

# DOMINION

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## PRIVATE CLIENT GROUP

GOLDEN GLADES OFFICE PARK – BLDGS. 3 & 8

1505/1525 NW 167 STREET, MIAMI, FL 33169



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PORT ST LUCIE, FLORIDA

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# PROPERTY DETAILS

## BUILDING 3

Price reduced on ± 51,428 SF, four-story building on 2.69 Acres available for sale to \$7,150,000. Located in a beautiful Corporate Office Park setting, building is generator served with UPS backup system. Great property and location for an Owner/User or investment opportunity!

24/7 building access, high-speed cable access for phone and data lines. Restaurant and ATM banking in adjacent building, on-site property management. Abundant and completely gated parking (5.5/1,000 ratio), roaming security guard.

Fronting the Palmetto Expressway/SR 826, with easily accessible ramps at NW 12th & NW 17th Avenues, convenient to all major South Florida markets. Just west of the Golden Glades Interchange, connecting to Interstate 95, Florida's Turnpike, US 441/State Road 7, and the Gratiigny Expressway. Minutes to hollywood/Fort Lauderdale, Aventura, Miami Lakes, Sunny Isles, and the Beaches.

## SUMMARY

Price:	\$7,150,000
Building Size:	51,428 SF
Price/SF:	\$139.03
Property Type:	Office
Property Sub-type:	Office Building
Property Use Type:	Vacant/Owner-User

## BUILDING 8

Great investment opportunity! +/- 48,681 SF 4-Story, elevator served office building on +/- 2.41 acres available for sale at \$6,500,000. Located in a beautiful Corporate Office Park setting. Currently 95% leased. 8.54% Cap rate at asking price, rising to 10.05% by 2016.

201 fenced and gated parking spots, Direct fiber optic cable for high-speed phone & data. Palmetto Expressway frontage: outstanding signage. Average daily traffic count: 168,000 vehicles. Stabilized rent roll, great tenant mix.

On the NE corner of NW 17th Avenue and NW 167th street, fronting the Palmetto Expressway. Immediate access to SR 826, I-95 and Florida's Turnpike and convenient to all major South Florida markets.

## SUMMARY

Price:	\$6,500,000
Building Size:	48,681 SF
Price/SF:	\$133.52
Property Type:	Office
Property Sub-type:	Office-Business Park
Property Use Type:	Investment

## CONTACT

**DOMINION**  
REAL ESTATE INVESTMENT GROUP

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