

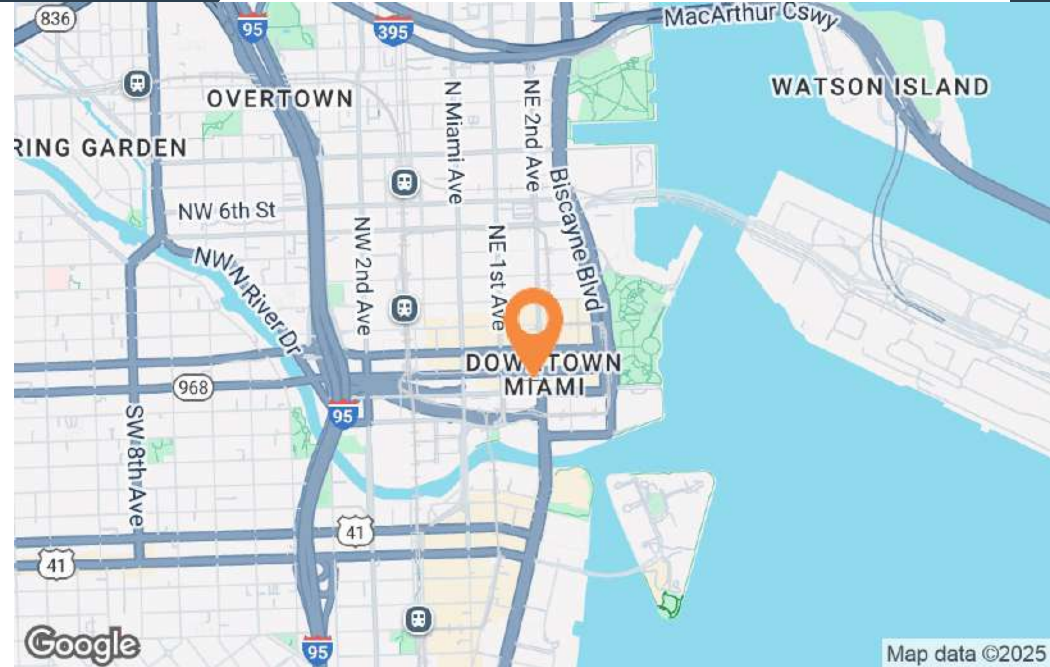


OFFICE CONDO BUILDING FOR LEASE

150 SE 2ND AVE

**CHASE BANK BUILDING | UNIT 706**





**+ AVAILABLE SF**  
1735 SF

## PROPERTY OVERVIEW

Nestled in the heart of vibrant Downtown Miami, this prime property offers a strategic location next to the iconic Miami Tower. With modern amenities and a contemporary design, this space provides the ideal setting for your business to thrive. Experience urban sophistication and unparalleled access to the city's dynamic business scene at this prestigious address.

## PROPERTY HIGHLIGHTS

- **Unit 706 available for sale or lease**
- **Unit can be divided and leased as 2 separate units**
- Spectacular corner office views of the city
- Prime location in vibrant Downtown Miami
- Spacious and versatile floor plans
- Seamless access to transportation and major thoroughfares
- Proximity to a diverse range of dining and entertainment options
- Ample parking and convenient access for tenants and visitors







7TH LEVEL FLOOR PLAN



Southeast Center

Aston Martin Residences

JW Marriott Marquis Miami

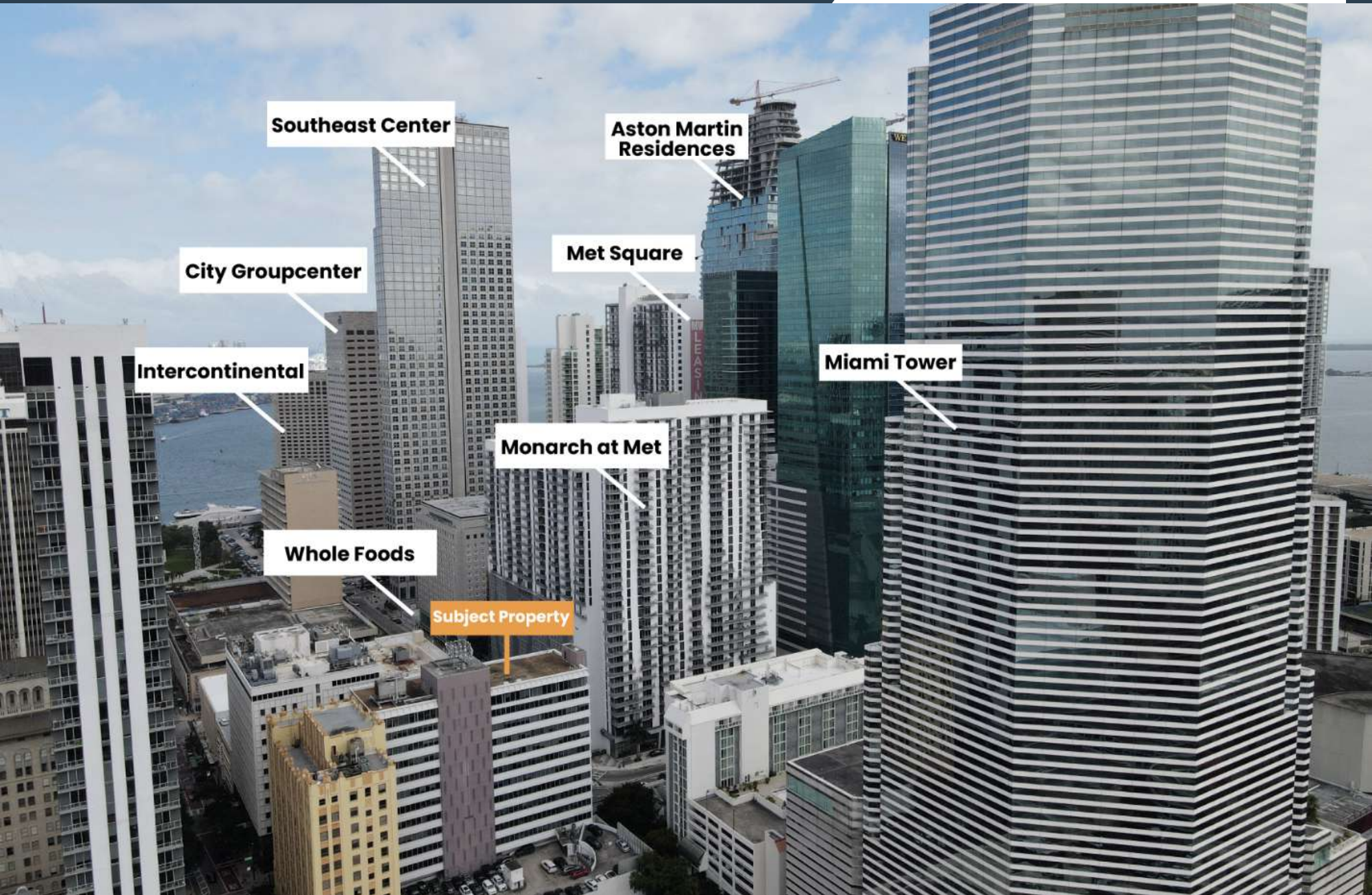
Mint Wind and Ivy Condos

Miami Tower

Monarch at Met

Subject Property

Whole Foods



## FLAGLER STREET REVITALIZATION

Flagler Street is the original Main Street, a promenade stretching from Bay to River. When Flagler Street and Miami Ave intersect it creates the four quadrants of city's grid and could not get anymore Main & Main St. The fully funded 30 million revitalization project entails a near-total redesign and reconstruction of the street from Biscayne Boulevard to the Miami-Dade County Courthouse. On-street parking will be eliminated, replacing it with valet stations, extending and level sidewalks to allow ample room for pedestrians, cafe tables, bike racks and benches. Oak trees will be planted down the entire street, while upgrading and burying the electric and sewage. Flagler Street will return to its days of glory, rivaling any Miami pedestrian mall and ultimately competing with the Worth Avenues and Rodeo Drives of the world.



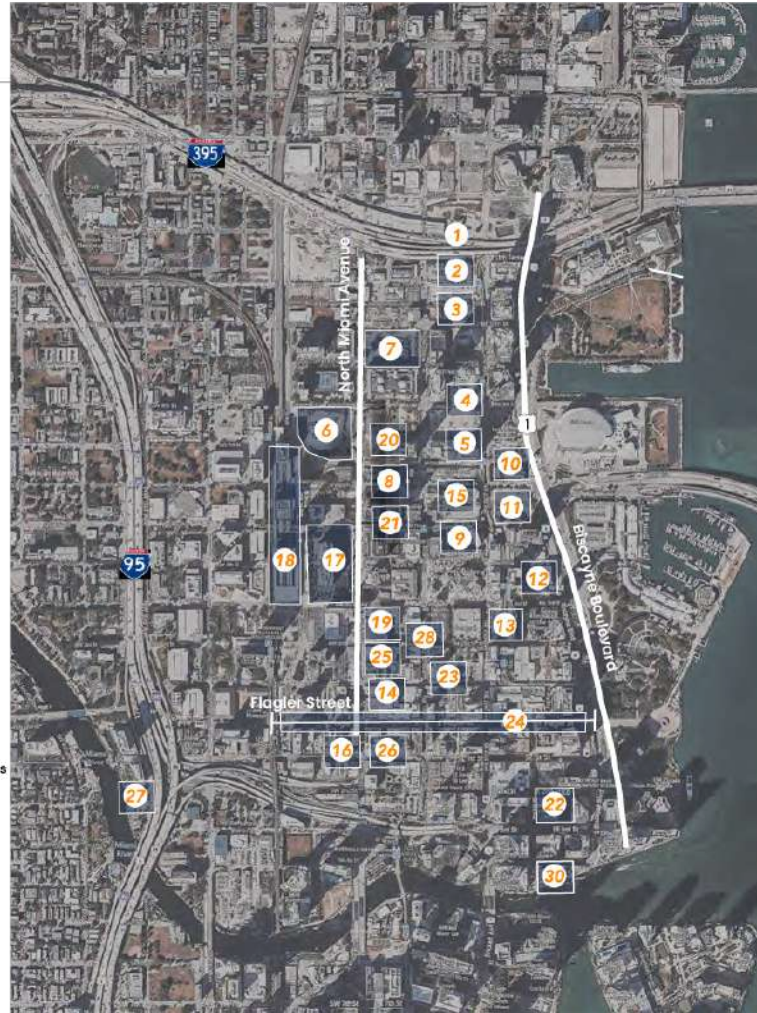
### Design | Concept | Plan





Nearby Developments

- |  |  |
|--|--|
| 1. Underdeck Miami   | 16. Lions Group NYC<br>675 units   |
| 2. Elleven Hotel Residences/ Beyond<br>461 units   375 Hotel keys            | 17. US District Courthouse   |
| 3. Naftali Group<br>Two Supertall Towers 1.3 million total sf of development | 18. Miami Central Station<br>816 units   130,000 sf of retail                        |
| 4. CitizenM at MWC<br>252 Hotel keys   | 19. The District<br>640 units  |
| 5. Bezel at MWC<br>434 units   | 20. The Crosby at MWC<br>450 units   |
| 6. Witkoff and Monroe Capital<br>2,200 units                                 | 21. Downtown 5 <sup>th</sup><br>1,042 units  |
| 7. Legacy at MWC<br>310 condos   210 hotel keys                              | 22. Monarc at Met Apartments<br>462 units  |
| 8. Okan tower<br>399 units   | 23. Diamond District   |
| 9. Related Group   Merrimac Ventures<br>450 units                            | 24. Flagler Street Streetscape   |
| 10. Nativo Miami<br>412 units  | 25. Metro Mall Jewelry Center  |
| 11. Elser Residences<br>646 units  | 26. New Courthouse   |
| 12. Waldorf Astoria<br>360 units   | 27. Miami River<br>1,678 residential units   330 hotel rooms<br>195,892 sf of retail |
| 13. YotelPad<br>453 units  | 28. Namdar<br>640 units  |
| 14. Lalezarian Properties<br>565 units                                       | 29. Hyatt   Gencom<br>1,500 units  |
| 15. 501 First Residences<br>448 units  | 30. Aston Martin Residences<br>434 units   |



**MIAMI WORLD CENTER & THE PARAMOUNT LUXURY CONDO**

Miami World Center is a new mega project and Downtown's game changer. With nearly 30 acres and an estimated price tag of more than \$1.5 billion, Miami World Center will be the second largest urban development in the United States. It will include 765,000 Sq.Ft of signature retail, 4.5 acres of open space, 7,000 new parking spaces, and an ultra-modern Marriott Marquis World Convention Center Hotel with 1,800 rooms, 600,000 Sq.ft of convention space, and an 80,000 Sq.ft outdoor event deck. To top it all off – literally – the Master Plan for Miami Worldcenter will include multiple residential towers with over 1,000 units. Read more on Miami World Center.









MIAMI  
WORLDCENTER

Only 5 blocks away

Subject Property

## AN OPEN AIR SHOPPING CENTER BY THE WATER

24 million people a year visit Bayside Market. Recently the end lease was purchased by Ashkenazy and they are currently retenanting the entire marketplace with vibrant new restaurants, bars and retail. Downtown Miami's skyline has a major new \$18 million player. The Skyviews Miami Observation Wheel debuted recently at the Bayside Marketplace. The 200-foot high Ferris wheel — or observation wheel, allows you to take in spectacular views of Biscayne Bay and the city's skyline.



## SE 1ST STREET

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 TOALED 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





POPULATION	1 MILE	5 MILES	10 MILES
Total Population	55,087	479,819	1,179,175
Average Age	38.1	40.7	41.4
Average Age (Male)	38.8	39.7	39.9
Average Age (Female)	37.6	41.8	42.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	37,588	239,140	513,014
# of Persons per HH	1.5	2.0	2.3
Average HH Income	\$84,826	\$65,436	\$70,315
Average House Value	\$265,973	\$312,070	\$346,591
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	62.6%	68.5%	66.8%
RACE	1 MILE	5 MILES	10 MILES
Total Population - White	41,424	310,871	747,938
Total Population - Black	3,438	77,176	222,040
Total Population - Asian	1,729	6,754	16,559
Total Population - Hawaiian	0	138	664
Total Population - American Indian	225	1,391	1,767
Total Population - Other	1,997	28,665	61,401

2020 American Community Survey (ACS)



Map data ©2025 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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**FORTUNE**  
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Is the premier, exclusive on-site sales and marketing representative for third-party development projects in South Florida, having represented some of South Florida's most successful projects: Missoni Baia, Una Residences, 57 Ocean, 2000 Ocean, Monaco Yacht Club, I Hotel & Homes South Beach, Brickell Flatiron, SLS Lux & Gran Paraiso, among others with thousands of sales to date. Led by visionary founder Edgardo Defortuna, Fortune International Group has 18 offices around the world with nearly 1,000 associates. Fortune's international broker network reaches legions of prospective buyers from South Florida to Buenos Aires, Hong Kong to São Paulo, and Manhattan to Paris.



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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.

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