

Lease Availability Report

400 W 41st St - Sheridan Center

Miami Beach, FL 33140 - Miami Beach Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1987
RBA:	67,793 SF
Floors:	5
Typical Floor:	11,000 SF

AVAILABILITY

Min Divisible:	1,370 SF
Max Contig:	3,473 SF
Total Available:	10,111 SF
Asking Rent:	\$39.00 - \$42.00

EXPENSES PER SF

Taxes:	\$4.13 (2019)
Opex:	\$12.13 (2011-Est)

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	103	Off/Med	Direct	3,473	3,473	3,473	\$42.00/MG	Vacant	5 - 20 Yrs
P 2nd	201	Office	Direct	1,370 - 3,193	3,193	3,193	\$39.00/NNN	Vacant	3 - 20 Yrs
P 4th	412	Office	Direct	1,713	1,713	1,713	\$39.00/NNN	Vacant	3 - 20 Yrs
P 5th	508	Off/Med	Sublet	1,732	1,732	1,732	\$39.00/NNN	30 Days	Thru Jun 2022

SALE

Last Sale: Portfolio of 2 Properties in Miami Beach, FL Sold on Feb 8, 2017 for \$17,850,000

AMENITIES

Air Conditioning, Kitchen, Natural Light, Partitioned Offices, Property Manager on Site, Reception, Security System, Storage Space

TRANSPORTATION

Parking:	Surface Spaces @ \$90.00/mo; Ratio of 0.00/1,000 SF
Commuter Rail:	15 minute drive to Hialeah Market Commuter Rail (Tri-County Commuter)
Airport:	27 minute drive to Miami International Airport
Walk Score ®:	Very Walkable (89)
Transit Score ®:	Good Transit (58)

Lease Availability Report

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Miami Beach, FL 33140 - Miami Beach Submarket



KEY TENANTS

Florida Center For Allergy	2,400 SF	LabCorp	2,262 SF
Miami Beach Cosmetic and Plastic Surgery Center	2,000 SF	Consulate General Of Grenada	1,200 SF
Akumin	1,000 SF	Alan S Kaplan DMD	1,000 SF

Lease Availability Report

820 W 41st St

Miami Beach, FL 33140 - Miami Beach Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1972
RBA:	20,915 SF
Floors:	4
Typical Floor:	5,228 SF

AVAILABILITY

Min Divisible:	1,000 SF
Max Contig:	5,000 SF
Total Available:	5,000 SF
Asking Rent:	\$54.00/MG

EXPENSES PER SF

Taxes:	\$3.77 (2019)
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SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 3rd	300	Office	Direct	1,000 - 5,000	5,000	5,000	\$54.00/MG	Vacant	Negotiable

SALE

Last Sale: Sold on Aug 17, 2017 for \$5,600,000 (\$267.75/SF)

AMENITIES

Signage

TRANSPORTATION

Parking:	15 Covered Spaces are available; Ratio of 0.61/1,000 SF
Commuter Rail:	14 minute drive to Hialeah Market Commuter Rail (Tri-County Commuter)
Walk Score ®:	Very Walkable (86)
Transit Score ®:	Good Transit (53)

KEY TENANTS

RLG Properties, Inc.	13,171 SF	Togmiami, Llc	1,000 SF
Bolt Mobility Corporation	500 SF		

Lease Availability Report

960 W 41st St - 960 Arthur Godfrey Rd
Miami Beach, FL 33140 - Miami Beach Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1961
RBA:	20,220 SF
Floors:	4
Typical Floor:	5,026 SF

AVAILABILITY

Min Divisible:	399 SF
Max Contig:	1,079 SF
Total Available:	3,045 SF
Asking Rent:	\$\$32.00 - \$38.00/FS

EXPENSES PER SF

Taxes:	\$2.77 (2019)
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SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	102	Office	Direct	743	743	743	Withheld	Vacant	2 - 10 Yrs
P 3rd	304	Off/Med	Direct	1,079	1,079	1,079	Withheld	Vacant	2 - 10 Yrs
P 4th	410	Office	Direct	399	399	399	\$38.00/FS	Dec 2020	2 - 10 Yrs
P 4th	406	Office	Direct	824	824	824	\$32.00/FS	Vacant	Negotiable

SALE

Last Sale: Sold on Aug 25, 2009 for \$3,100,000 (\$153.31/SF)

AMENITIES

Air Conditioning

TRANSPORTATION

Parking:	Surface Spaces @ \$0.00/mo
Commuter Rail:	14 minute drive to Hialeah Market Commuter Rail (Tri-County Commuter)
Airport:	26 minute drive to Miami International Airport
Walk Score ®:	Very Walkable (80)
Transit Score ®:	Good Transit (51)

KEY TENANTS

Beach Family Medicine; Susan Laurie, MD	1,373 SF	Ross Home Loans	1,335 SF
Alexander Lurie Dr	750 SF	Mid Beach Chiropractic	750 SF
First Nationwide Lending Inc	600 SF	M & C Contractors	600 SF

Lease Availability Report

300 Arthur Godfrey Rd - Jefferson Plaza

Miami Beach, FL 33140 - Miami Beach Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1968
RBA:	52,467 SF
Floors:	2
Typical Floor:	17,489 SF

AVAILABILITY

Min Divisible:	1,271 SF
Max Contig:	4,127 SF
Total Available:	11,094 SF
Asking Rent:	\$27.00/FS

EXPENSES PER SF

Taxes:	\$3.83 (2019)
Opex:	\$3.63 (1999)

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	300 Art	Off/Ret	Direct	2,446	2,446	2,446	Withheld	Vacant	Negotiable
P 2nd	200	Off/Med	Direct	4,127	4,127	4,127	\$27.00/FS	Vacant	Negotiable
P 2nd	216	Office	Direct	1,271	1,271	1,271	\$27.00/FS	Vacant	Negotiable
P 2nd	201-A	Office	Direct	3,250	3,250	3,250	\$27.00/FS	Vacant	Negotiable

AMENITIES

Banking, Signage

TRANSPORTATION

Parking:	54 free Surface Spaces are available; Ratio of 1.02/1,000 SF
Commuter Rail:	15 minute drive to Hialeah Market Commuter Rail (Tri-County Commuter)
Airport:	27 minute drive to Miami International Airport
Walk Score ®:	Very Walkable (89)
Transit Score ®:	Good Transit (58)

KEY TENANTS

Bank of America	6,289 SF	Conviva Care Center	5,000 SF
Azuri	3,700 SF	3T Radiology & Research	3,000 SF
Riverloft Capital Management	2,712 SF	Nano Health Assoc	1,500 SF

Lease Availability Report

301 Arthur Godfrey Rd - HSBC Building

Miami Beach, FL 33140 - Miami Beach Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1970; Renov 1995
RBA:	36,947 SF
Floors:	6
Typical Floor:	5,845 SF

AVAILABILITY

Min Divisible:	500 SF
Max Contig:	3,327 SF
Total Available:	3,327 SF
Asking Rent:	\$34.50/NNN

EXPENSES PER SF

Taxes:	\$9.39 (2019)
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SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 4th	Office	Direct	500 - 3,327	3,327	3,327	\$34.50/NNN	Vacant	Negotiable

SALE

Last Sale: Sold on Feb 10, 2017 for \$31,000,000 (\$839.04/SF)

AMENITIES

Banking, Signage

TRANSPORTATION

Parking:	51 Surface Spaces @ \$75.00/mo; Ratio of 1.41/1,000 SF
Commuter Rail:	15 minute drive to Hialeah Market Commuter Rail (Tri-County Commuter)
Airport:	27 minute drive to Miami International Airport
Walk Score ®:	Very Walkable (89)
Transit Score ®:	Good Transit (58)

KEY TENANTS

HSBC	15,035 SF	Mitrani, Rynor, Adamsky & Toland, P.A..	5,846 SF
Socius Insurance	3,095 SF	Ahavas Torah Congregation INC	1,000 SF
AnatomyPT	1,000 SF	Lion Assoc INC	1,000 SF