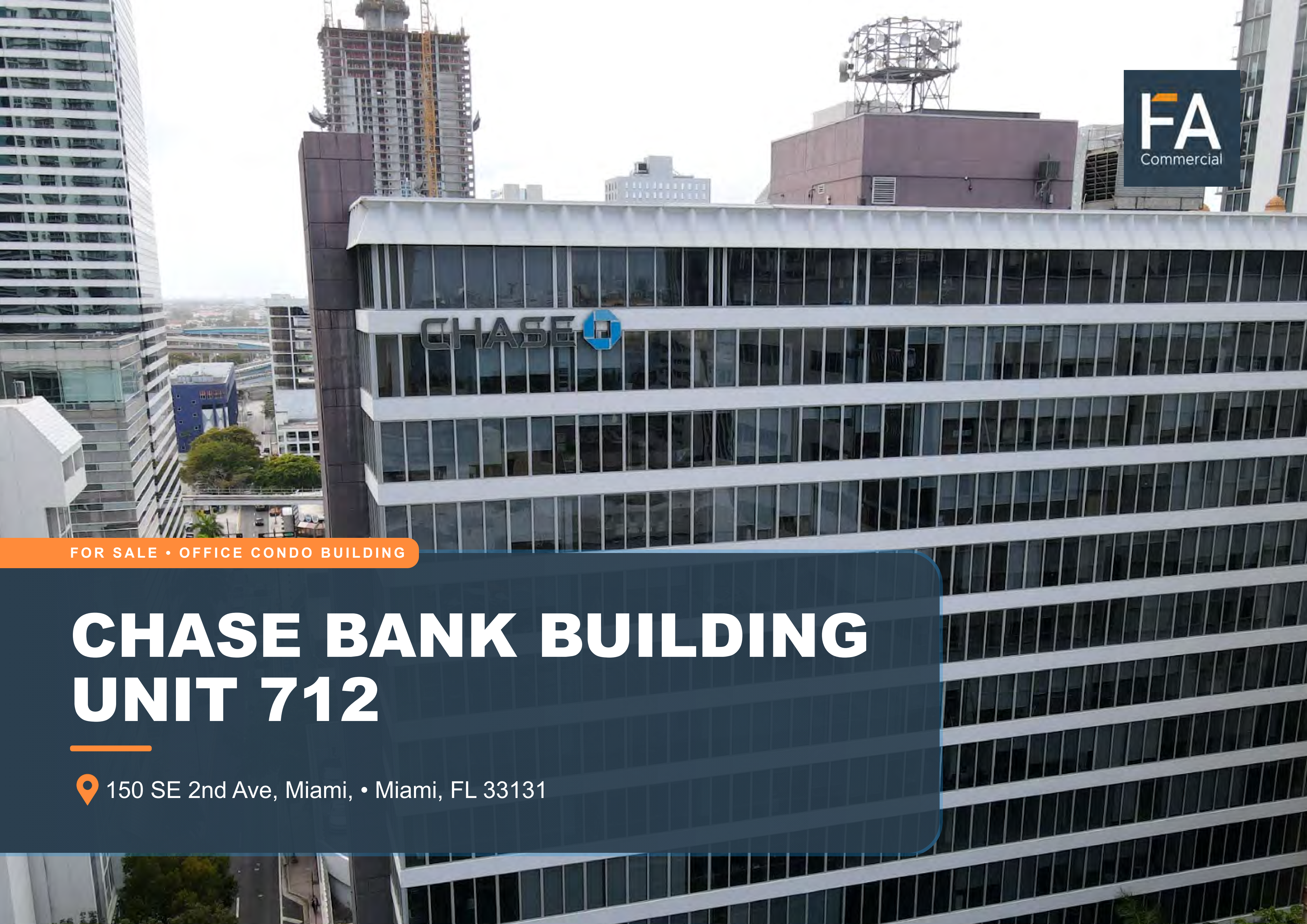


FOR SALE • OFFICE CONDO BUILDING

CHASE BANK BUILDING UNIT 712

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

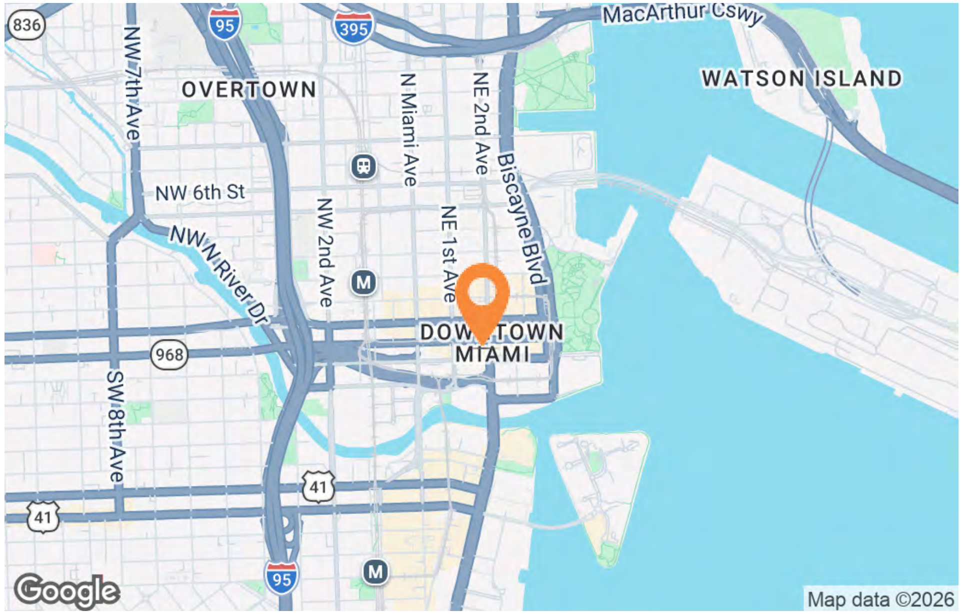
OFFICE BUILDING

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. Unit 712 spans 855 SF which presents an excellent opportunity for those seeking to capitalize on Miami's thriving office market. Join a community that offers dynamic shopping,

STATUS: FOR LEASE

PROPERTY TYPE	SIZE
Office	852 SF

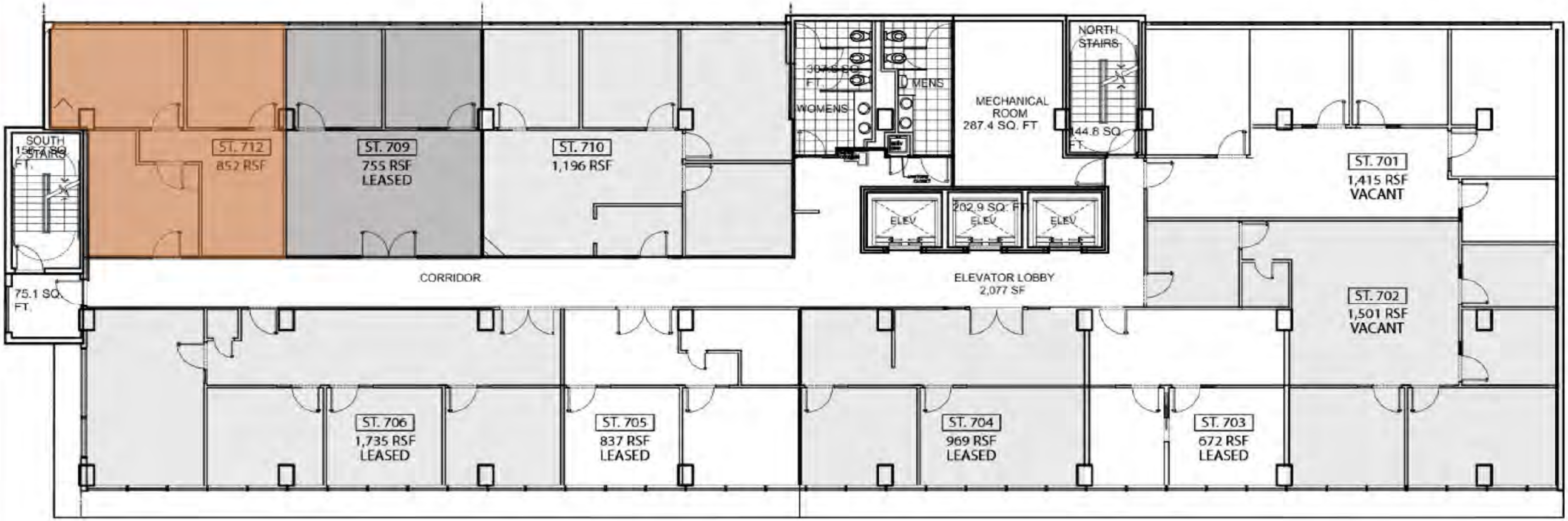


INVESTMENT HIGHLIGHTS

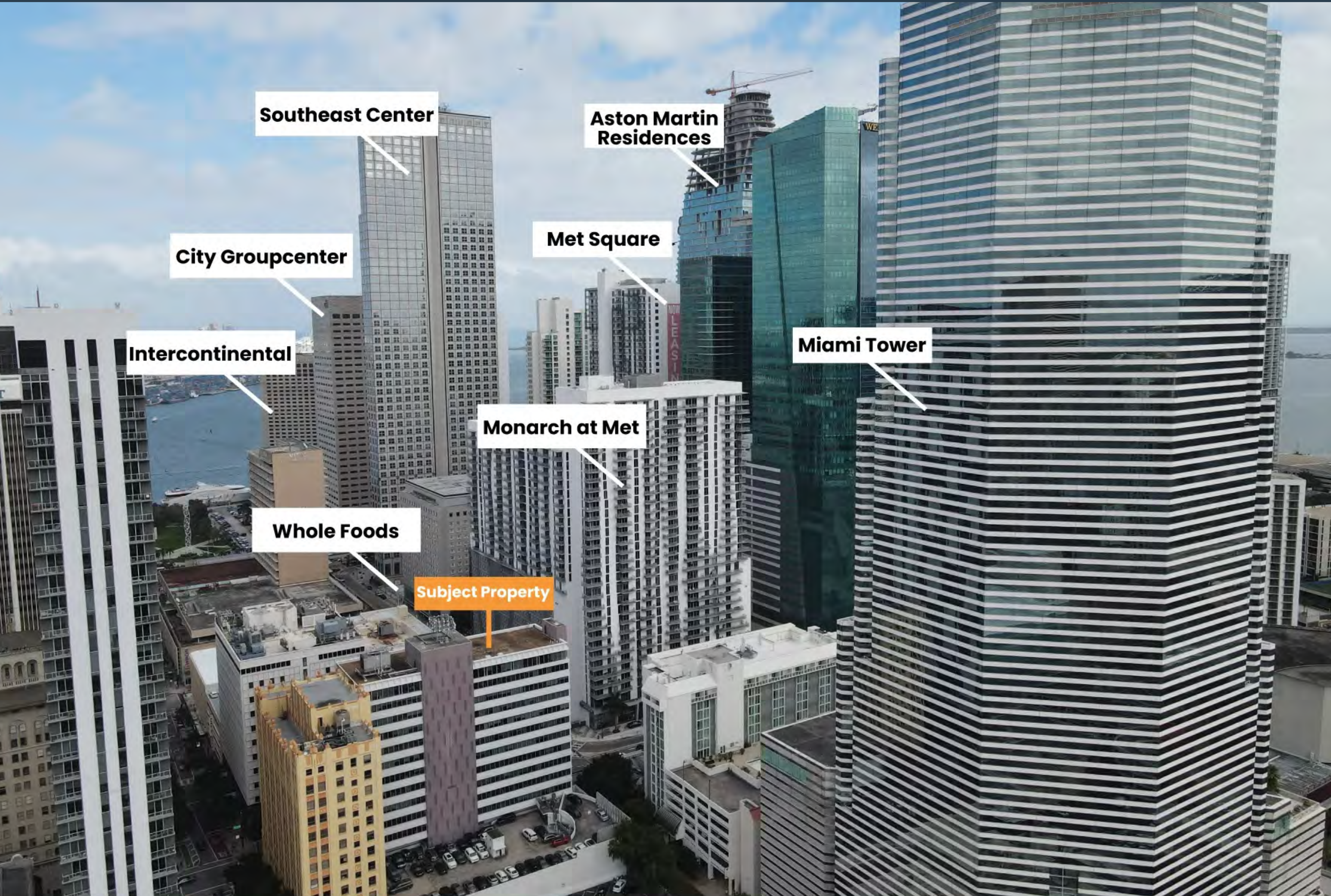
01 **Unit 712 Available For Lease**
Located on the 7th Floor of the landmark Chase Bank Building

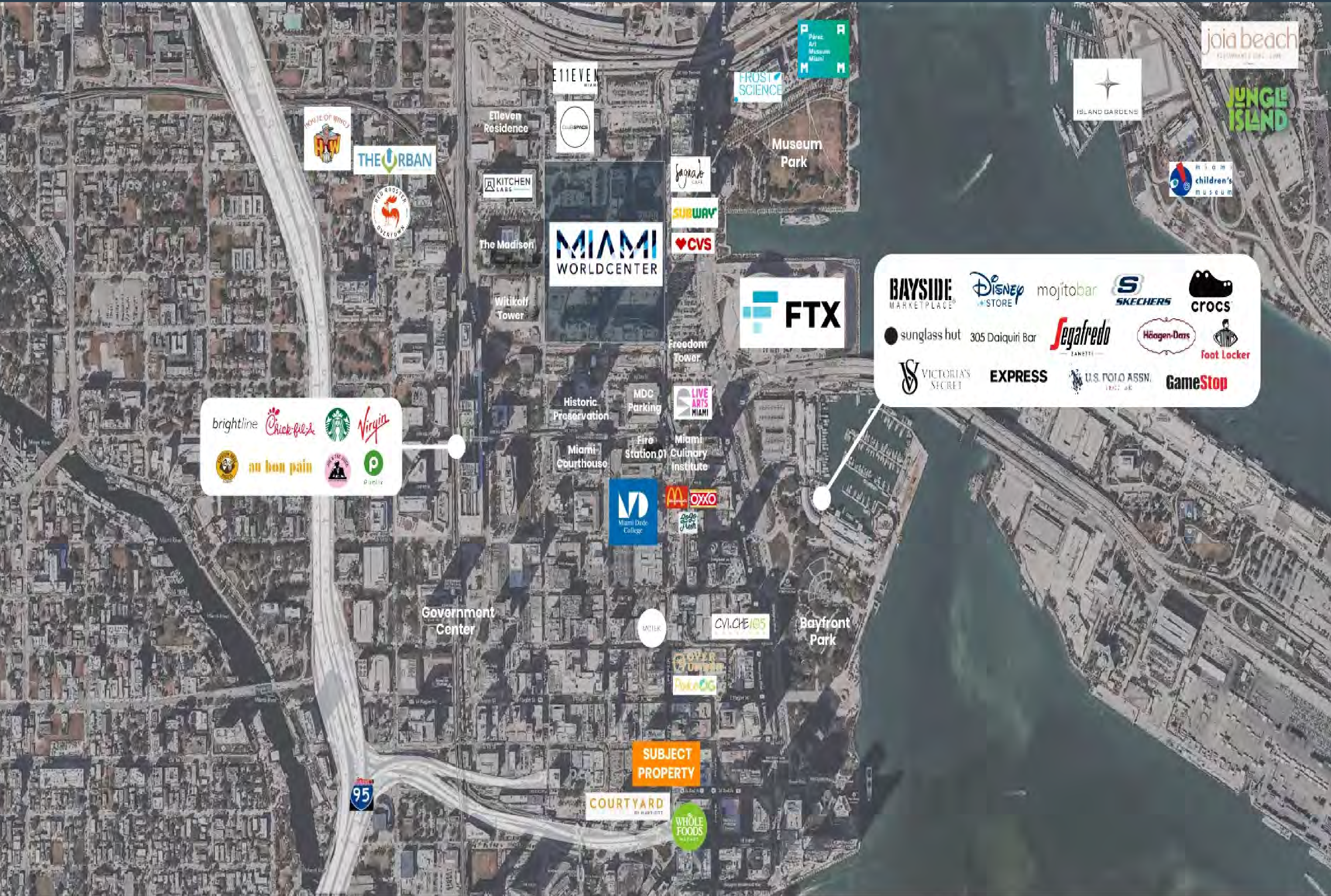
02 **Spacious And Versatile Floor Plan**
Ideal For Business Development

03 **Ample Parking And Convenient Access For Tenants And Visitors**



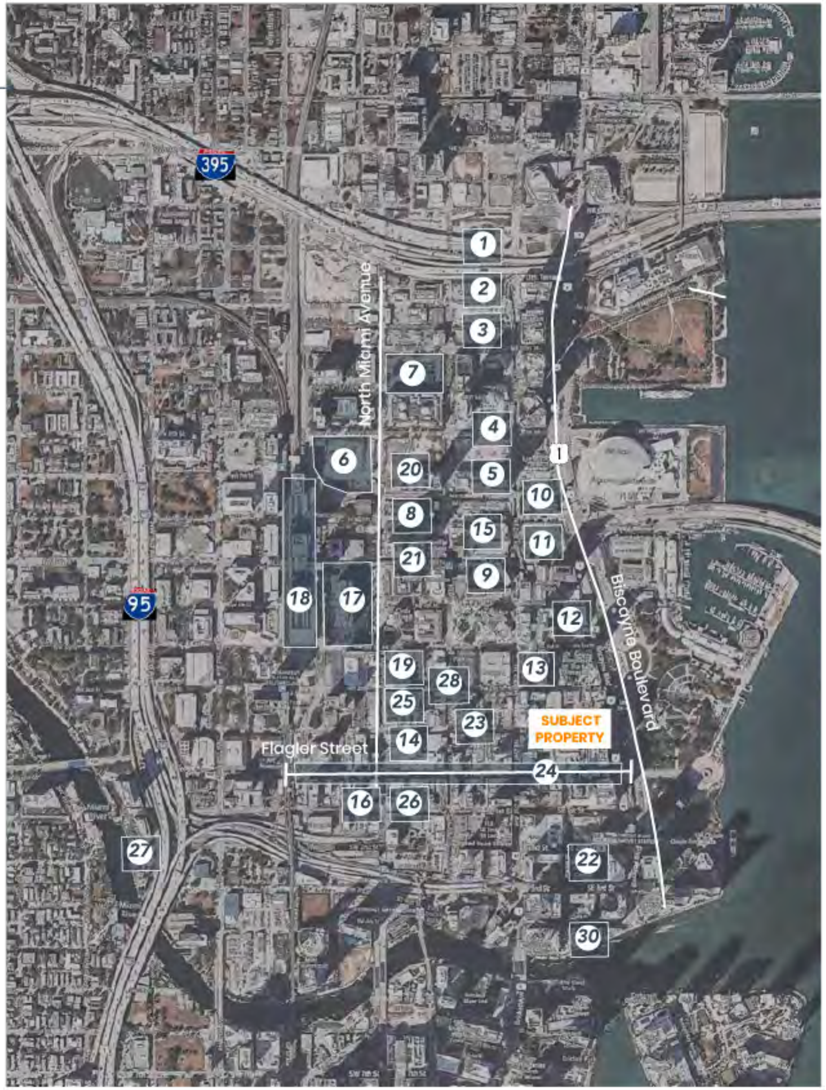
7TH LEVEL FLOOR PLAN


Southeast Center
Aston Martin Residences
City Groupcenter
Met Square
Intercontinental
Miami Tower
Monarch at Met
Whole Foods
Subject Property


Eleven Residence
E11EVEN
House of Wings
THE URBAN
Red Rooster Overtown
KITCHEN LABS
The Madison
MIAMI WORLDCENTER
Witkoff Tower
Subway
CVS
FROST SCIENCE
Pérez Art Museum Miami
Museum Park
FTX
ISLAND GARDENS
joia beach
JUNGLE ISLAND
miami children's museum
BAYSIDE MARKETPLACE
Disney STORE
mojitobar
SKECHERS
crocs
sunglass hut
305 Daiquiri Bar
Segafredo
Häagen-Dazs
Foot Locker
VICTORIA'S SECRET
EXPRESS
U.S. POLO ASSN.
GameStop
Freedom Tower
MDC Parking
Historic Preservation
LIVE ARTS MIAMI
brightline
Chick-fil-A
Virgin
au bon pain
Publix
Miami Courthouse
Fire Station 01
Miami Culinary Institute
Miami Dade College
OXXO
Government Center
CVI.CHE 105
Bayfront Park
SUBJECT PROPERTY
95
COURTYARD
WHOLE FOODS

Nearby Developments

1. Underdeck Miami
2. Elleven Hotel Residences/ Beyond
   461 units | 375 Hotel keys
3. Naftali Group
   Two Supertall Towers 1.3 million total sf of development
4. CitizenM at MWC
   252 Hotel keys
5. Bezel at MWC
   434 units
6. Witkoff and Monroe Capital
   2,200 units
7. Legacy at MWC
   310 condos | 210 hotel keys
8. Okan tower
   399 units
9. Related Group | Merrimac Ventures
   450 units
10. Natiivo Miami
    412 units
11. Elser Residences
    646 units
12. Waldorf Astoria
    360 units
13. YotelPad
    453 units
14. Lalezarian Properties
    565 units
15. 501 First Residences
    448 units
16. Lions Group NYC
    675 units
17. US District Courthouse
18. Miami Central Station
    816 units | 130,000 sf of retail
19. The District
    640 units
20. The Crosby at MWC
    450 units
21. Downtown 5th
    1,042 units
22. Monarc at Met Apartments
    462 units
23. Diamond District
24. Flagler Street Streetscape
25. Metro Mall Jewelry Center
26. New Courthouse
27. Miami River
    1,678 residential units | 330 hotel rooms
    196,882 sf of retail
28. Namdar
    640 units
29. Hyatt | Gencom
    1,500 units
30. Aston Martin Residences
    434 units



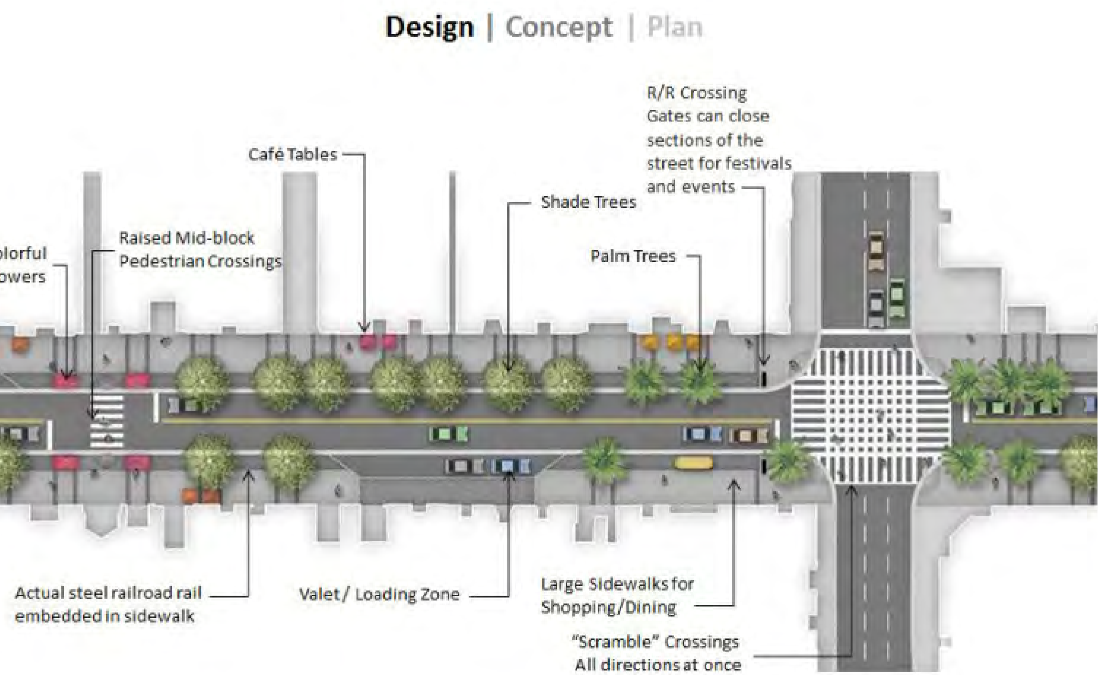

Southeast Center
Aston Martin Residences
JW Marriott Marquis Miami
Miami Tower
Mint Wind and Ivy Condos
Monarch at Met
Subject Property
citi
SE 1st St
Whole Foods

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.

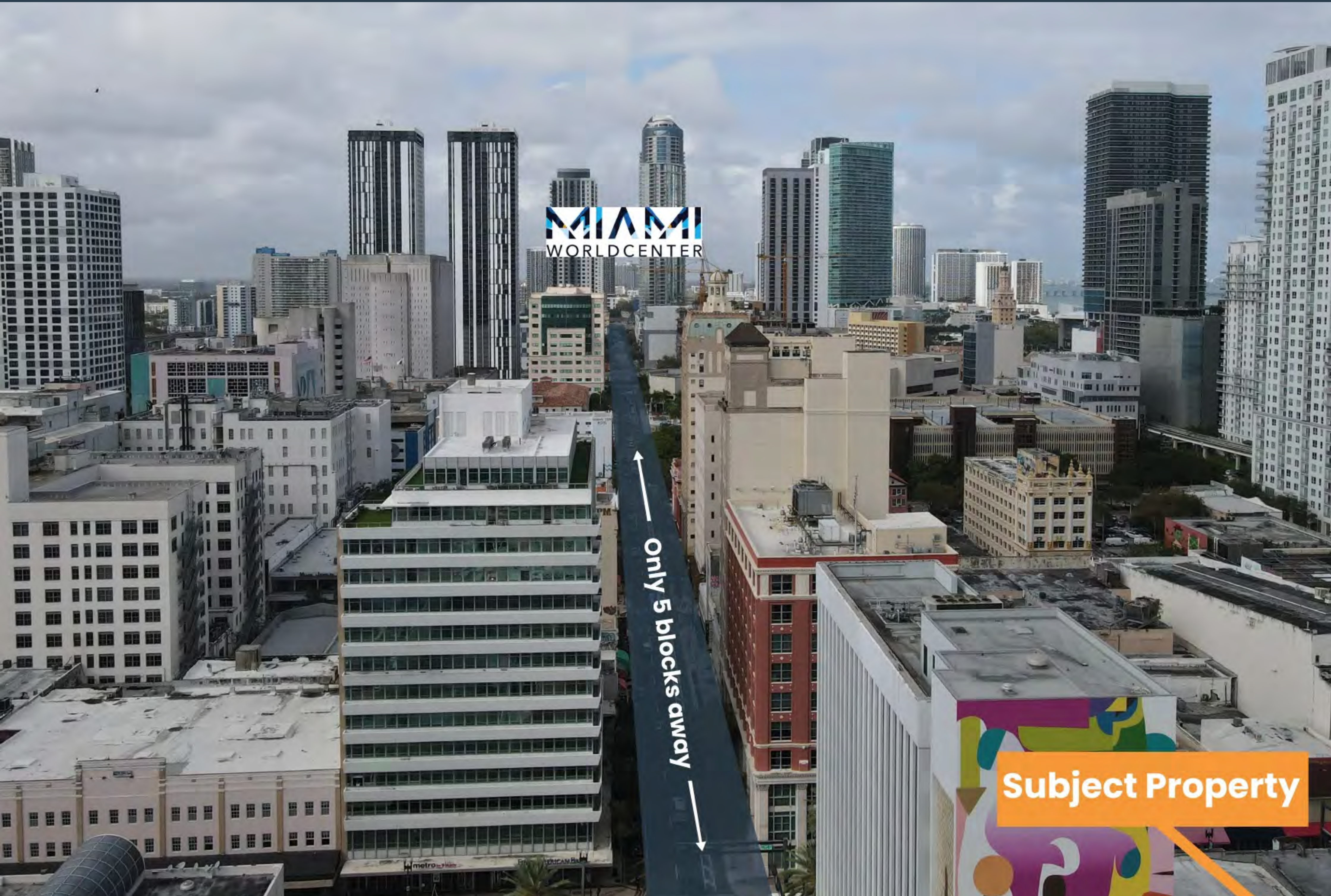


MIAMI WORLDCENTER: DOWNTOWN MIAMI'S GAME CHANGER

Miami Worldcenter is a nearly 30-acre, $1.5B+ mega-development ransforming Downtown Miami. As one of the largest urban projects in the U.S., it will feature signature retail, open public spaces, thousands of parking paces, a major convention hotel, and new residential towers.


Best


Wynwood
Midtown
Adrienne Arsht Center for the Performing Arts
South Beach
Health District
Signature Suspension Bridge & Park
395
Pérez Art Museum
Frost Museum of Science
Airport
Maurice A. Ferré Park
Future Phases of Miami Worldcenter
95
Miami Worldcenter
FTX Arena
MiamiCentral Station
Freedom Tower
Port of Miami
Bayside Marketplace
Skyrise Miami
Miami Dade College
N Miami Street
NE 1ST Ave
NE 2ND Ave
Bayfront Park


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.

Microsoft

ELLIOTT

blink®

THOMABRAVO

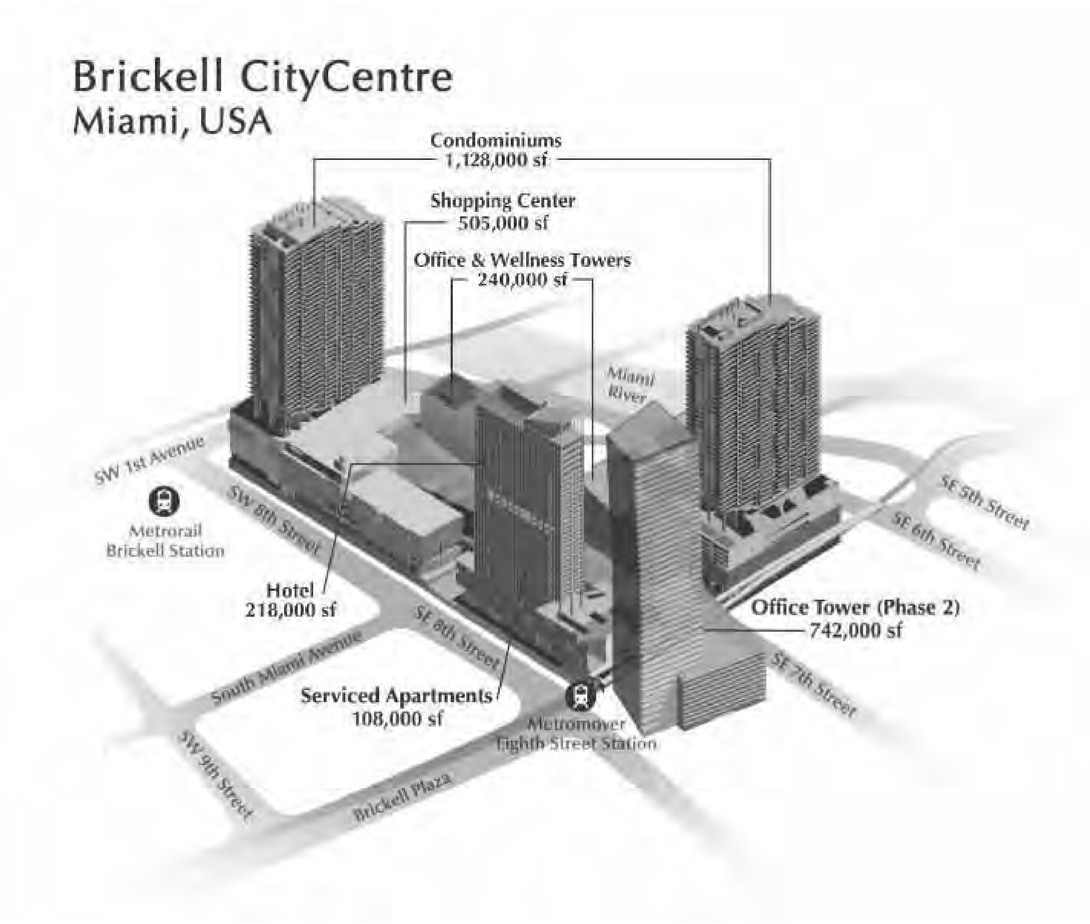
Blackstone

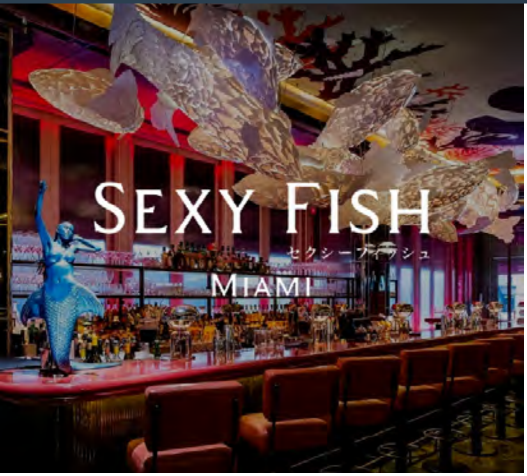
CITADEL

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.




SEXY FISH
MIAMI


20
LAVEINTE
CANTINA


GEKKŌ


LPM RESTAURANT & BAR


zuma


Quinto
la huella


NOVIKOV
MIAMI


Dirty French
STEAKHOUSE


Osaka


AVRA


KOMODO


CIPRIANI

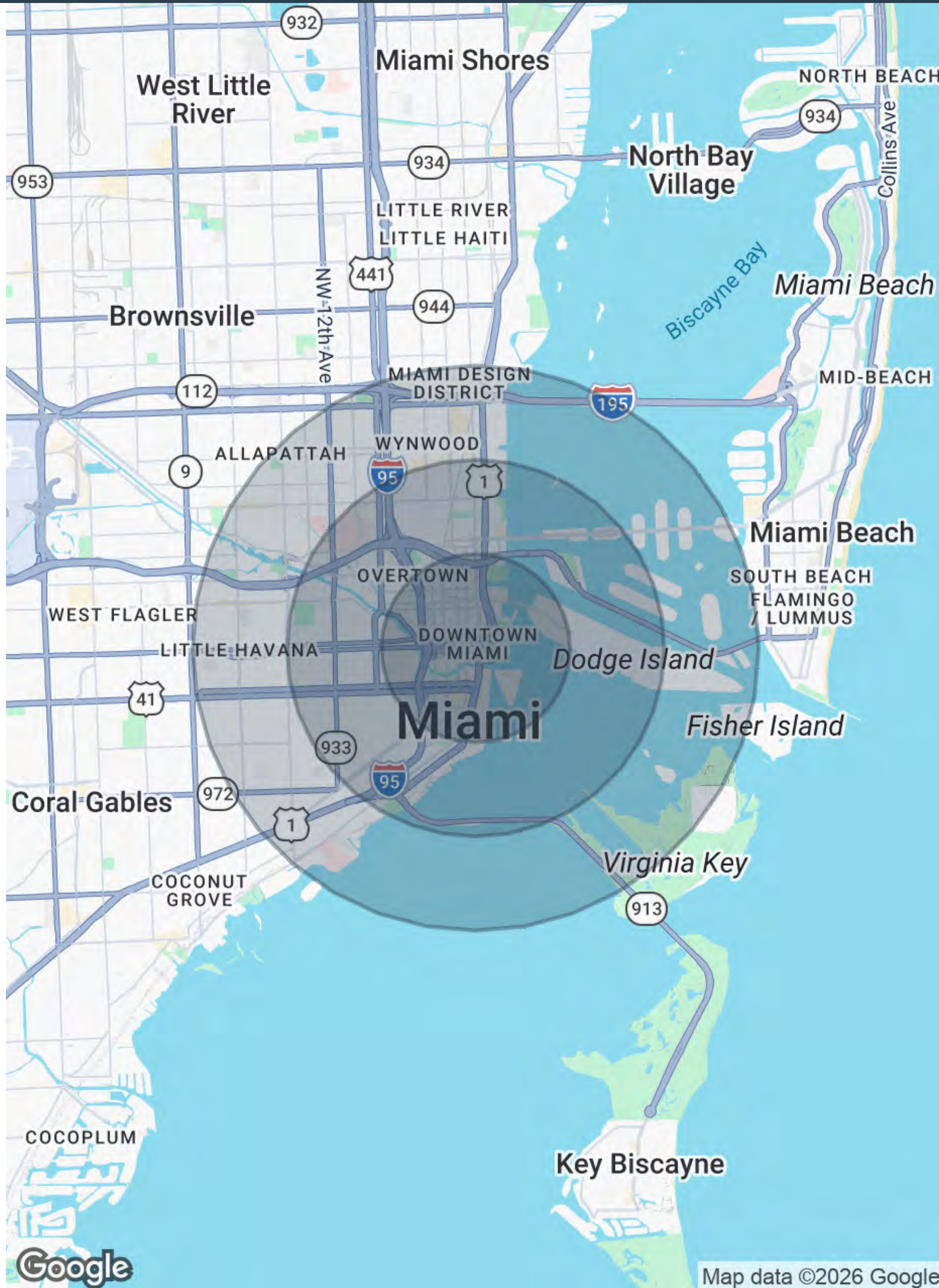
POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	45,855	122,137	202,363
AVERAGE AGE	37.5	39.3	39.9
AVERAGE AGE (MALE)	38.5	39.0	39.2
AVERAGE AGE (FEMALE)	36.7	40.2	41.3

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)



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Parties should consult the appropriate licensed professionals:
Legal matters — an attorney
Tax matters — a CPA or tax attorney
Title matters — a title officer or attorney
Property condition or code compliance — qualified engineers, architects, contractors, or relevant governmental agencies

FA Commercial Advisors, LLC & Fortune International Realty market all properties and services in compliance with applicable fair housing and equal opportunity laws.

COMMERCIAL DIVISION OF FORTUNE

FORTUNE INTERNATIONAL GROUP

Synonymous with excellence, quality, customer service and unwavering commitment to the highest standards of luxury, Fortune International Group has been a recognized leader in development, sales and marketing since 1983. The company's prestigious development portfolio includes many of the most prominent residential properties in South Florida including Jade Signature, The Ritz-Carlton Residences Sunny Isles Beach, Auberge Beach Residences and Spa Fort Lauderdale, Jade Residences Brickell; Jade Beach, Jade Ocean, and Hyde Resort & Residences Hollywood.

FORTUNE INTERNATIONAL REALTY

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, 1 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 Paolo, and Manhattan to Paris.

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.**

FOR MORE INFORMATION, PLEASE CONTACT

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Broker Associate

786.262.9966

info@facommercial.com

FA Commercial | FORTUNE INTERNATIONAL REALTY