

Office Property For Lease Retail at Jade Residences at Brickell Bay 1331 Brickell Bay Dr. | Miami, FL 33131

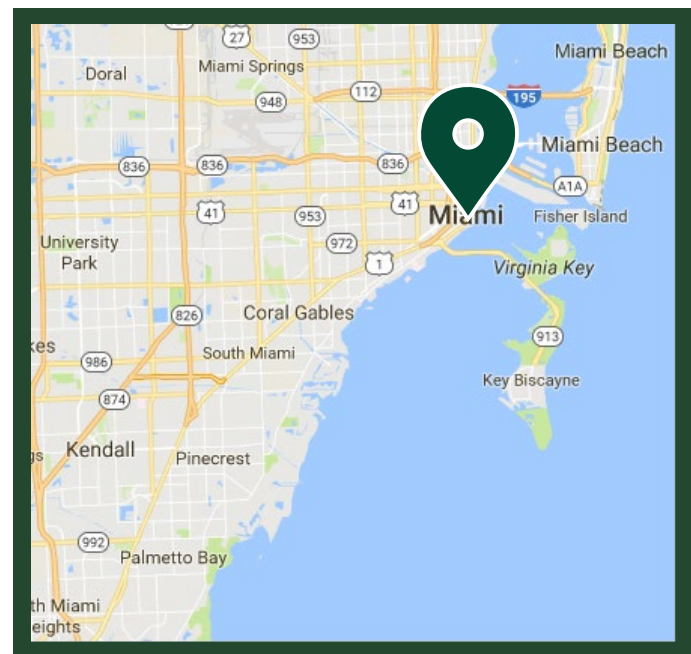


PROPERTY HIGHLIGHTS

Property is a high end multifamily/condo building with retail on the ground floor. This space is on the ground floor right off the driveway and front entrance to the building with easy access. The property is located in the heart of the financial district, one block east of Brickell Ave. The property is minutes from the airport, downtown and Miami Beach. Plenty of public/private transit options leading to and from the area.

Former real estate and law office, furnished and ready to go. Space lends itself to any professional services company.

- Space Available: 3,500 SF
- Rental Rate: \$45/SF/Year
- Space Type: Creative/Loft
- Lease Type: Modified Gross
- Date Available: September 2017
- Parking Spaces: 10



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Otto Travieso, CCIM
305.477.9748 | Cell: 305.785.7325
otto@rcpfl.com | www.rcpfl.com

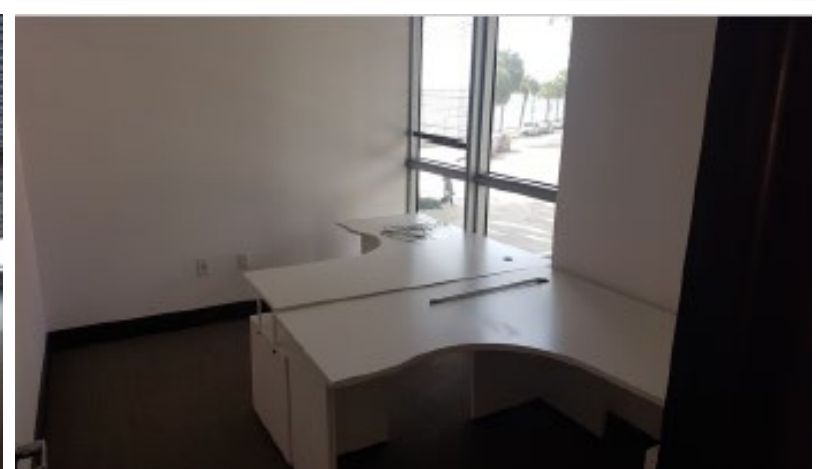
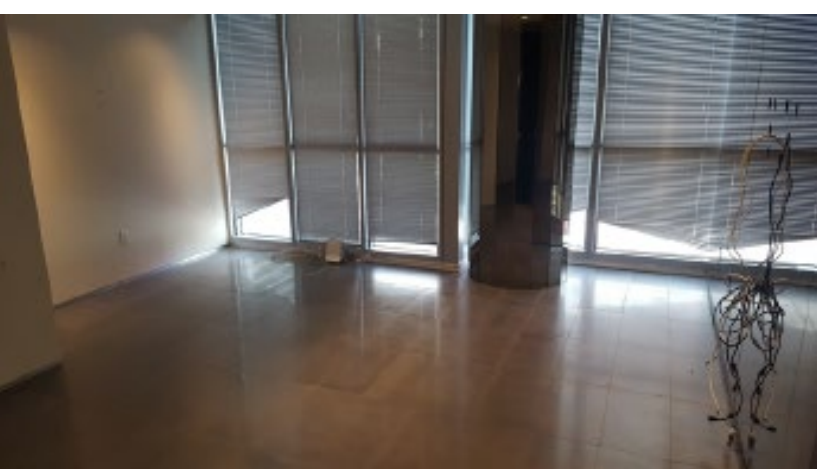
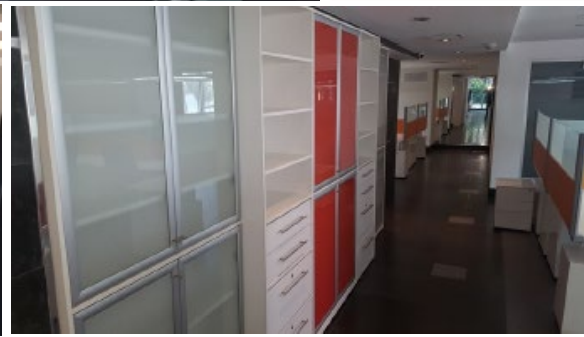
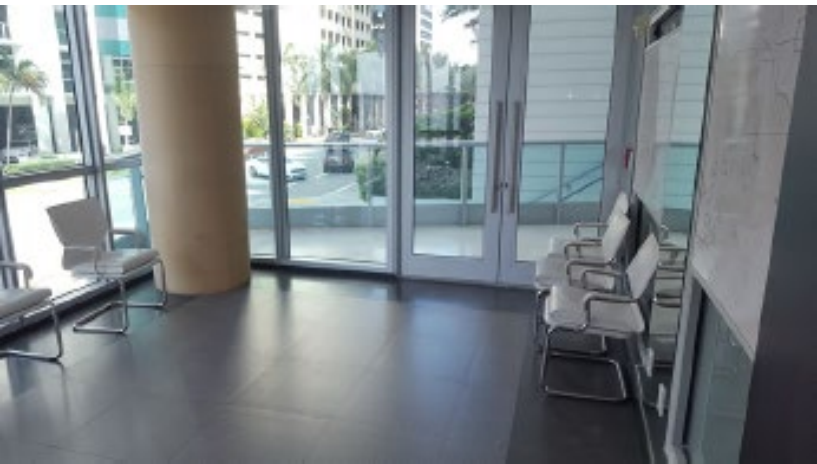
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AREA OVERVIEW



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PROPERTY PHOTOS

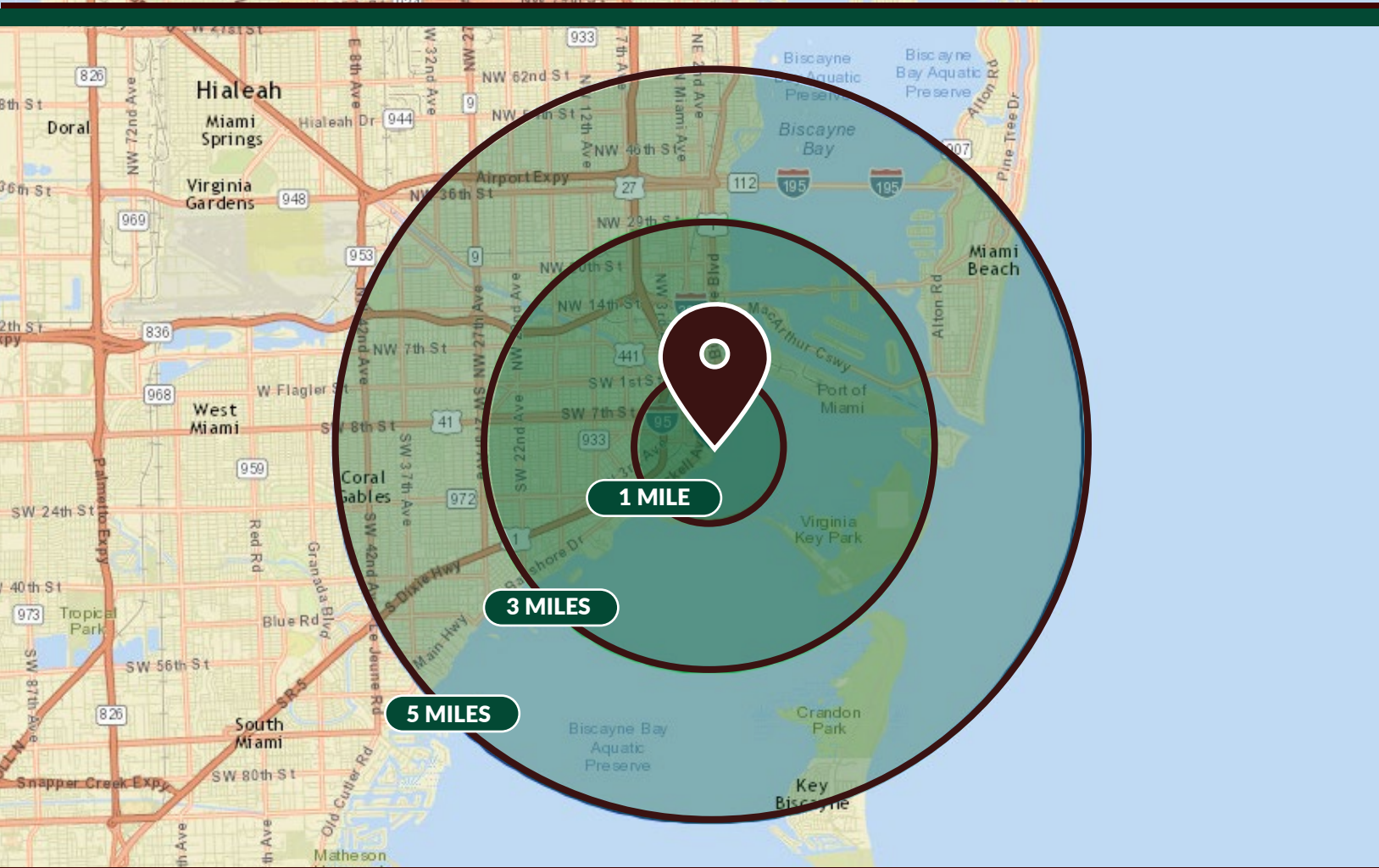


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DEMOGRAPHICS



2017 Summary	1 Mile	3 Miles	5 Miles	2022 Summary	1 Mile	3 Miles	5 Miles
Population	52,884	196,165	445,462	Population	60,197	214,054	476,698
Households	29,241	87,946	190,100	Households	33,311	96,622	203,898
Families	11,315	41,877	96,943	Families	12,801	45,388	103,192
Average Household Size	1.81	2.17	2.30	Average Household Size	1.81	2.16	2.30
Owner Occupied Housing Units	7,150	19,599	53,008	Owner Occupied Housing Units	7,873	20,984	55,787
Renter Occupied Housing Units	22,090	68,347	137,092	Renter Occupied Housing Units	25,438	75,639	148,111
Median Age	35.8	38.4	39.2	Median Age	35.8	38.9	40.0
Median Household Income	\$68,698	\$39,667	\$38,658	Median Household Income	\$81,239	\$49,123	\$46,495
Average Household Income	\$100,358	\$69,094	\$67,035	Average Household Income	\$116,564	\$81,538	\$78,898