 Type (office, Warehouse, etc.) Office
 Status (New, Completed, Renovated) Renovated
 Year 2019
 Build / Completion Date
 Number of Buildings 1
 Building Size (s) 128,220
 Number of Floors 11
 Floor Size 17,000
 Parking Ratio 3/1000
 Minimum Available 1000
 Maximum Contiguous 4,700
 Total Available 23,996
 Rental Rate / Operating Expense \$39.00/\$15.50

Land Information

Owner / Developer 999 Ponce LLC
 Type (Land for Sale, Build-to-Suit) Office
 Total Acres
 Zoning
 Site Size
 Price

Contact Information

Maggie Kurtz
 Contact Company Colliers International
 Address 999 Ponce De Leon Blvd
 Phone 305.776.1442
 e-mail Maggie.kurtz@Colliers.com

Additional Information

Conference Facility and Cafe on site. Trolley Stop in front of E



Accelerating success.



For Lease

1,604 - 4,745 SF

Class A Boutique
Office in Coral Gables



999Ponce

Maggie Guajardo Kurtz

Senior Managing Director
+1 305 776 1442
maggie.kurtz@colliers.com

Jake Freeman

Director
+1 631 745 2964
jake.freeman@colliers.com

Kevin Gonzalez

Senior Managing Director
+1 305 896 3900
kevin.gonzalez@colliers.com

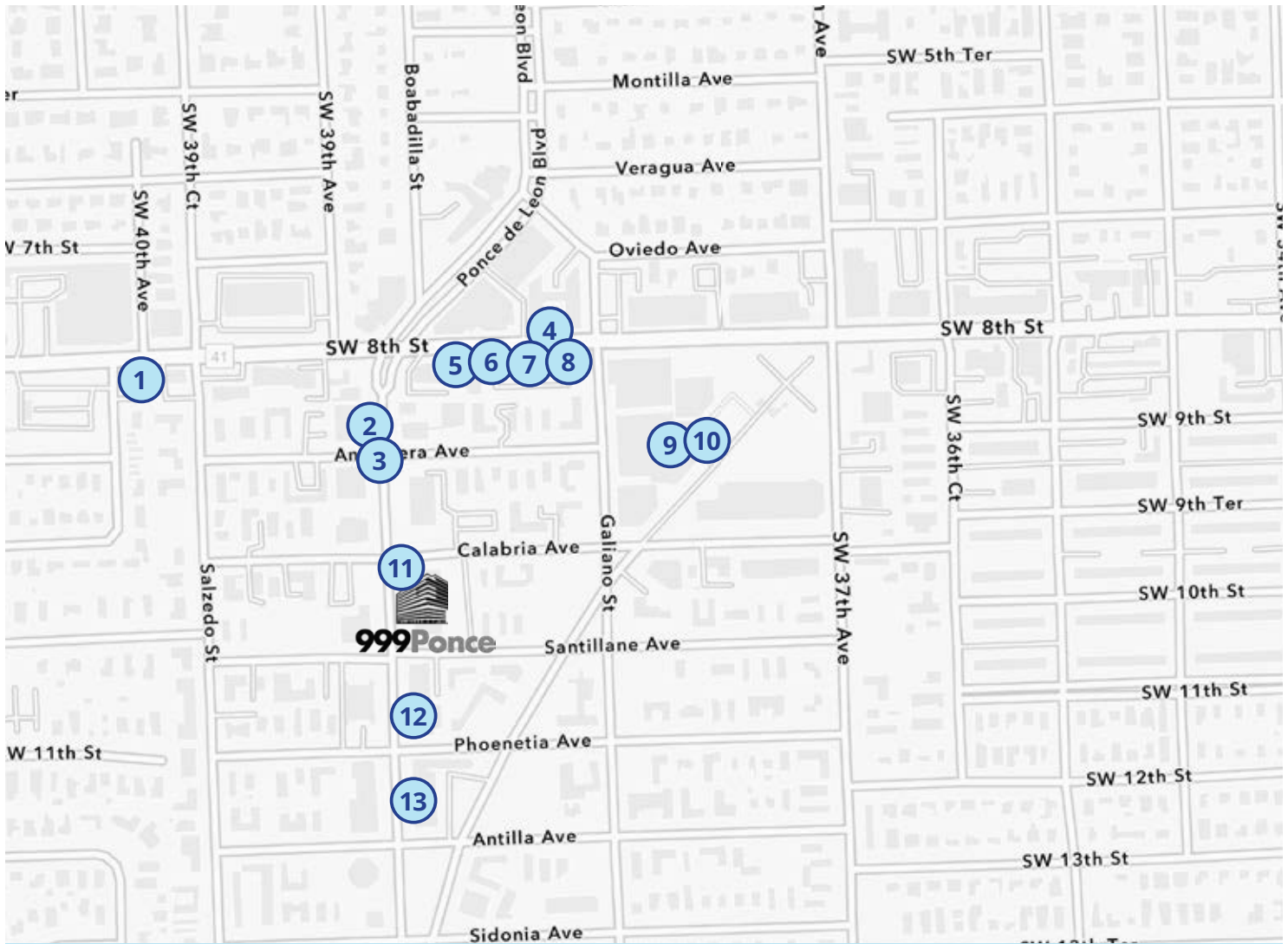
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Property Overview

- Renovated lobby and common areas
- Spaces Available for Immediate Occupancy
- On-Site Deli and Cafe
- 3/1,000 Parking Ratio
- Visitor Parking Available
- On-site Property Management
- Manned Security Desk
- A/C Storage Spaces
- Tenant Break Room/Multipurpose room
- Coral Gables Trolley Stop in front of Building
- Energy Star Rated
- 3.1 Miles to Miami International Airport
- Electric Car Charging Station





Nearby Restaurants within Walking Distance

- | | |
|----------------------------|--------------------------------|
| 1. Original Uncle Toms BBQ | 8. Caffe Italia |
| 2. Caja Caliente | 9. Someone's Son |
| 3. The Eating House | 10. The Corner Coffee & Pantry |
| 4. La Casita | 11. Emily's Cafe & Deli |
| 5. Cava Tablao Restaurant | 12. Mylos Greek Restaurant |
| 6. Pizza Hut | 13. Tinta y Cafe |
| 7. Little Italy | |

Location

The property is center to many alternative routes, connecting to Downtown, Major Traffic Ways, Miami International Airport and walkable to Downtown Coral Gables.




999 Ponce

Maggie Guajardo Kurtz
 Senior Managing Director
 +1 305 776 1442
maggie.kurtz@colliers.com

Jake Freeman
 Director
 +1 631 745 2964
jake.freeman@colliers.com

Kevin Gonzalez
 Senior Managing Director
 +1 305 896 3900
kevin.gonzalez@colliers.com

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COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION

SOUTH FLORIDA CHAPTER

2023 MIAMI DADE COUNTY BUS TOUR

C o l u m b u s C e n t e r

PROJECT ADDRESS
CITY / ZIP

1 Alhambra Plaza



COLUMBUS CENTER



F O R L E A S E

One Alhambra Plaza | Coral Gables, FL 33134

PatrinelyGroup



BUILDING UNDERGOING MAJOR RENOVATIONS

NEW

LOBBY

FOR RENDERING PURPOSES ONLY



NEW
TERRACE

FOR RENDERING PURPOSES ONLY



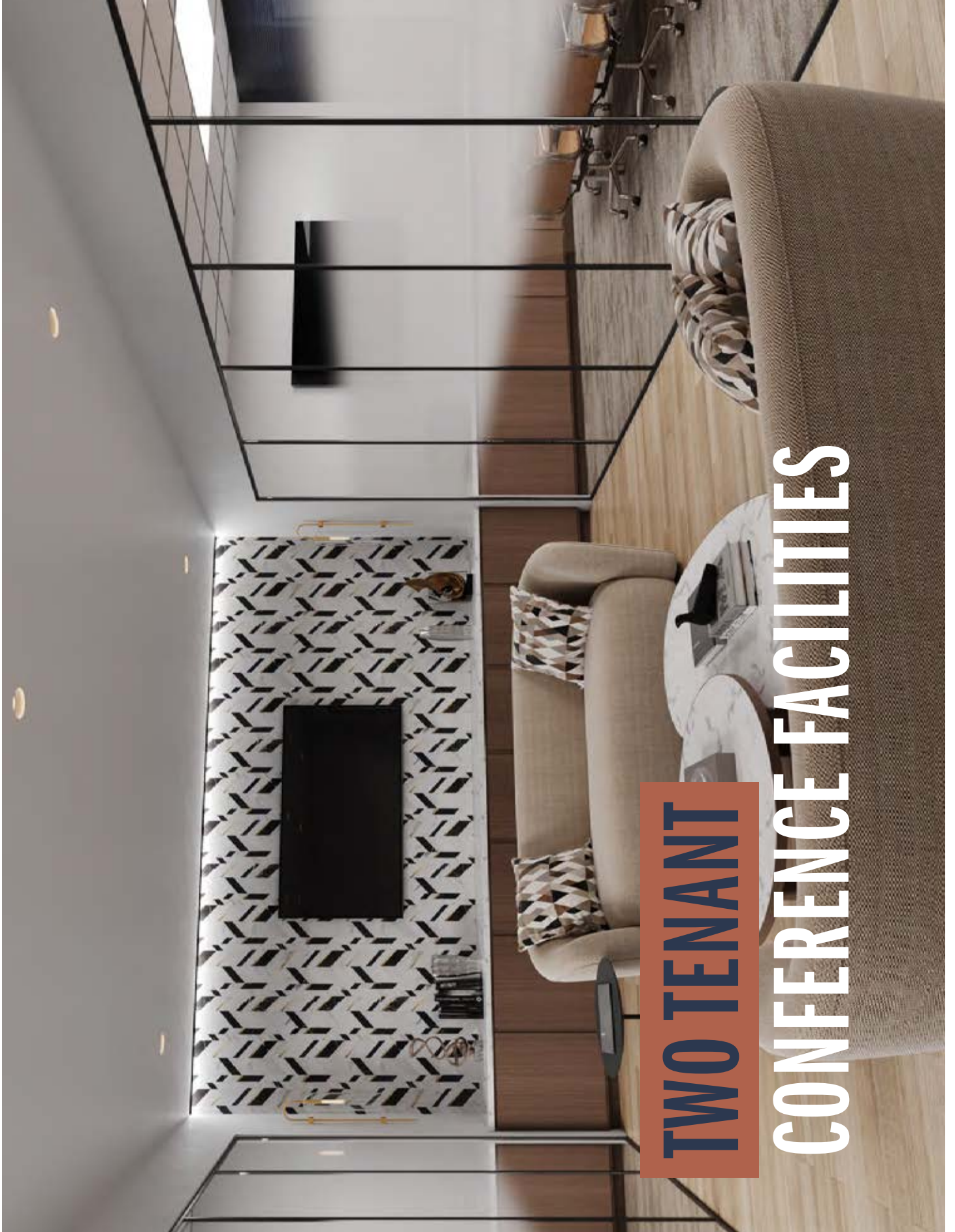
AMENITIES

BAY 13

BREWERY

TWO TENANT

CONFERENCE FACILITIES





MICOCO'S CAFE

ON SITE



FITNESS CENTER

ON SITE



COLUMBUS CENTER

LEADING THE FUTURE

Property Overview

- Full Building Renovations
- Campus Environment
- Abundance of Amenities

Parking

- Exceptional 4/1,000 Parking
- Visitor Parking
- Bike Racks
- Charging Stations

Elevators

- Private Service Elevator in West Tower
- Destination Dispatch Elevators
- Direct Elevator Access from Garage

- High Security
- Controlled Security Access
- LEED Gold Status



EAST TOWER

1,300 - 16,035 SF

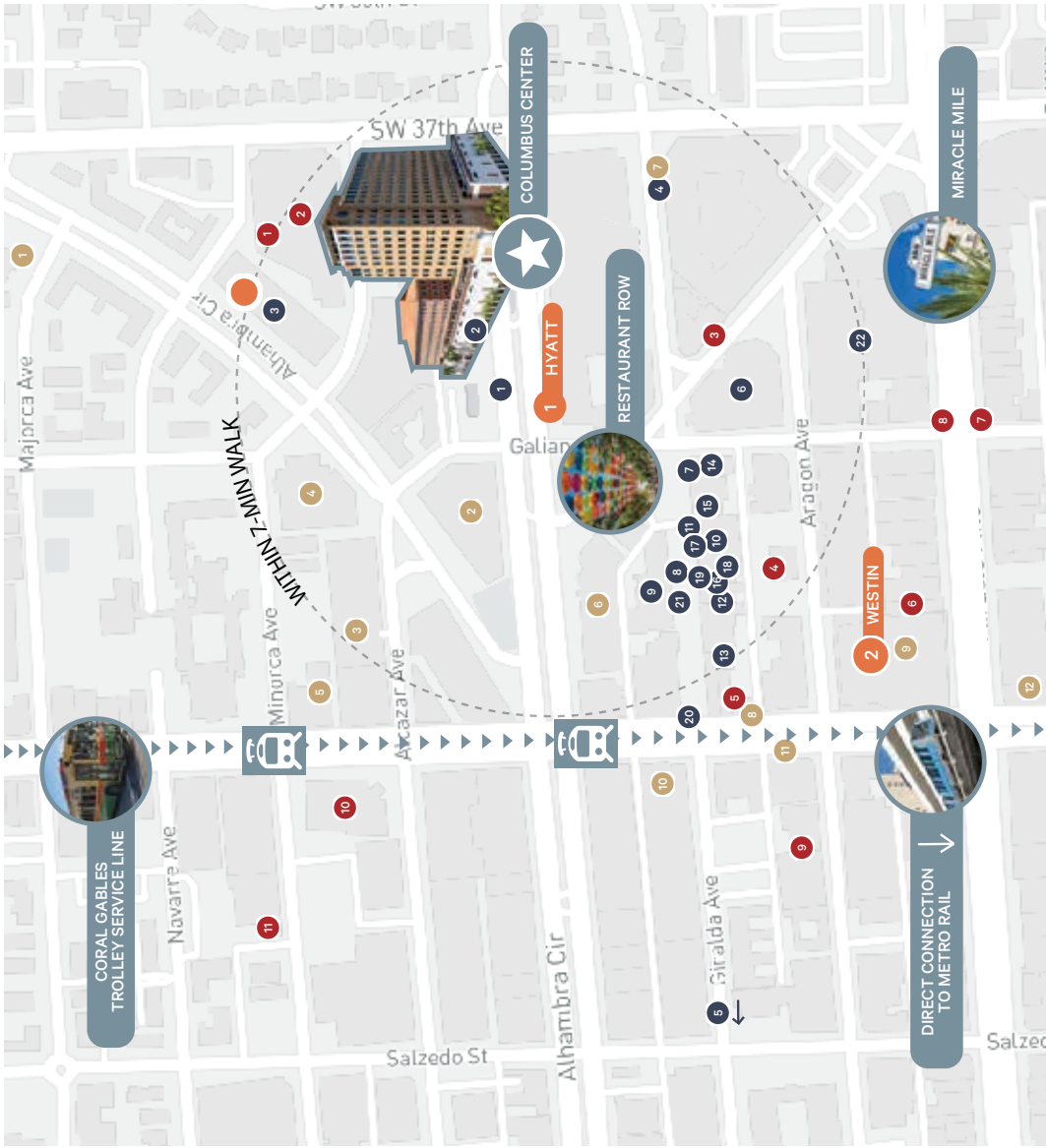
[CLICK HERE TO VIEW FLOOR PLAN](#)

WEST TOWER

FULL BUILDING OPPORTUNITY
AVAILABLE AUGUST 2023

[CLICK HERE TO VIEW FLOOR PLANS](#)





434 HOTEL ROOMS
Within Walking Distance

40+ RESTAURANTS
Within Walking Distance

10+ SALONS
Within Walking Distance

10+ BANKS
Within Walking Distance

DRIVE TIMES

Brickell/Downtown	15 Min	4 Miles
Dolphin Expressway	13 Min	3 Miles
The Palmetto Expressway	22 Min	5.3 Miles
Miami International Airport	16 Min	3.8 Miles
Coconut Grove	12 Min	2.4 Miles
US-1	09 Min	2.1 Miles

RESTAURANTS

- 1. Bay 13
- 2. MiCoco's Café
- 3. Two Sisters Restaurant
- 4. Pincho Factory
- 5. Graziano's
- 6. Fritz and Fratz Bierhaus
- 7. Pasion del Cielo
- 8. Threefold Café
- 9. KAE
- 10. Coyo Taco
- 11. Sweetgreen
- 12. The Local CRAFT
- 13. The Bar
- 14. Greenlife
- 15. Luca Osteria
- 16. Miss Saigon
- 17. Cebade Rooftop
- 18. La Sandwicherie
- 19. Clutch Burger
- 20. Talavera Cocina
- 21. Mana Poke
- 22. The Gramercy

BEAUTY

- 1. Smith & Mendoza Salon
- 2. Ramona Reyes Salon
- 3. Evolution Salon & Spa
- 4. Studio Chroma
- 5. Supercuts Coral Gables
- 6. Avant Garde
- 7. Avalon Salon
- 8. La Bella Salon
- 9. 321 Salon
- 10. Highlight Salon
- 11. Captiva

FINANCES

- 1. Shay Anthem Bank
- 2. First Horizon Bank
- 3. Valley Bank
- 4. Unibank
- 5. Iberia Bank
- 6. Banesco Bank
- 7. TIAA Bank
- 8. Popular Bank
- 9. First Bank of Miami
- 10. HSBC bank
- 11. Bank of America
- 12. TD Bank

HOTELS

- 1. Hyatt Regency
- 2. The Westin Colonnade

TIMELESS. DISTINCTIVE. LUXURY.



C O N T A C T U S

Maggie Guajardo Kurtz
Senior Managing Director
+1 305 776 1442
maggie.kurtz@colliers.com

Kevin Gonzalez
Senior Managing Director
+1 305 896 3900
kevin.gonzalez@colliers.com

PatrinelyGroup



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2023 MIAMI DADE COUNTY BUS TOUR

2 8 5 0 T i g e r T a i l

PROJECT ADDRESS
CITY / ZIP



2023 MIAMI DADE COUNTY BUS TOUR

7 0 1 B r i c k e l l

PROJECT ADDRESS
CITY / ZIP

701

BRICKELL

WHERE BRICKELL
MEETS THE BAY



LEED GOLD CERTIFIED



WIRED CERTIFIED - GOLD



ENERGY STAR LABELED



31 TRANSIT ROUTES NEARBY



FITWELL CERTIFIED

FOR LEASE

nuveen
A TIAA Company

**CUSHMAN &
WAKEFIELD**

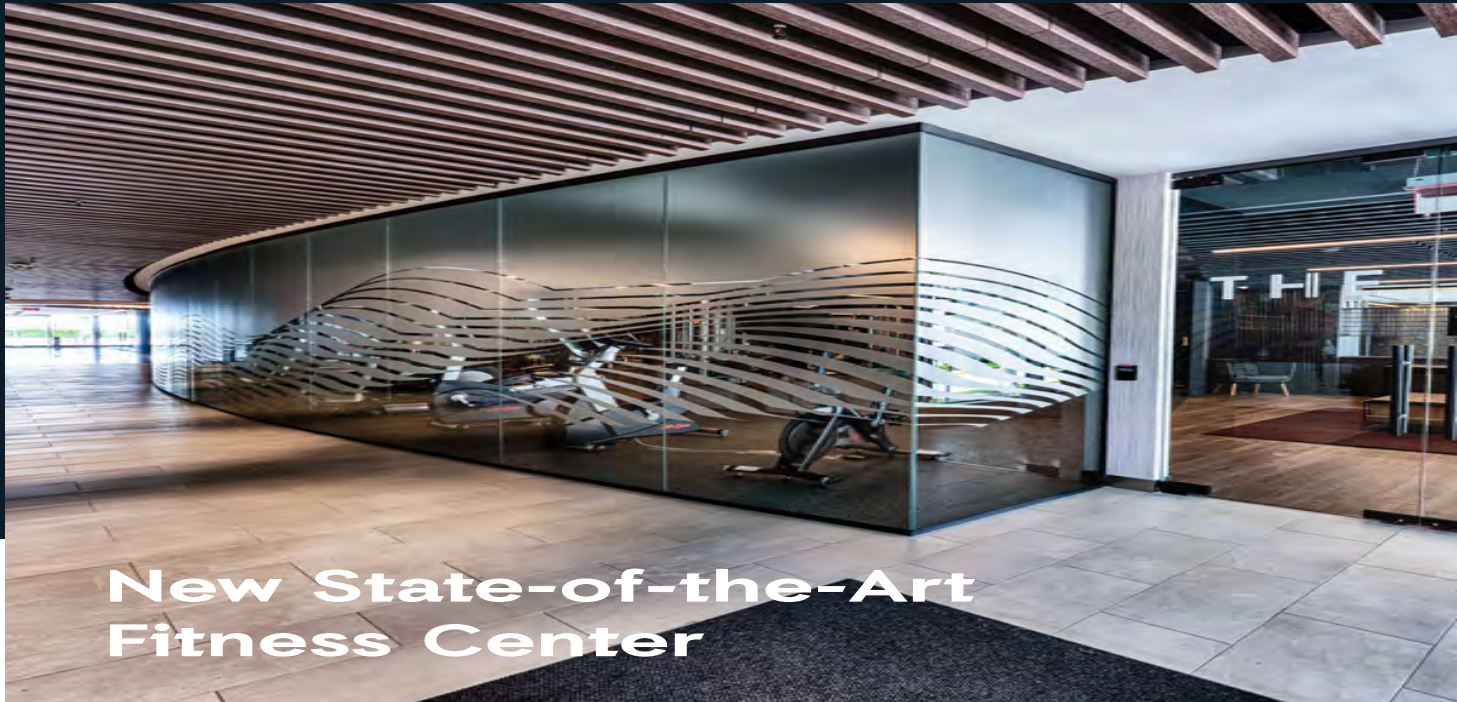


Newly Renovated Lobby

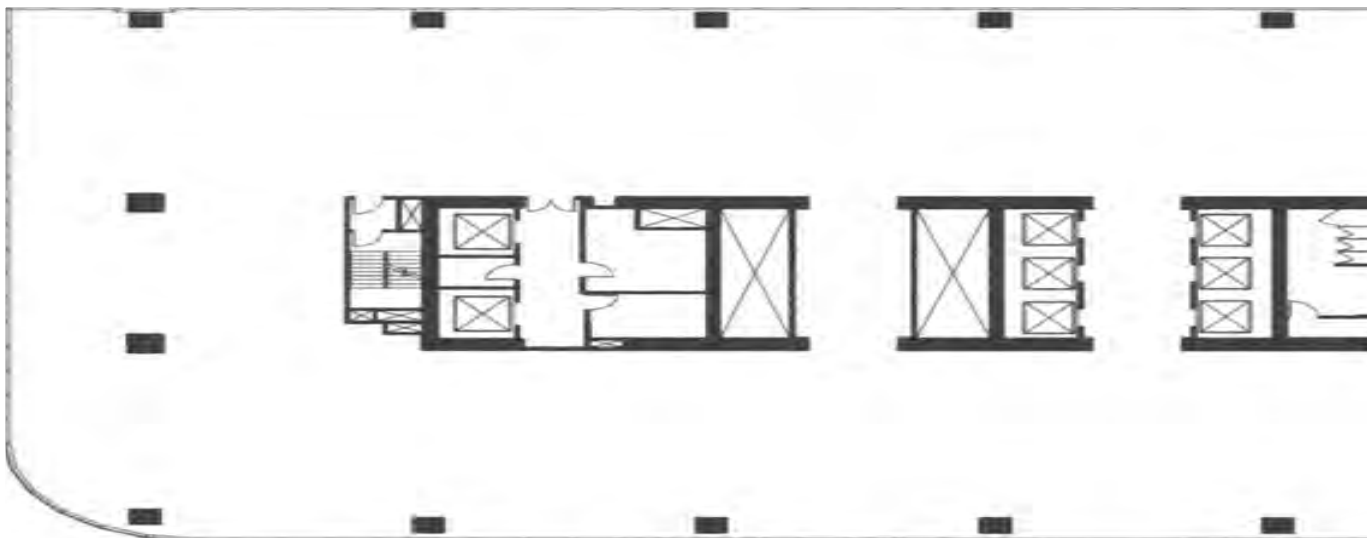


Spectacular Views of Biscayne Bay & the CBD



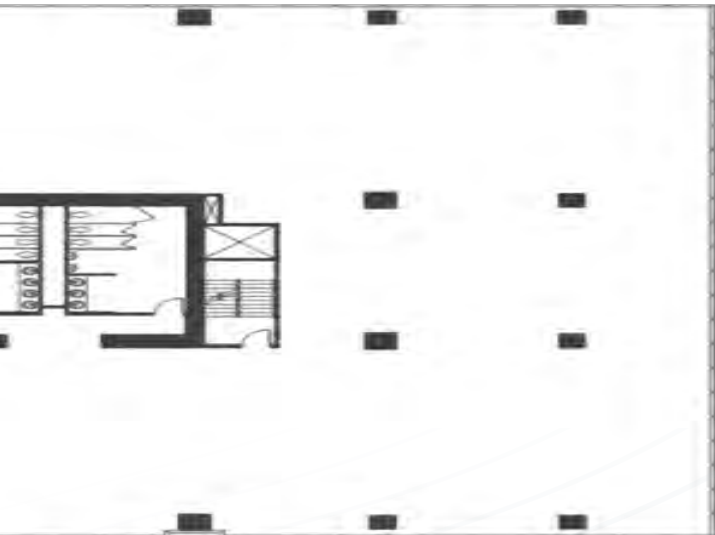


New State-of-the-Art Fitness Center



PROPERTY HIGHLIGHTS

- Efficient Floor Plates with Spectacular Bay Views
- Tenant Only Fitness Center
- Conference Facility
- 24-Hour State-of-the-Art Security
- Full Service Beauty Salon
- On-Site Café



Typical Floor Plate
Approximately
20,535 RSF

- Covered Parking Garage Accessible From Brickell Avenue or S.W. 8th Street
- Full Service Bank & ATM
- Sundry Shop
- Mobile Dry Cleaning Service
- Florist



For more information, please contact:

Brian Gale
Vice Chairman
Office Brokerage Services
+1 305 351 2462
brian.gale@cushwake.com

Edward Quinon
Senior Director
Office Brokerage Services
+1 305 351 2459
edward.quinon@cushwake.com

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At The Center Of Miami's Business Community

ATTRACTIONS

- 1 Adrienne Arsht Center for the Performing Arts
- 2 American Airlines Arena
- 3 Bayfront Park
- 4 Bayside Marketplace
- 5 CMX Cinemas
- 6 Frost Science Museum
- 7 Pérez Art Museum Miami

WELLNESS

- 8 Equinox Brickell
- 9 Equinox Brickell Heights
- 10 Icon Brickell Spa
- 11 The Spa at Mandarin Oriental
- 12 The Spa at Conrad Miami

DINING & NIGHTLIFE

- 13 Bazaar Mar
- 14 Capital Grille
- 15 Casa Tua
- 16 Edge Steak & Bar at Four Seasons
- 17 Fi'lia
- 18 Il Gabbiano
- 19 Katsuya
- 20 La Petite Maison
- 21 Novikov
- 22 River Oyster Bar
- 23 Sugar
- 24 Quinto La Huella
- 25 Zuma

SHOPPING

- 26 Brickell City Centre
- 27 Design District
- 28 Mary Brickell Village

TRANSPORTATION

- 29 Virgin Trains-Brickell
- 30 Eighth Street Station
- 31 Government Center

HOTELS

- 32 Aloft
- 33 East
- 34 Four Seasons
- 35 JW Marriott Marquis
- 36 JW Marriott Brickell
- 37 Kimpton Epic
- 38 Mandarin Oriental
- 39 SLS

BANKS

- 40 Bank of America
- 41 Citibank
- 42 Regions Bank
- 43 SunTrust
- 44 TD Bank

CUSHMAN & WAKEFIELD OF FLORIDA, LLC.
 333 SE 2nd Avenue, Suite 3900
 Miami, FL 33131
 Main +1 305 371 4411
cushwakesouthfl.com |  @CushWakeSouthFL

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2023 MIAMI DADE COUNTY BUS TOUR

8 3 0 B r i c k e l l

830
BRICKELL

830 BRICKELL

Shaping a New Generation of Buildings

Designed by internationally acclaimed Adrian Smith + Gordon Gill Architecture, the firm behind the Jeddah Tower and the Burj Khalifa, the tallest towers in the world, 830 Brickell brings a premium commercial offering to the heart of Miami's financial center — as the area's first office building to be built in over a decade.

A truly unique addition to the Miami skyline, this iconic tower offers unparalleled accommodation and amenities to the world's leading companies.

ARCHITECTURAL FEATURES

57 stories

724 feet in height

LEED Silver certification

Energy-efficient building envelope:

- Full-height insulated glazing
- Low-E tinted glazing
- Hurricane-impact glazing system

3-zoned elevator system

8 stories of parking wrapped in a dynamic kinetic wall



LOBBY

Italian design firm Iosa Ghini Associati's remarkable vision for the lobby, floored with white marble and paneled in black slats, sets an elegant and highly professional tone. Lining the 20' ceilings, LED lighting illuminates the expansive foyer and the reception area's breathtaking furnishings.





SKY LOBBY

The Sky Lobby is home to the exclusive fitness and wellness center, conference rooms, common area with light shopping, and café with healthy refreshment options – serving as a collaborative space that accommodates all workday necessities.









AMENITIES

Built for Tomorrow

Designed specifically to promote the health and wellness of its inhabitants, 830 Brickell's amenities are without parallel in the city.

The rooftop restaurant and bar, open workspace area, café, conference facilities, and fitness center all have panoramic skyline and water vistas.

AMENITIES

Covered tenant parking, with self-parking spaces

EV charging stations

Pet-friendly environment

Bike-friendly environment:

- Secure bike storage
- Changing rooms
- Lockers
- Private showers

Wi-Fi in all common areas

First-class rooftop restaurant and bar

Sky Lobby:

- Lounge seating and workspace area
- Conference room facilities
- Café with bay and city views
- Full-service fitness center
- Locker rooms
- Yoga room
- Sundry
- Private showers

SERVICES

24-hour concierge service

Valet parking for guests

Dry cleaning with on-demand pickup and delivery service

24-hour building security

Shoeshine stations



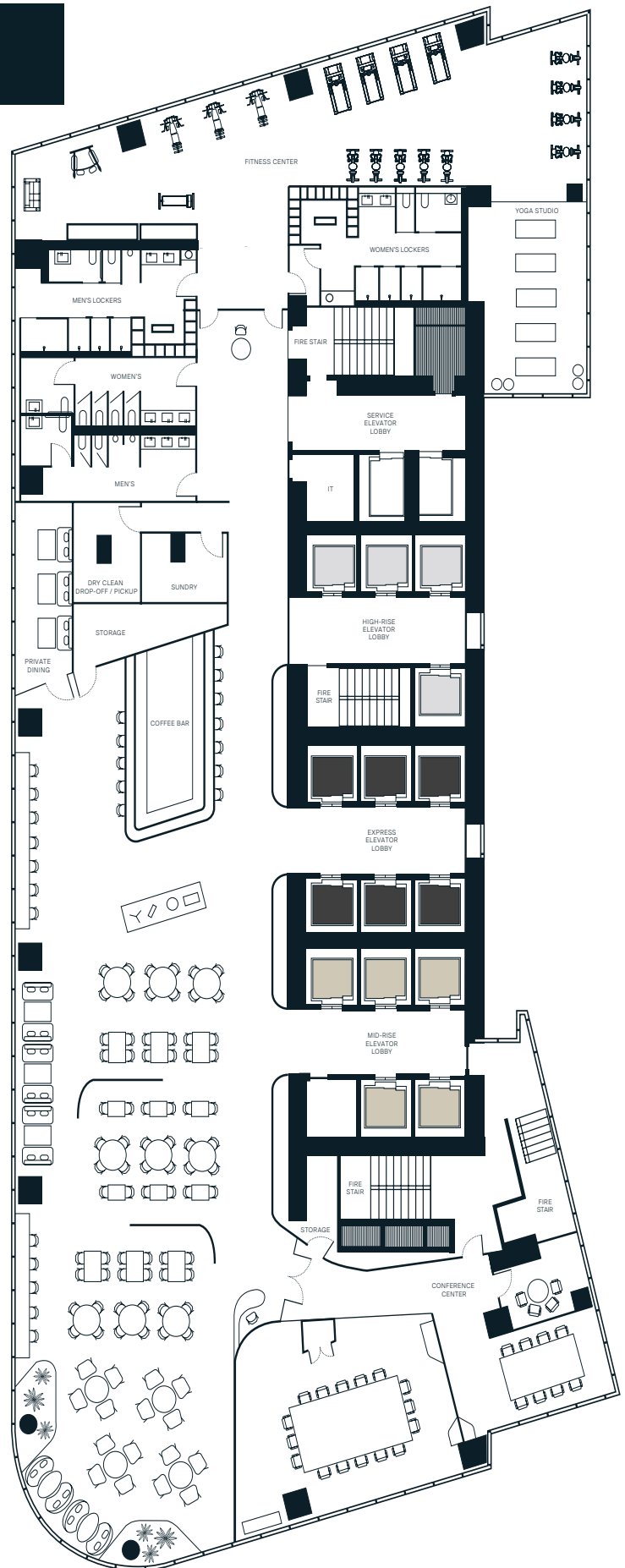
FITNESS CENTER

LOCKER ROOMS

CAFÉ

OPEN SEATING AND
WORKSPACE AREA

CONFERENCE CENTER



ROOFTOP RESTAURANT & BAR

The luxurious rooftop restaurant and bar boasts sublime 360-views of Downtown Miami and Biscayne Bay.



NORTHEAST

EAST

SOUTHEAST



SOUTHEAST

SOUTH

SOUTHWEST



NORTHWEST

NORTH

NORTHEAST



830 BRICKELL

Elevation

**ROOFTOP
RESTAURANT & BAR**
FLOOR 54

HIGH-RISE
FLOORS 45-53

MID-RISE
FLOORS 31-44

SKY LOBBY
FLOOR 30

LOW-RISE
FLOORS 14-28

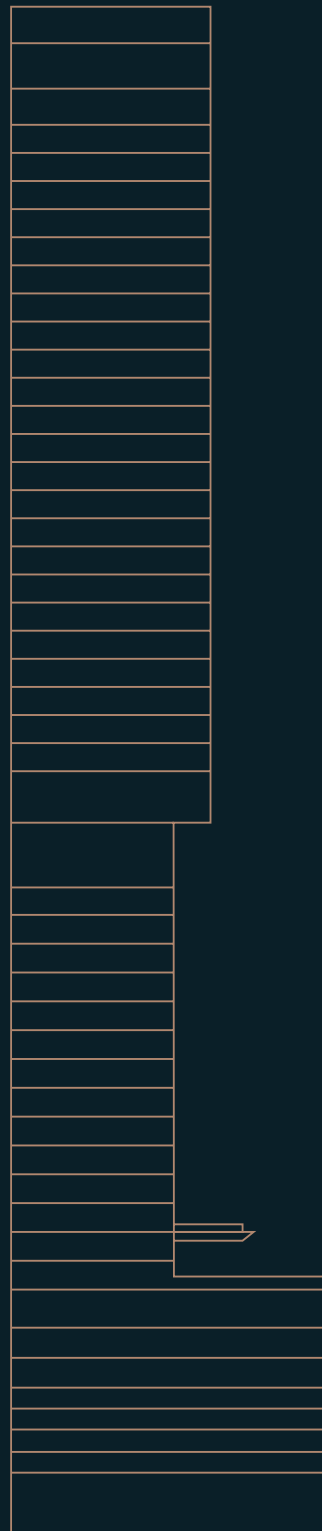
OUTDOOR TERRACE
FLOOR 14

PARKING
FLOORS 2-8

LOBBY & RETAIL

OFFICE FLOOR FEATURES

- 13'0" slab-to-slab height
- Floor-to-ceiling windows
- Column-free spans
- High-end finishes in men's and women's restrooms
- Zoned air-conditioning system
- Wired certification for IT and communications systems



EXCLUSIVE LEASING

Cushman & Wakefield

Cushman & Wakefield is a leading global real estate services firm that delivers exceptional value for real estate occupiers and owners. Cushman & Wakefield is also among the largest real estate services firms, with approximately 51,000 employees in 400 offices and 70 countries. In 2018, the firm had a revenue of \$8.2 billion, primarily across the core services of property, facilities, and project management, as well as leasing, capital markets, and valuation.

CUSHMANWAKEFIELD.COM

Contact

830 BRICKELL PLAZA, MIAMI, FL 33131
+1 305 371 4411
INFO@830-BRICKELL.COM
830-BRICKELL.COM

BRIAN S. GALE
 BRIAN.GALE@CUSHWAKE.COM

ANDREW TRENCH
 ANDREW.TRENCH@CUSHWAKE.COM

RYAN HOLTZMAN
 RYAN.HOLTZMAN@CUSHWAKE.COM

DEVELOPMENT BY **OKO GROUP**  **Cain International**

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2023 MIAMI DADE COUNTY BUS TOUR

1 B R I C K E L L C I T Y C E N T E R

PROJECT ADDRESS
CITY / ZIP

799 BRICKELL PLAZA



2023 MIAMI DADE COUNTY BUS TOUR

P A L M E T T O 7 4

Project Address 8100 NW 74th Street
City / Zip Medley, FL 33166

Building Information

Owner / Developer Link Logistics
Type (office, Warehouse, etc.) Class A Warehouse
Status (New, Completed, Renovated) Q2 2023
Year 2023
Build / Completion Date New development
Number of Buildings 4
Building Size (s) Bldg A: 150,110 SF, Bldg B: 107,662 SF, Bldg C: 69,280 SF,
Number of Floors Bldg D: 75,746 SF
Floor Size
Parking Ratio 1/1,000 SF
Minimum Available
Maximum Contiguous
Total Available Total available: 402,798 SF
Rental Rate / Operating Expense

Land Information

Owner / Developer
Type (Land for Sale, Build-to-Suit)
Total Acres
Zoning
Site Size
Price

Contact Information

Contact Company Merritt Etner, Link Logistics
Address
Phone 561-990-9706
e-mail MEtner@linklogistics.com

Additional Information

PALMETTO 74

DELIVERING Q2 2023



Building A

Available SF ± 150,148
 Clear Height 36'
 Loading Docks 47
 Drive-Ins 2
 Truck Court 120'
 Car Parking 150

Building B

Available SF ± 107,536
 Clear Height 36'
 Loading Docks 25
 Drive-Ins 2
 Truck Court 120'
 Car Parking 104

Building C

Available SF ± 69,070
 Clear Height 36'
 Loading Docks 19
 Drive-Ins 2
 Truck Court 120'
 Car Parking 84

Building D

Available SF ± 75,635
 Clear Height 36'
 Loading Docks 24
 Drive-Ins 2
 Truck Court 120'
 Car Parking 68

For leasing information, contact:

Brian Smith

+1 305 960 8403
 smith.brian@am.jll.com

Audley Bosch

+1 305 960 8404
 audley.bosch@am.jll.com

Matt Maciag

+1 305 960 8409
 matt.maciag@am.jll.com

Ana Rivera

+1 305 778 7652
 ana.rivera@am.jll.com



LEARN MORE AT
LINKLOGISTICS.COM



2023 MIAMI DADE COUNTY BUS TOUR

R O Y A L P A L M D O R A L

Project Address 6450 & 6550 NW 97th Avenue
City / Zip Doral, FL 33178

Building Information

Owner / Developer Link Logistics
Type (office, Warehouse, etc.) Class A Warehouse
Status (New, Completed, Renovated) Q1 2023
Year 2023
Build / Completion Date New development
Number of Buildings 2
Building Size (s) Bldg 1: 193,507 SF, Bldg 2: 151,433 SF
Number of Floors
Floor Size
Parking Ratio 1/1,000 SF
Minimum Available
Maximum Contiguous
Total Available Total available: 344,940 SF
Rental Rate / Operating Expense

Land Information

Owner / Developer
Type (Land for Sale, Build-to-Suit)
Total Acres
Zoning
Site Size
Price

Contact Information

Contact Company Merritt Etner, Link Logistics
Address
Phone 561-990-9706
e-mail MEtner@linklogistics.com

ROYAL PALM DORAL

DELIVERING Q1 2023



Building 1

Available SF ± 193,507
 Clear Height 36'
 Loading Docks 66
 Drive-Ins 2
 Truck Court 120'
 Car Parking 193

Building 2

Available SF ± 151,433
 Clear Height 36'
 Loading Docks 62
 Drive-Ins 2
 Truck Court 120'
 Car Parking 152

For leasing information, contact:

Brian Smith

+1 305 960 8403
 smith.brian@am.jll.com

Audley Bosch

+1 305 960 8404
 audley.bosch@am.jll.com

Matt Maciag

+1 305 960 8409
 matt.maciag@am.jll.com

Ana Rivera

+1 305 778 7652
 ana.rivera@am.jll.com



LEARN MORE AT
LINKLOGISTICS.COM



2023 MIAMI DADE COUNTY BUS TOUR

M I A M I I N T ' L T R A D E P O R T

Project Address	11250-11150 NW 122nd St
City / Zip	Medley, FL 33178
Building Information	PMIT - Buildings 2 and 7
Owner / Developer	Prologis
Type (office, Warehouse, etc.)	N/A
Status (New, Completed, Renovated)	Completed
Year	2022 & 2024
Build / Completion Date	2015
Number of Buildings	Ten (total park)
Building Size (s)	140,400 SF - 227,854 SF
Number of Floors	One
Floor Size	140,400 SF - 227,854 SF
Parking Ratio	1:2:1000, typical
Minimum Available	113,723 SF
Maximum Contiguous	140,400 SF
Total Available	288,240 SF
Rental Rate / Operating Expense	\$14.50/\$3.55 (Clear Lease)

Land Information

Owner / Developer	Prologis
Type (Land for Sale, Build-to-Suit)	N/A
Total Acres	
Zoning	
Site Size	
Price	

Contact Information

Contact Company	JLL
Address	11250-11150 NW 122nd St 954-439-4941 peter.sheridan@jll.com

Additional Information

Prologis Miami International Tradeport is a Class A, 126 acre master-planned business park featuring 1.7 million square feet of state-of-the-art distribution and manufacturing space.

113,723 SF

Industrial Space For Lease



Prologis Miami International Tradeport 2



11250 NW 122nd Street
Medley, FL 33178 USA



401 East Las Olas Blvd.
Suite 1850
Fort Lauderdale, FL 33301 USA

Peter Sheridan
peter.sheridan@jll.com
cell +1 954 439 4941

Yuri Quispe
yuri.quispe@jll.com
cell +1 772 201 5305

Peter Johnston
peter.johnston1@jll.com
cell +1 954 980 3224

Prologis
Jason Tenenbaum
jtenenbaum@prologis.com
ph +1 (305) 599-6212
8355 NW 12th Street
Doral, FL 33126 USA

LOCATION

- Located within Prologis Miami International Tradeport.
- Easy access to Miami International Airport and Port of Miami.
- Conveniently located on the south-east corner of NW 115th Avenue and NW 122nd Street, Medley, FL, just east of Florida's Turnpike and south of Okeechobee Road.

FACILITY

- 113,723 total sf available; 2,400 sf of office space
- 30' clear ceiling height; 210' building depth
- 54'W x 50'D column spacing; 60' speed bay
- 130' non-shared truck court
- 32 dock-high doors / 1 drive-in
- ESFR sprinkler system; T-5 lighting
- Impact glass; clerestory dock area windows
- 1:1,000 sf car parking ratio
- Now available

ADVANTAGES AND AMENITIES

- Class A Building
- Prologis Clear Lease® – Know your lease expenses and capital cost with greater certainty before your sign.
- Access to the Prologis Essentials platform, prologisessentials.com



Scan the QR code for more info!



2023 MIAMI DADE COUNTY BUS TOUR

MIAMI MIDWAY PARK

Project Address 9535 NW 174th Street

City / Zip Miami

Building Information

Owner / Developer Greystar/Butters
 Type (office, Warehouse, etc.) Warehouse
 Status (New, Completed, Renovated) Under construction
 Year
 Build / Completion Date Q4 2023
 Number of Buildings 4
 Building Size (s) Bldgs. 1& 2: 71,708 SF / Bldgs. 3& 4: 181,051 SF
 Number of Floors
 Floor Size
 Parking Ratio
 Minimum Available 35,854 SF/ 33,464 SF
 Maximum Contiguous 71,708 SF/ 181,051 SF
 Total Available 505,518 SF
 Rental Rate / Operating Expense

Land Information

Owner / Developer Greystar/Butters
 Type (Land for Sale, Build-to-Suit) Warehouse
 Total Acres
 Zoning
 Site Size
 Price

Contact Information

Please see brochure
 Contact Company Butters / Statestreet Realty
 Address 9535 NW 174th Street
 Phone
 e-mail

Additional Information

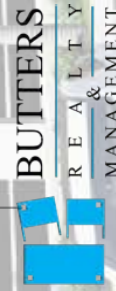
E-Brochure

Net Rentable Area: 505,518 SF
 Construction Type: Tilt-Up
 Clear Height: 32'
 Sprinkler System: ESFR
 Loading: Dock High - Rear Load
 Parking Ratio: 1:1,000
 Truck Court Depths: 170'-180' (shared)

Turnkey Spec Office Available
 EV Charging Stations
 Website: <https://www.miamimidwaypark.com>
 MMP Video: <https://vimeo.com/781179631>

M MIAMI MIDWAY PARK

505,518 SF Class A+ Warehouse Distribution Buildings



LEASING CONTACTS:

JC Conte, SIOR
Executive Vice President
Butters Realty
T: 305.901.6033
M: 305.807.9850
JCConte@butters.com

Brian T. Ahearn, CCIM
Senior Vice President
Butters Realty
T: 305.901.6033
M: 954.937.4540
BAhearn@butters.com

George Pino, SIOR, RPA
President
State Street Realty
T: 305.447.3390
M: 786.402.7387
gpino@statesstreetre.com

Brian Cabielles, SIOR
Senior Associate
State Street Realty
T: 305.606.7109
M: 305.606.7109
bcabielles@statesstreetre.com

A CO-DEVELOPMENT BY

GREYSTAR



M MIAMI MIDWAY PARK

BUILDING LOCATION

BUILDING 1: 9695 NW 174th Street

BUILDING 2: 9675 NW 174th Street

BUILDING 3: 9575 NW 174th Street

BUILDING 4: 9535 NW 174th Street

(NW 97th Avenue & NW 174th Street, Miami, FL)



PROPERTY HIGHLIGHTS

- ❑ Net Rentable Area: 505,518 SF
- ❑ Construction Type: Tilt-Up
- ❑ Clear Height: 32'
- ❑ Sprinkler System: ESFR
- ❑ Loading: Dock High - Rear Load
- ❑ Parking Ratio: 1:1,000
- ❑ Truck Court Depths: 170'-180' (shared)
- ❑ Turnkey Spec Office Available
- ❑ EV Charging Stations
- ❑ Website: <https://www.miamimidwaypark.com>
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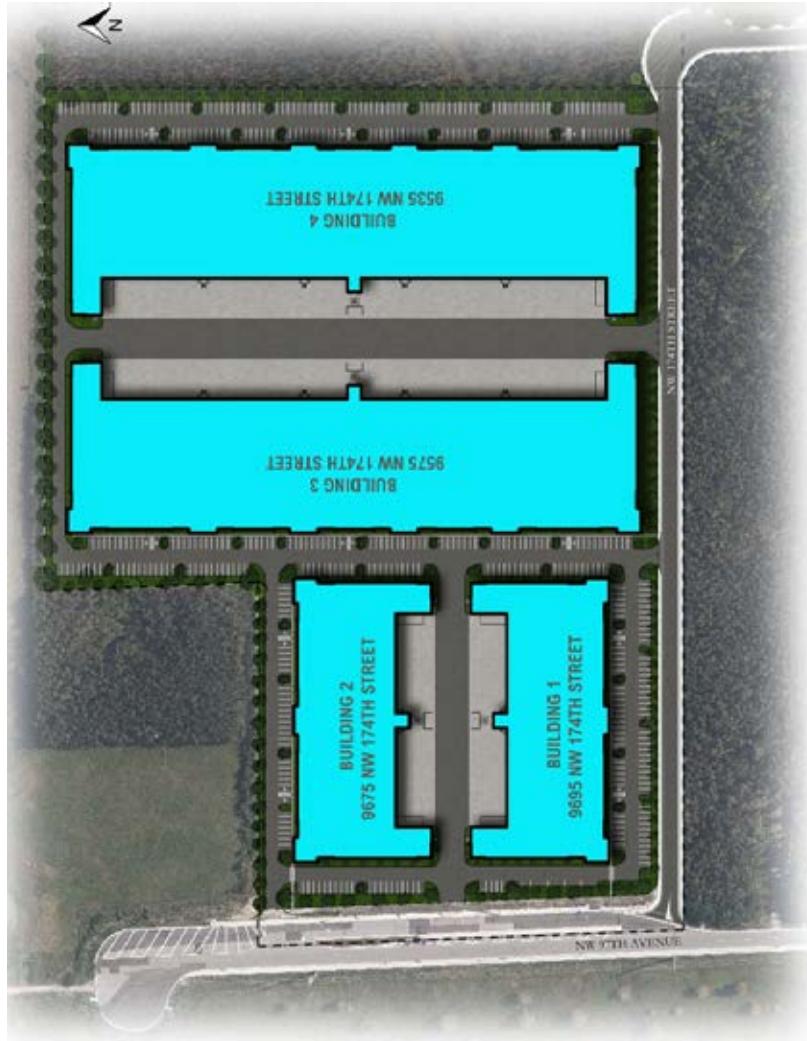
AERIAL RENDERING





MIAMI MIDWAY PARK

SITE PLAN



BUILDING 1

- 35,854 - 71,708 SF
- 20 docks
- 2 ramps
- 32' clear

BUILDING 2

- 35,854 - 71,708 SF
- 20 docks
- 2 ramps
- 32' clear

BUILDING 3

- 33,464 -181,051 SF
- 48 docks
- 2 ramps
- 32' clear

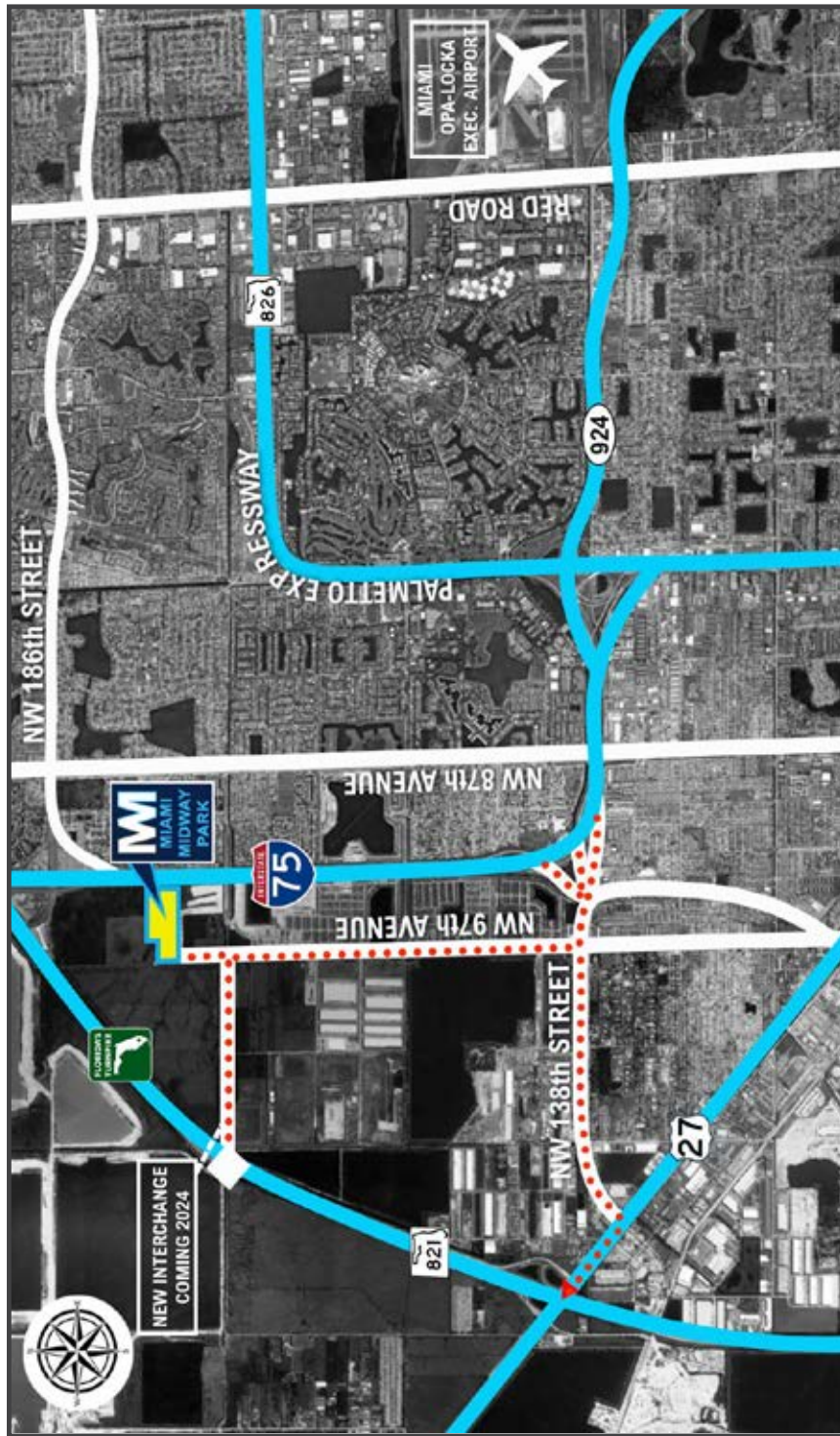
BUILDING 4

- 33,464 -181,051 SF
- 48 docks
- 2 ramps
- 32' clear

MIAMI MIDWAY PARK

LOCATION AERIAL

Strategic regional location between Miami-Dade & Broward Counties with access to 83% of South Florida's 6.1M residents within 60 minutes



- MIAMI OPA LOCKA EXECUTIVE AIRPORT.....5 MILES
- MIAMI INT'L.....10 MILES
- MIAMI PORT.....16 MILES
- FT. LAUDERDALE-HOLLYWOOD INT'L AIRPORT.....15 MILES
- FT. LAUDERDALE PORT.....18 MILES



2023 MIAMI DADE COUNTY BUS TOUR

M I A M I - 9 5

Project Name	Miami I-95 Distribution Center
Project Address	501 NE 181st Street
City / Zip	Miami, FL 33162
Building Information	
Owner / Developer	Panattoni
Type (office, Warehouse, etc.)	Warehouse
Status (New, Completed, Renovated)	New - Under Construction
Year	2023
Build / Completion Date	4Q2023
Number of Buildings	1
Building Size (s)	130,030 SF
Number of Floors	1
Floor Size	130,030 SF
Parking Ratio	1:1000 & 30-Trailer Spaces
Minimum Available	TBD
Maximum Contiguous	130,030 SF
Total Available	130,030 SF
Rental Rate / Operating Expense	Withheld

Land Information

Owner / Developer	Panattoni
Type (Land for Sale, Build-to-Suit)	Warehouse
Total Acres	10.35 Acres
Zoning	Industrial
Site Size	10.35 Acres
Price	N/A

Contact Information

Contact Company	Colliers International
Address	501 NE 181st Street
Phone	786-493-3178
e-mail	erin.byers@colliers.com

Additional Information

Prime I-95 Frontage, 32' Clear Height, 130' Truck Court, 28 OF

MIAMI I-95 DISTRIBUTION CENTER



PANATTONI®



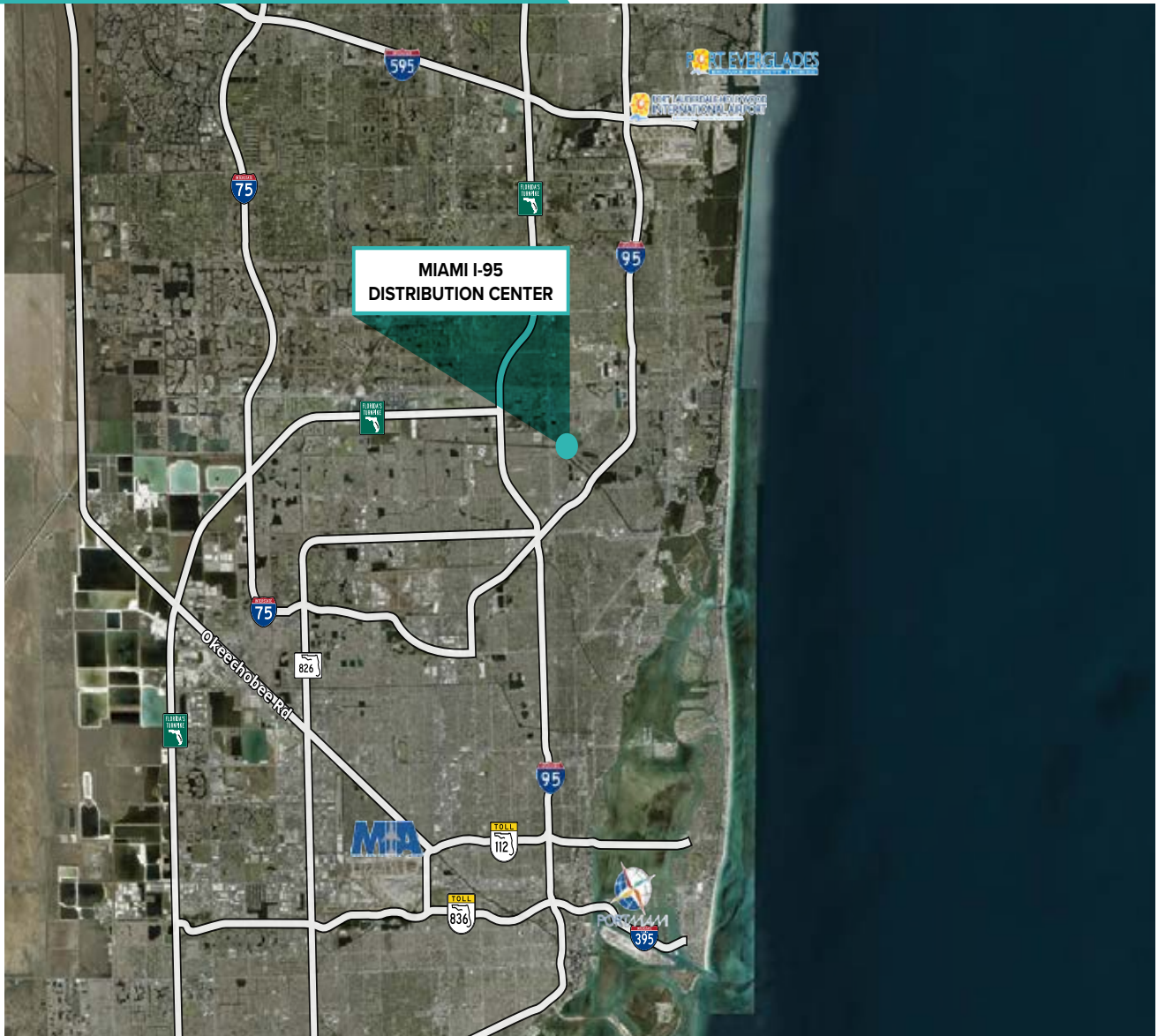
501 NE 181st Street // Miami, FL

WAREHOUSE FOR LEASE

PROPERTY HIGHLIGHTS

- › 130,030 SF (6,030 SF office)
- › Clear Height: 32'
- › Column Spacing: 52' W x 50' D
- › 60' Speed Bay
- › 130' Truck Court
- › 28 Dock High Doors
- › 2 Drive-in Ramps
- › 137 Parking Spaces
- › 30 Trailer Positions
- › Prime I-95 Frontage (191K VPD)





**EQUIDISTANT FROM
PORT MIAMI &
PORT EVERGLADES**

Port Everglades	15 Miles
FTL International Airport	14 Miles
Miami International Airport	14.5 Miles
Port Miami	15 Miles
Golden Glades Interchange	2 Miles

**OVER 1M HOUSEHOLDS
WITHIN 20 MILES**

5 Mile Radius	187,906
10 Mile Radius	555,154
20 Mile Radius	1,276,753

MIAMI I-95 DISTRIBUTION CENTER

501 NE 181ST STREET // MIAMI, FL

ERIN BYERS

786 493 3178

erin.byers@colliers.com

STEVEN WASSERMAN

954 850 6487

steven.wasserman@colliers.com

WILL FALERO

786 389 3236

will.falero@colliers.com



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2023 MIAMI DADE COUNTY BUS TOUR

I R O N W O O D

Project Address	12700 NW LeJeune Road
City / Zip	Opa Locka, FL 33054
Building Information	
Owner / Developer	Link Logistics
Type (office, Warehouse, etc.)	Class A Warehouse
Status (New, Completed, Renovated)	New development
Year	2022
Build / Completion Date	Q4 2022
Number of Buildings	4
Building Size (s)	Bldg 1: 156,889 SF, Bldg 2: 162,903 SF
Number of Floors	Bldg 3: 108,946 SF, Bldg 4: 76,702 SF
Floor Size	
Parking Ratio	1/1,000 SF
Minimum Available	
Maximum Contiguous	Max Contiguous: 118,928 SF (Bldg. 1)
Total Available	Total available: 244,617 SF
Rental Rate / Operating Expense	
Land Information	
Owner / Developer	
Type (Land for Sale, Build-to-Suit)	
Total Acres	
Zoning	
Site Size	
Price	
Contact Information	
Contact Company	Merritt Etner, Link Logistics
Address	
Phone	561-990-9706
e-mail	MEtner@linklogistics.com
Additional Information	

IRONWOOD COMMERCE CENTER I

AVAILABLE IMMEDIATELY



Building 1

Available SF ± 118,928
 Clear Height 32'
 Loading Docks 44
 Drive-Ins 1
 Truck Court 120'
 Car Parking 160

Building 2

Available SF ± 76,036
 Clear Height 32'
 Loading Docks 23
 Drive-Ins 1
 Truck Court 120'
 Car Parking 155

Building 3

Available SF ± 49,653
 Clear Height 32'
 Loading Docks 31
 Drive-Ins 2
 Truck Court 120'
 Car Parking 104

Building 4

Available SF ± 38,351
 Clear Height 32'
 Loading Docks 27
 Drive-Ins 2
 Truck Court 120'
 Car Parking 73

For leasing information, contact:

**Devin
White**

+1 305 381 6409
 devin.white@cbre.com

**Andrew
Fernandez**

+1 305 779 3143
 andrew.fernandez@cbre.com

**David
Albert**

+1 305 381 6474
 david.albert@cbre.com

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COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION

SOUTH FLORIDA CHAPTER

2023 MIAMI DADE COUNTY BUS TOUR

B r i d g e P o i n t G r a t i g n y

PROJECT ADDRESS	4700 NW 135th Street
CITY / ZIP	Miami, FL 33054

BRIDGE POINT GRATIGNY

BRIDGE

4700 NW 135th Street | Miami, FL 33054



NEW INFILL DEVELOPMENT MIAMI, FL

HIGHLIGHTS

- Brand new, state-of-the-art, Class A rear-load building
- 6 miles to Golden Glades Interchange providing access to I-95, FL Turnpike, and Palmetto Expy
- Centrally located providing easy access major ports, airports, FEC Railway Terminal, and Golden Glades Interchange

AVAILABLE SPACE

409,189 SF

DELIVERY DATE

Q4 2023

CLEAR HEIGHT

40'

ERIN BYERS, SIOR
Senior Managing Director
erin.byers@colliers.com
786-493-3178

STEVEN WASSERMAN, SIOR
Executive Managing Director
steven.wasserman@colliers.com
954-850-6487



BUILDING SPECIFICATIONS



BUILDING 1

409,189 SF

- Clear Height: 40'
- Exterior Docks: 82
- Drive-In Ramps: 2 oversized
- Car Parking: 321 spaces
- Trailer Parking: 106 spaces

- Truck Court: 175'
- Spec Office: 2,462 SF
- Column Spacing: 54'
- Lighting: LED Motion Sensor
- Sprinkler: ESFR System



ACCESS

BRIDGE

TO GOLDEN GLADES INTERCHANGE

6 miles

TO FL TURNPIKE

7.5 miles

TO PORT MIAMI

14 miles

TO PORT EVERGLADES

21 miles

TO FT. LAUDERDALE INTERNATIONAL AIRPORT

19 miles

TO MIAMI INTERNATIONAL AIRPORT

11 miles



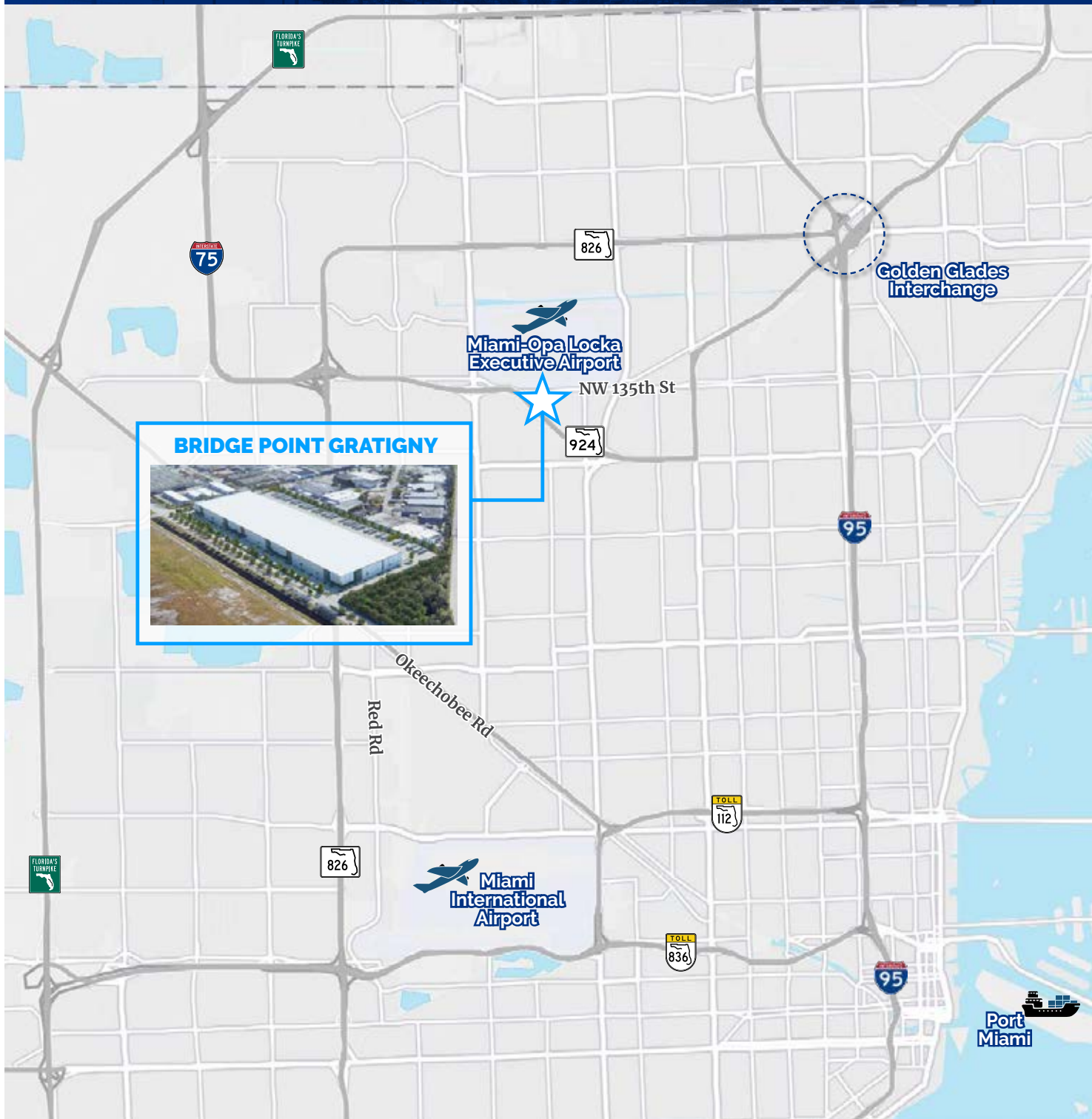
colliers.com | 801 Brickell Ave, Ste 900 | Miami, FL

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LOCATION

BRIDGE



colliers.com | 801 Brickell Ave, Ste 900 | Miami, FL

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ABOUT BRIDGE



72 MILLION+ SF WORLDWIDE

BRIDGE is a vertically integrated real estate operating company and investment manager focused on the ACQUISITION and DEVELOPMENT of CLASS A INDUSTRIAL PROPERTIES in supply-constrained CORE markets in the U.S. and the U.K.

Our people EMBRACE COMPLEXITY and execute with CREATIVITY AND CERTAINTY. The results of our expertise and efforts are exceptional investor returns on irreplaceable industrial assets.



AWARDS	
Developer of the Year, NAIOP South Florida	2021, 2019, 2018, 2016
Industrial Project of the Year, South Florida Business Journal	2020, 2018
Community Appearance Award, City of Fort Lauderdale	2019, 2018
Project of the Year, NAIOP South Florida	2017
Developer of the Year, NAIOP Chicago	2021, 2019, 2015
Industrial Speculative Development of the Year, NAIOP Chicago	2021, 2020, 2019, 2018, 2017
New Good Neighbor, NJ Business & Industry Association	2021
Industrial Project of the Year - Multi-Tenant, Illinois Real Estate Journal	2021
Deal of the Year, NAIOP New Jersey	2020, 2018
Most Significant Industrial Transaction of the Year, Illinois Real Estate Journal	2019
Developer of the Year, Chicago Commercial Real Estate Awards	2018, 2015, 2011
Industrial Redevelopment of the Year, NAIOP Chicago	2015, 2014

FLORIDA OFFICE
 201 S. Biscayne Blvd., Suite 1950, Miami, FL 33131 | 305 280 9000

www.bridgeindustrial.com



2023 MIAMI DADE- COUNTY BUS TOUR

PROLOGIS GRATIGNY INDUSTRIAL PARK 15

Project Address 200 S Biscayne Blvd, #4300
City / Zip Opa-Locka, FL 33054

Building Information

Owner / Developer PROLOGIS
Type (office, Warehouse, etc.)
Status (New, Completed, Renovated) NEW
Year 2023
Build / Completion Date Q42023
Number of Buildings 1
Building Size (s) 247,230 SF
Number of Floors 1
Floor Size 247,230 SF
Parking Ratio 1.31/1,000 SF
Minimum Available 247,230 SF
Maximum Contiguous 247,230 SF
Total Available 247,230 SF
Rental Rate / Operating Expense TBD

Land Information

Owner / Developer PROLOGIS
Type (Land for Sale, Build-to-Suit)
Total Acres
Zoning
Site Size
Price

Contact Information

Contact Company JLL Brian Smith
Address 200 S Biscayne Blvd, #4300
Phone 305 960 8403
e-mail smith.brian@jll.com

Additional Information

Build-to-Suit office, 56 dock-high doors,
185' truck court, 64 trailer parking spaces

247,230 SF

Industrial Space For Lease



Prologis Gratigny Industrial Park 15



12805 North Le Jeune Road
Opa-Locka, FL 33054 USA

LOCATION

- Located within Gratigny Central submarket
- Immediate access to Gratigny Pkwy, Florida's Turnpike, and I-95
- 8 miles to Miami International Airport
- 13 miles to Port of Miami
- 15 miles to Port Everglades

FACILITY

- 247,230 total SF on 14.6 acres of land
- Build-to-Suit office
- 56 dock-high doors
- 185' Truck court
- 55-6" x 56' Typical bay
- 312 parking spaces (1.31/1,000 SF)
- 64 trailer parking spaces
- Available Q4 2023

ADVANTAGES AND AMENITIES

- Institutionally owned and managed
- Prologis Clear Lease® – Know your lease expenses and capital cost with greater certainty before your sign



200 S. Biscayne Blvd.
Suite 4300
Miami, FL 33131 USA

Brian Smith
smith.brian@jll.com
ph +1 305 960 8403

Audley Bosch
audley.bosch@jll.com
ph +1 305 960 8404

Matt Maciag
matt.maciag@jll.com
ph +1 305 960 8409

Prologis
Jason Tenenbaum
jtenenbaum@prologis.com
ph +1 305 599 6212
8355 NW 12th Street
Miami, FL 33126 USA



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