

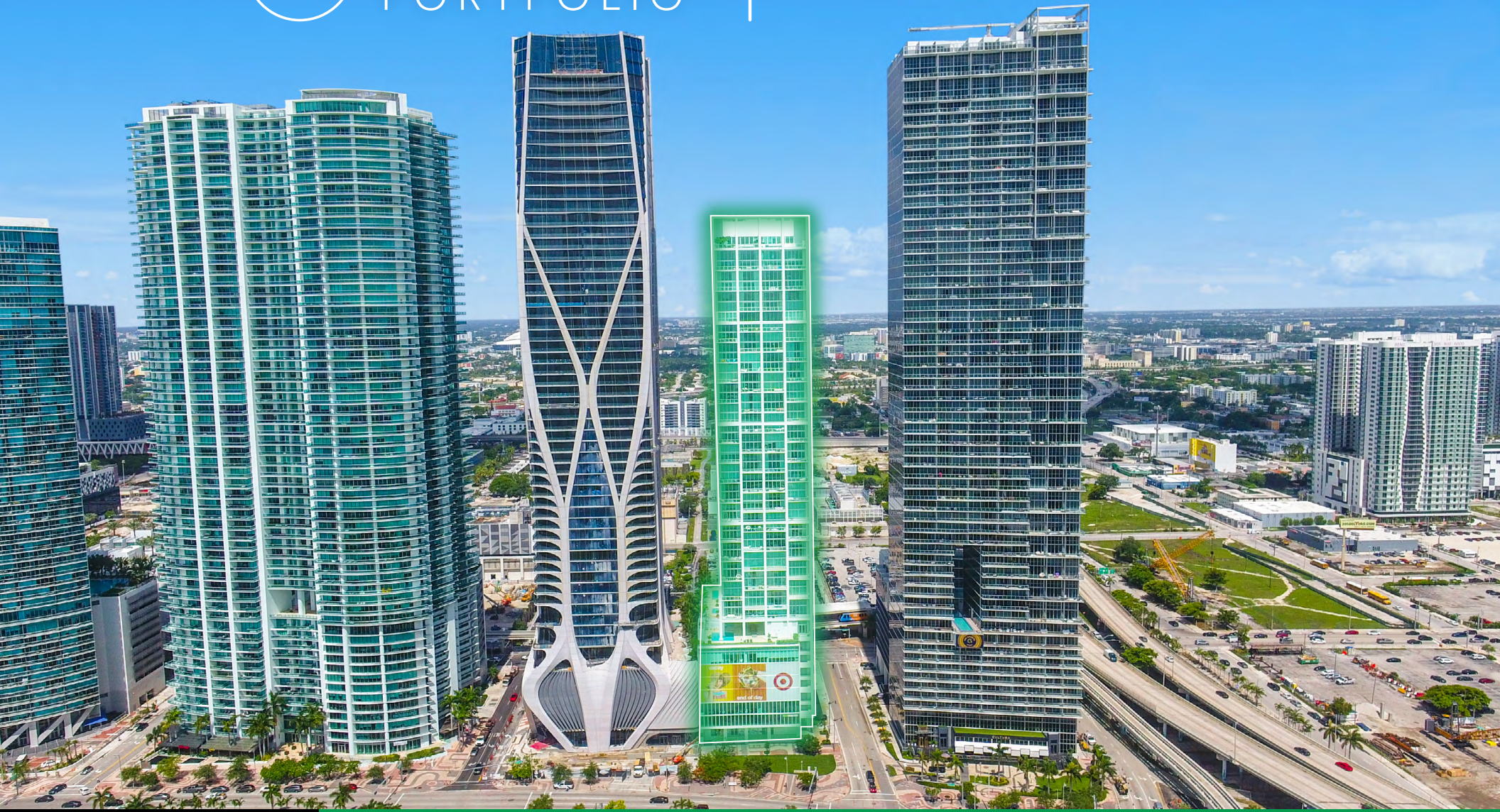
D O W N T O W N M I A M I

TEN MUSEUM PARK



OFFICE
PORTFOLIO

FOR SALE



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Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By your receipt of this confidential memorandum, you agree that the information contained herein is of a confidential nature and you will not disclose this memorandum or any part of

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OFFERING TERMS

- The commercial (Office) component of Ten Museum Park is being offered on an “as is, where is” basis without any representations or warranties
- **Sales Price is \$10,000,000**
- A date for offers will be determined

OFFERING PROCEDURE

Offers should be submitted in the form of a non-binding Letter of Intent and must specify the following:

- Length of Inspection Period
- Length of Closing Period
- Amount of earnest money deposit at execution of a Purchase and Sale Contract
- Amount of additional deposit upon expiration of Inspection Period

EXECUTIVE SUMMARY

A unique project design complimented with a state of the art spa and wellness center is destined to make Ten Museum Park a premier building for residential living. The Kaseya Center, Bayside shops, new Museum Park and Performing Arts Center, have already become to revitalize downtown Miami. The Biscayne Boulevard road restructure will link these downtown venues to complete the experience through vehicular friendly roads increasing pedestrian traffic flow. These facets along with multiple incentives and potential abatements elevate Ten Museum Park to one of today's most unique and attractive commercial acquisition opportunities.



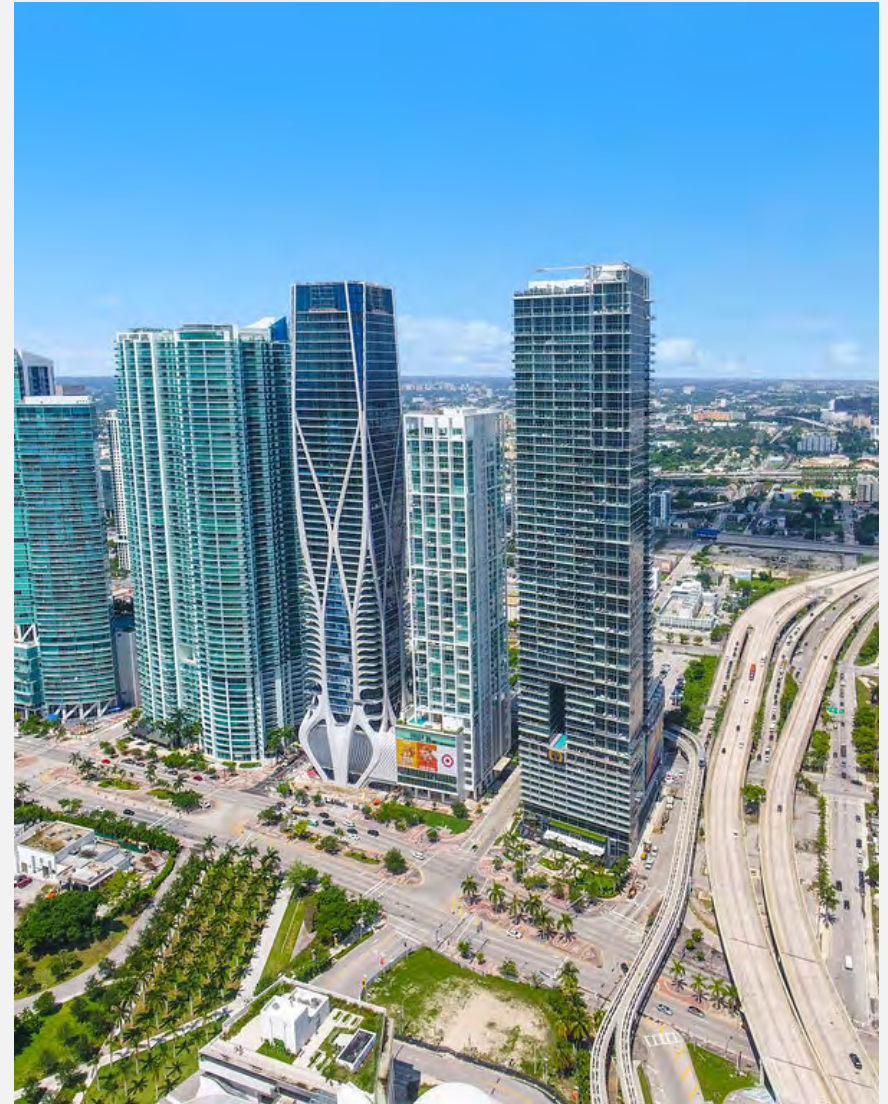
TOTAL OFFICE SF:

20,313 SF ±



SALES PRICE:

\$10,000,000



OFFERING DESCRIPTION

The Commercial (Office) component of Ten Museum Park is comprised of approximately 20,313 total square feet and is located within the Enterprise Zone, the Mural District and Electronic Sign District of the City of Miami.

Description	Leasable S.F.	Tenant
P1	3,200 SF +/-	Omayya, Inc
P2 North	1,000 SF +/-	Karen Elimar
P2 South	1,300 SF +/-	CAD International, Inc
P-2 South Interior office (included in P-2 South)	200 SF +/-	CAD International, Inc
P3	3,400 SF +/-	NATIIVO MIAMI SALES, LLC
P4	3,400 SF +/-	Museum RE Holdings, LLC
P5	3,400 SF +/-	Museum RE Holdings, LLC
P6 (8th Floor East)	2,995 SF +/-	Nu Life Institute, Inc
Common Areas	1,418 SF +/-	Condo Association
TOTAL	20,313 SF +/-	

OFFERING DESCRIPTION (Cont'd)

ADDRESS: 1040 Biscayne Boulevard
Miami, Florida 33132

LOCATION: Ten Museum Park is located on the ½ acre site on the corner of Biscayne Boulevard to the east N.E. 11th Street on the north, and N.E. 2nd Avenue on the west. It's located across the street from the emerging Museum Park on Biscayne Bay and within walking distance to the Kaseya Center, Carnival Center for the Performing Arts and the Shops of Bayside.

The subject property is also adjacent to some nearby developments such as Miami World Center, Marriot Marquis Hotel & Expo, and Brightline Station that will create new public transportation for the area.

Other developments in the area include:

- **E11EVEN Residences Miami** – Pre-Construction (2025) – 65 Stories – 375 Residences – (0.2 mi from Ten Museum)
- **Casa Bella Miami** – Pre-Construction (2026) – 57 Stories – 306 Residences – (0.3 mi from Ten Museum)
- **Nativo Miami** – Under Construction (2024) – 48 Stories – 400 Residences – (0.4 mi from Ten Museum)
- **The Elser Residences** – Built in 2022 – 49 Stories – 646 Residences – (0.5 mi from Ten Museum)
- **Legacy Residences Miami** – Under Construction (2025) – 39 Stories – 278 Residences – (0.5 mi from Ten Museum)
- **Waldorf Astoria Miami** – Pre-Construction (2025) – 100 Stories – 360 Residences – (0.6 mi from Ten Museum)
- **Okan Tower** – Under Construction (2026) – 70 Stories – 385 Residences – (0.6 mi from Ten Museum)
- **District 225** – Under Construction (2025) – 37 Stories – 347 Residences – (0.8 mi from Ten Museum)
- **501 First Residences** – Pre-Construction (2025) – 40 Stories – 448 Residences – (0.8 mi from Ten Museum)
- **I-395/SR 836/I-95 Design-Build Project** - The I-395/SR 836/I-95 Project is a partnership between the Florida Department of Transportation (FDOT) and the Miami-Dade Expressway Authority (MDX), with construction limits on State Road (SR) 836 beginning at NW 17 Avenue and continuing through the SR 836/I-395/I-95 (Midtown) Interchange to the MacArthur Causeway Bridge. The limits on I-95 are from NW 8 Street to NW 29 Street. Construction is expected to be completed in the summer of 2026 at a cost of \$840 million.

OFFERING DESCRIPTION (Cont'd)

ACCESSIBILITY: Ten Museum Park is located adjacent to the Transportation HUB, which allows easy access to the Metro-rail System for the Downtown Civic Center, Coconut Grove, Coral Gables, and the University of Miami. All major Highways systems are just minutes away including Interstate 95 (north/south) and Interstate 395 (east/west) and offer access to South Beach, Miami International Airport, Port of Miami, The Miami Design District, Brickell Avenue Business District, Coconut Grove, Key Biscayne and Coral Gables.

MARKET DESCRIPTION: The Downtown Miami Central Business District has been transformed into a “24 hour” city by a wave of new upscale residential and mixed-use developments. Projects like Ten Museum, Met 3 and One Miami are representative of the “New Urbanism” trend which promotes the creation of vibrant, mixed-use communities containing housing, workplaces, shops, entertainment and facilities essential to the daily lives of its residents, all within easy walking distance of each other. Ten Museum Park is physically located on the south end of this development, and is wellpositioned to benefit from the synergy created. In addition, Greater Miami has experienced strong economic growth for the last two decades, a trend likely to continue as the population continues to grow. Boasting more than 40 foreign bank agencies and 11 Edge Act banks, Miami is one of the top international banking centers in the United States. Miami International Airport (MIA) is the number one US airport for international freight, has more flights to Latin America and the Caribbean than all other US airports combined and has the third highest international passenger traffic in the US. MIA is served by more than 120 airlines which fly passengers to more than 175 destinations on four continents. The Port of Miami is also active in international trade, and ranks ninth among US ports for containerized cargo. MIA and the Port of Miami are two economic engines which have solidified Miami’s reputation as literally the “gateway” to Latin America and home to the Latin American headquarters for over 100 multinational companies. Miami is definitely ahead of the curve in the trend toward a global economy.

YEAR BUILT: 2007

OFFICE SPACE

LOCATION: 1040 Biscayne Boulevard, Miami (Westerly Block from 10th Street to 11th Street)

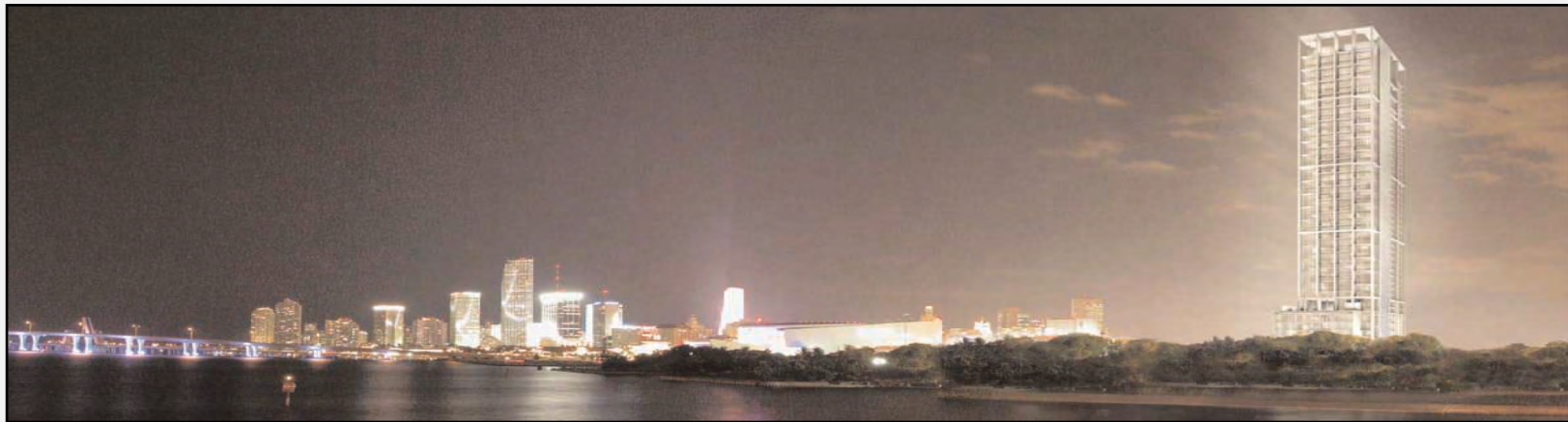
AVAILABLE SPACE:

Entire 1st Floor:	Approx. 3,200 Rentable SF
Entire 2nd Floor:	Approx. 2,500 Rentable SF
Entire 3rd Floor:	Approx. 3,400 Rentable SF
Entire 4th Floor:	Approx. 3,400 Rentable SF

Entire 5th Floor:	Approx. 3,400 Rentable SF
8th Floor (East):	Approx. 2,995 Rentable SF
Common Areas:	Approx. 1,418 Rentable SF

COMMENTS:

- Class "A" custom offices with outstanding views of Biscayne Bay and downtown Miami- Current leasing efforts are underway
- Just steps from the Kaseya Center, new Performing Arts Center and Museum Park (with the Museum of Science & Miami Art Museum)
- World class design by Oppenheim Architects & Design
- Valet parking available
- Easy access to I-95
- Clinique La Prairie of Switzerland is recognized as the world's premier spa with amenities including cardio room, weight room, and fitness area, yoga, massages and spa treatments. Memberships will be available to the office tenants.



BUILDING LAYOUT

VIEW FACING EAST

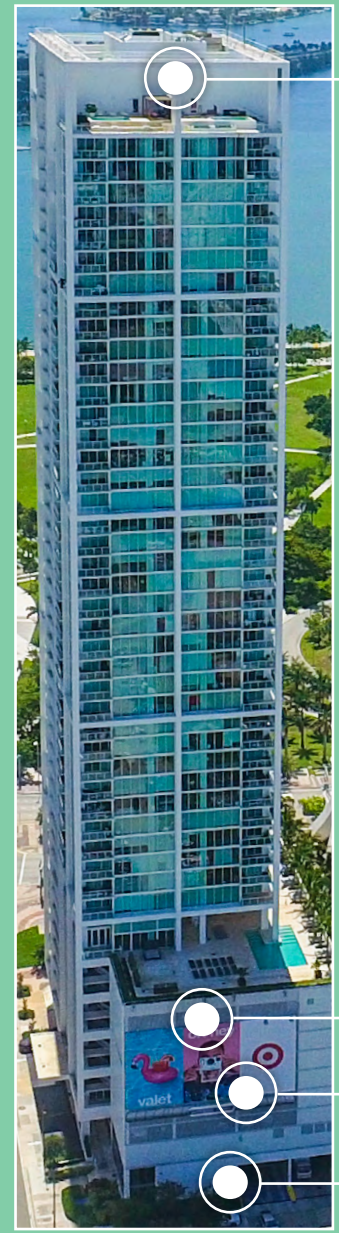


Spa

Office

Commercial 1

VIEW FACING WEST



Telecommunication (Roof)

Advertising

Parking Garage

Commercial 2

AERIAL PHOTO

516
UNITS

516
UNITS

84
UNITS

Subject
Property
1040
BISCAYNE BLVD

292
UNITS

TOTAL:
1,600+
UNITS



BISCAYNE BLVD (approx. 75,000 daily commuters)

MacArthur

Causeway

AERIAL PHOTO



Subject Property
1040
BISCAYNE BLVD

DOWNTOWN MIAMI

BRICKELL


M Miami Dade College
Wolfson Campus

NE 2ND AVE

MacArthur Causeway

RENDERING OF FUTURE NEW BRIDGE



 The subject property is also easily accessible via the Miami Metromover system that runs throughout Downtown Miami, The Arts & Entertainment District and Brickell, while connecting directly with the Miami MetroRail Sytem - ideal for your business, clients and employees alike!

AERIAL PHOTO

NORTHEAST TO SOUTHEAST VIEW



DOWNTOWN MIAMI

BRICKELL

BAYSIDE MARKETPLACE®

Kaseya Center

MAURICE A. FERRE PARK

FROST SCIENCE

Subject Property
1040
BISCAYNE BLVD

BISCAYNE BLVD

TEN MUSEUM PARK
1040 Biscayne Blvd
Miami, Florida 33132

AERIAL PHOTO

SOUTHEAST TO NORTHEAST VIEW

Subject Property
1040
BISCAYNE BLVD

WYNWOOD

MIDTOWN

DESIGN DISTRICT

EDGEWATER



Adrienne Arsht Center
FOR THE PERFORMING ARTS OF MIAMI-DADE COUNTY

KNIGHT CONCERT HALL

MACARTHUR CAUSEWAY

FROST SCIENCE

Pérez Art Museum Miami

BISCAYNE BLVD

MAURICE A. FERRE PARK

NEXT TO THE FUTURE NEW BRIDGE

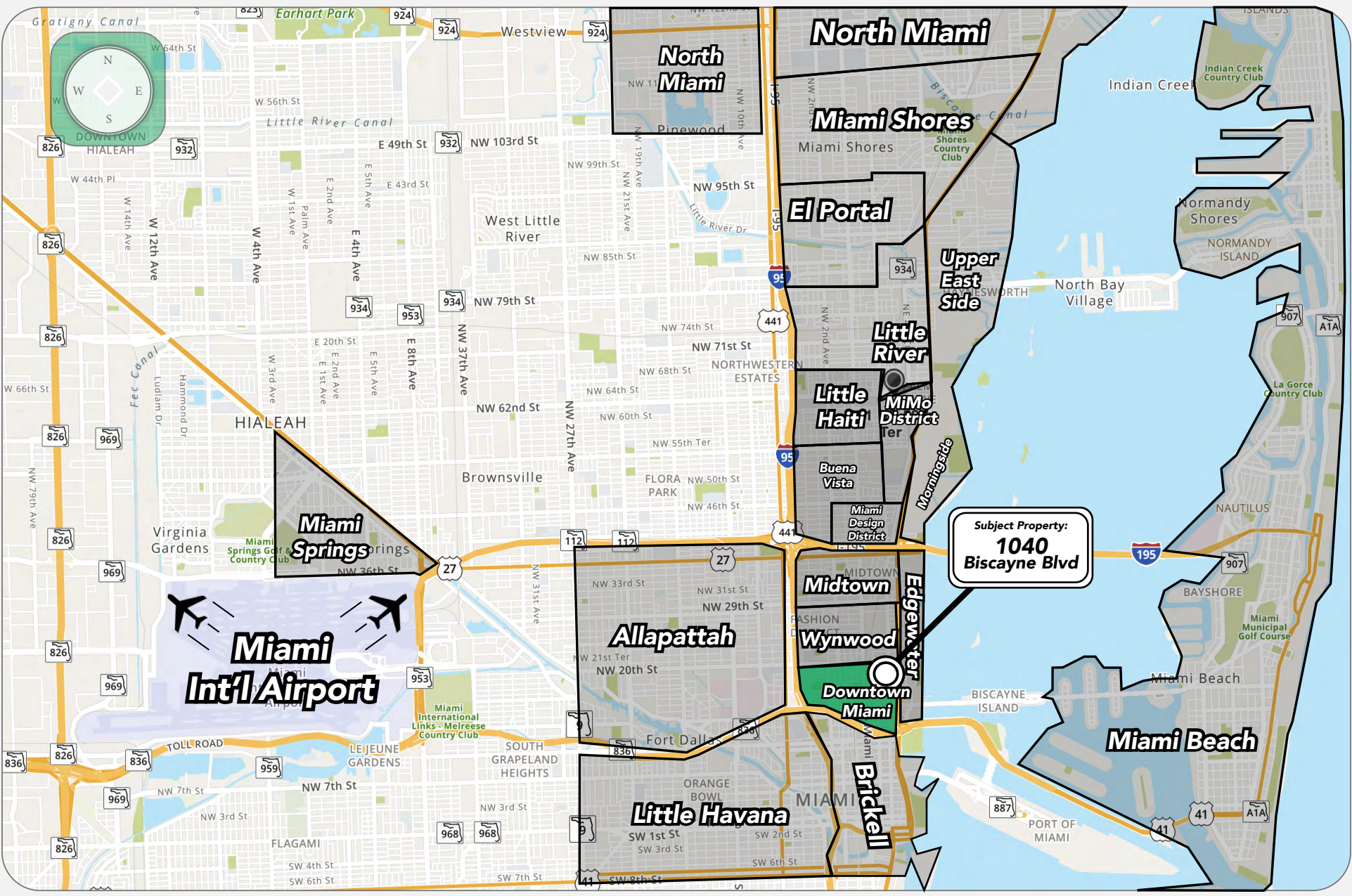
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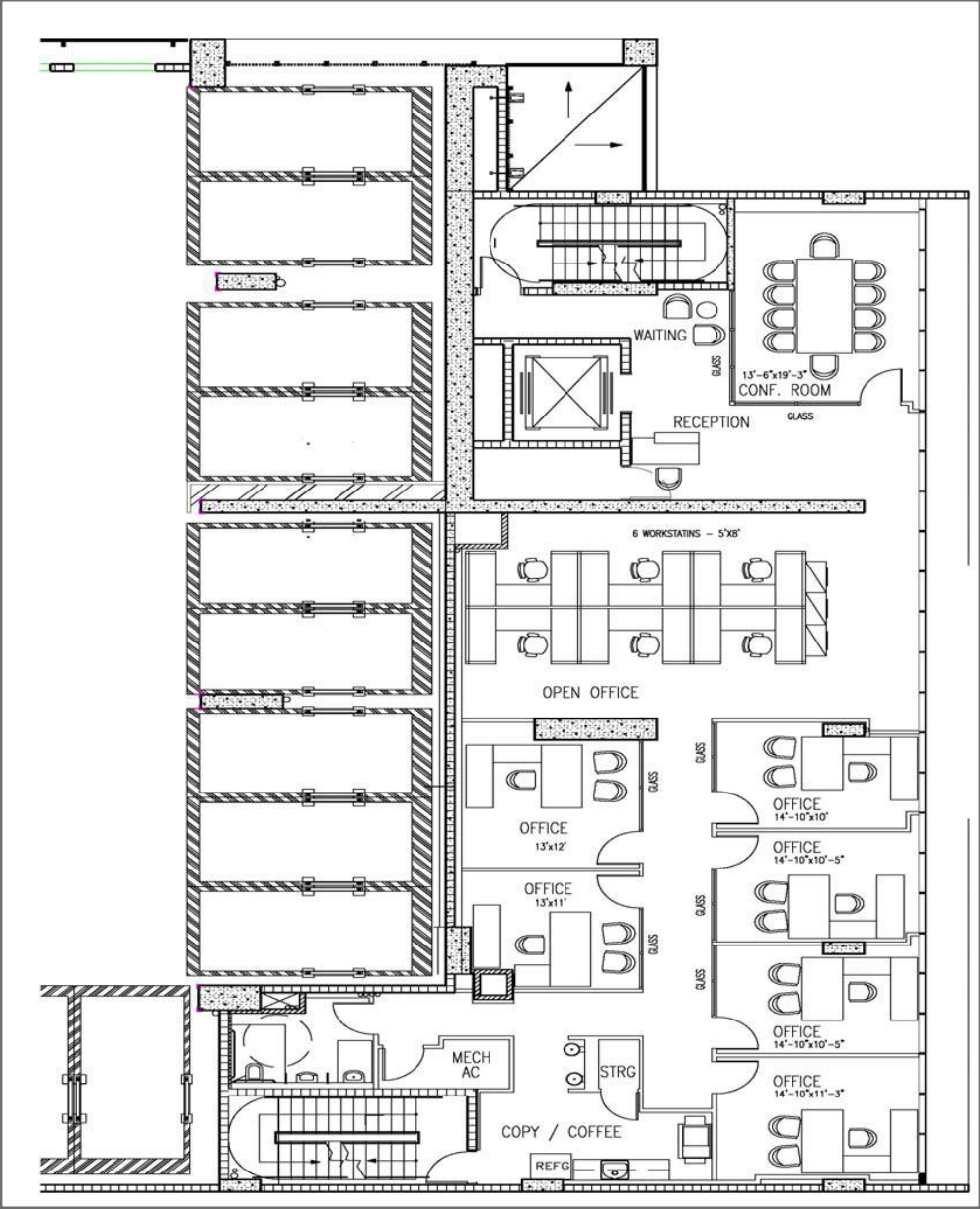
TEN MUSEUM PARK is located next to the upcoming SIGNATURE BRIDGE
Full Completion is Scheduled for 2024



SURROUNDING AREAS

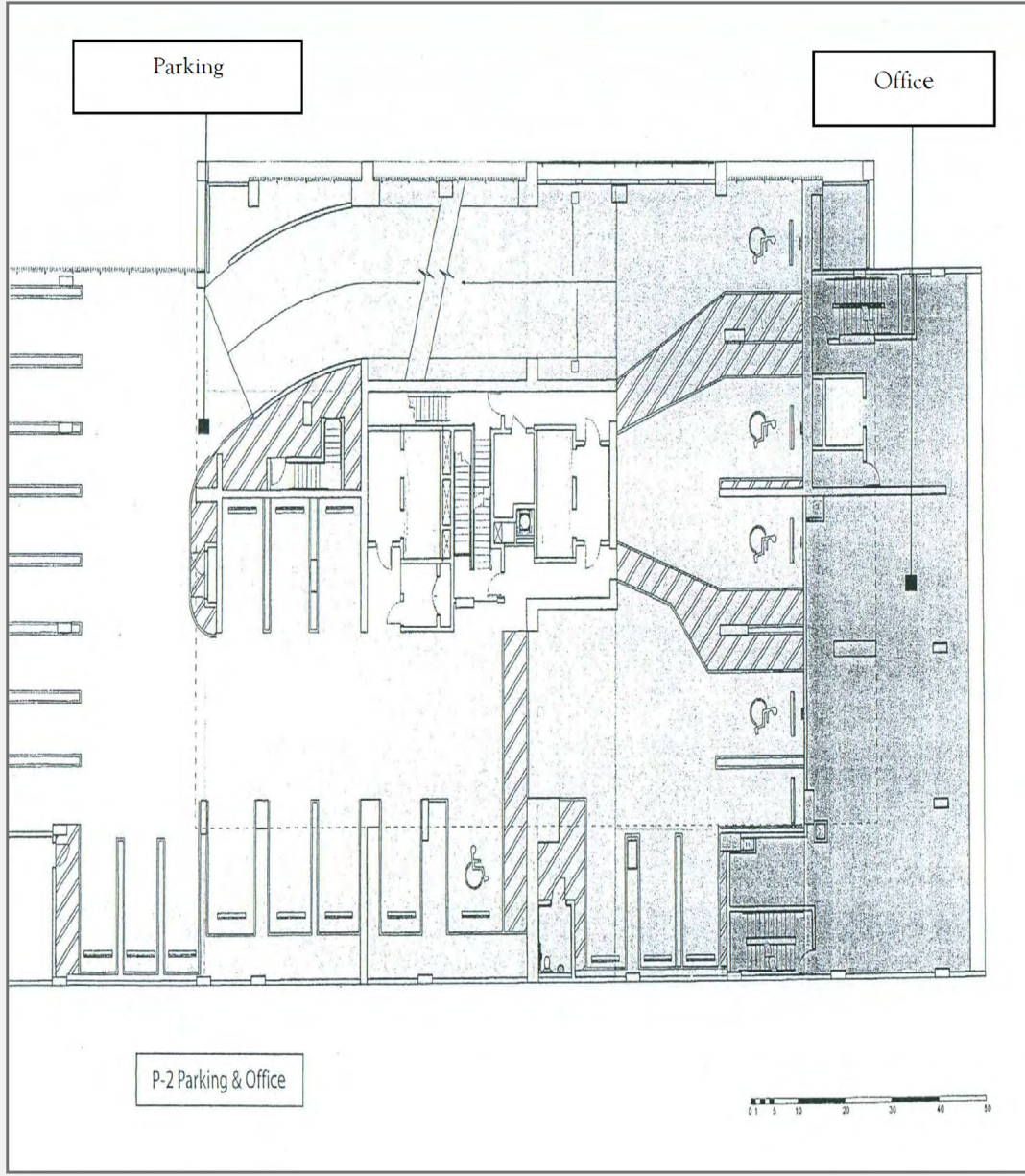


"SAMPLE" OFFICE CONFIGURATION FLOOR PLAN

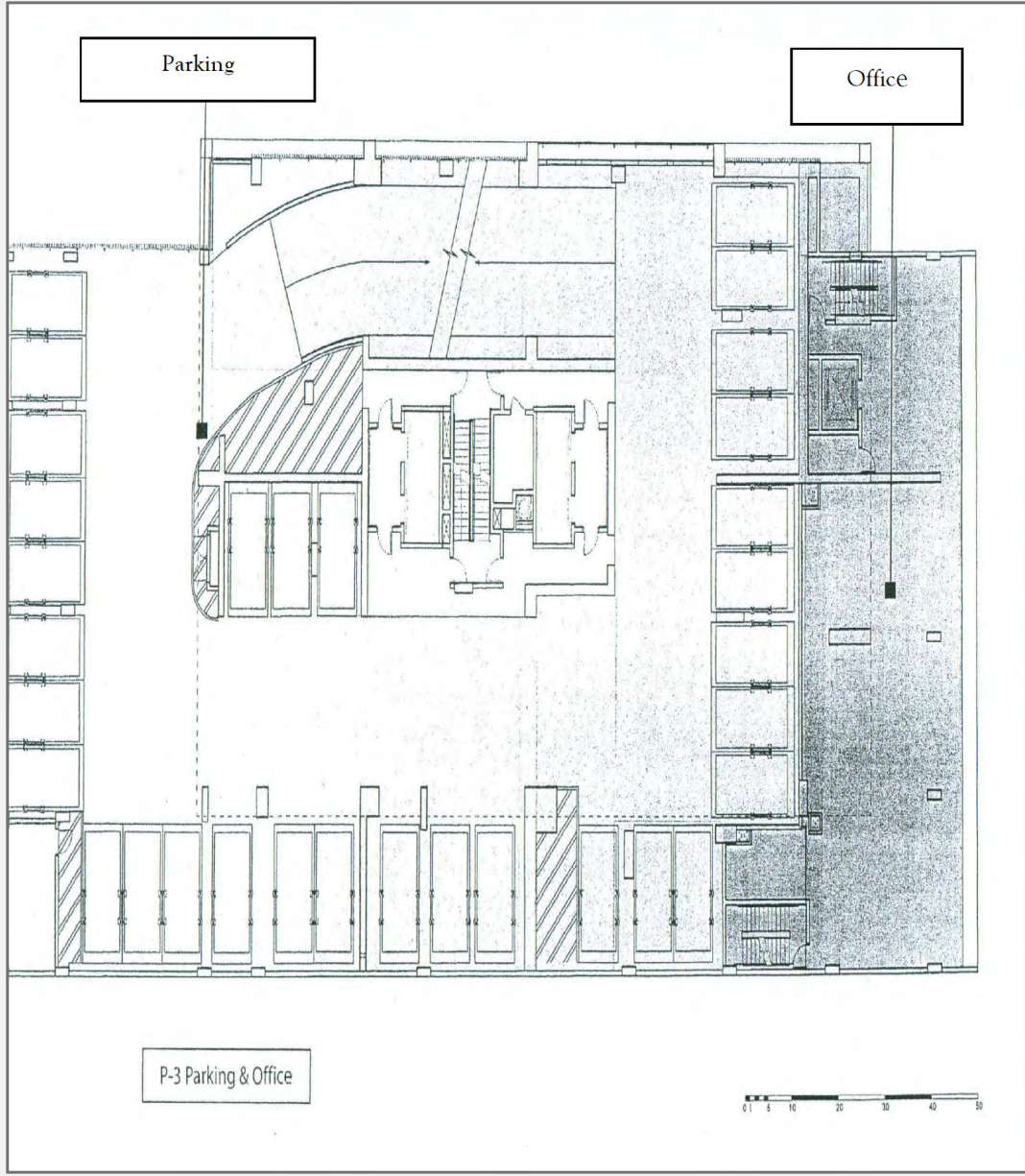


Biscayne Blvd

PARKING & OFFICE (LEVEL 2) FLOOR PLAN

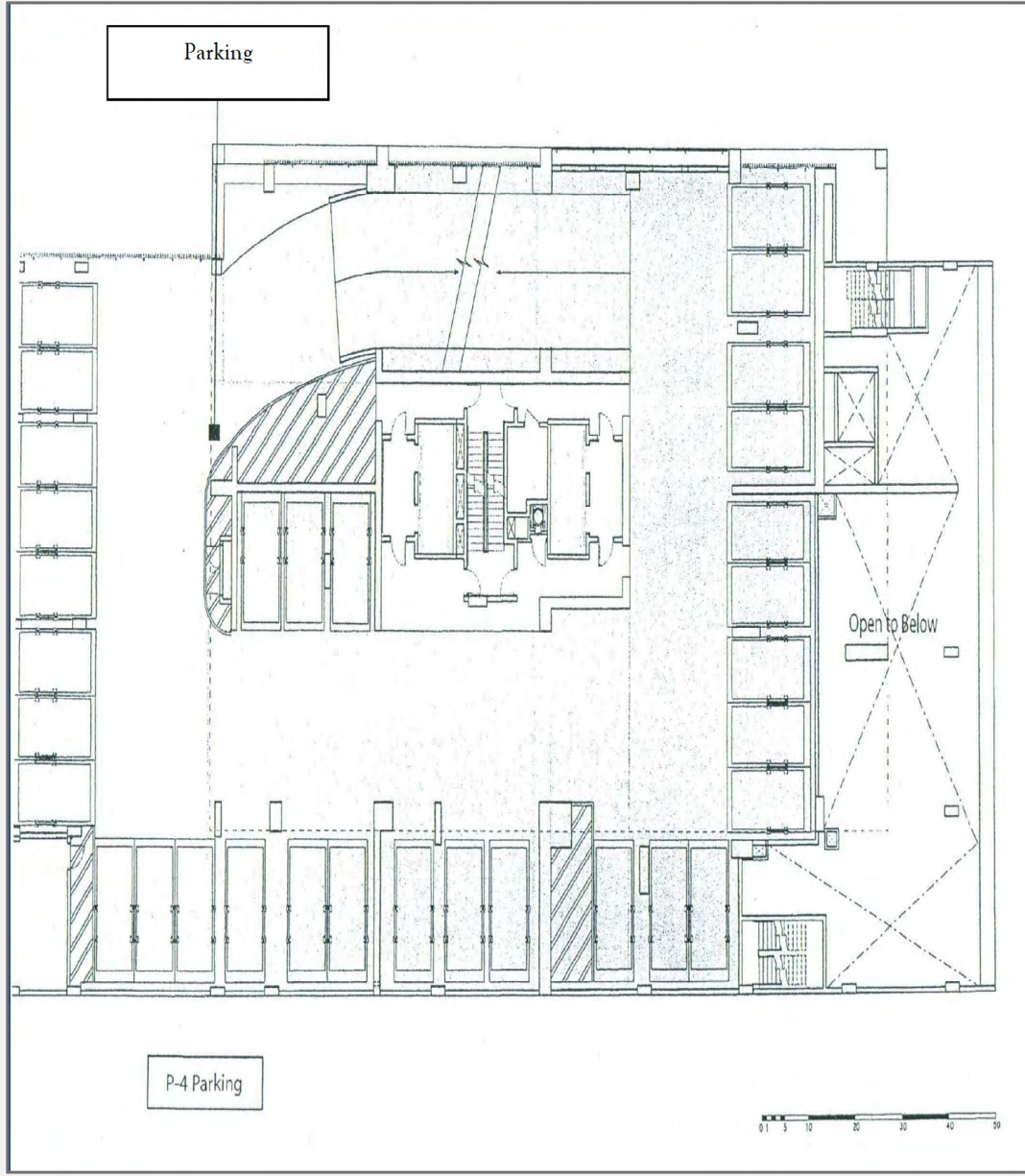


PARKING & OFFICE (LEVEL 3) FLOOR PLAN



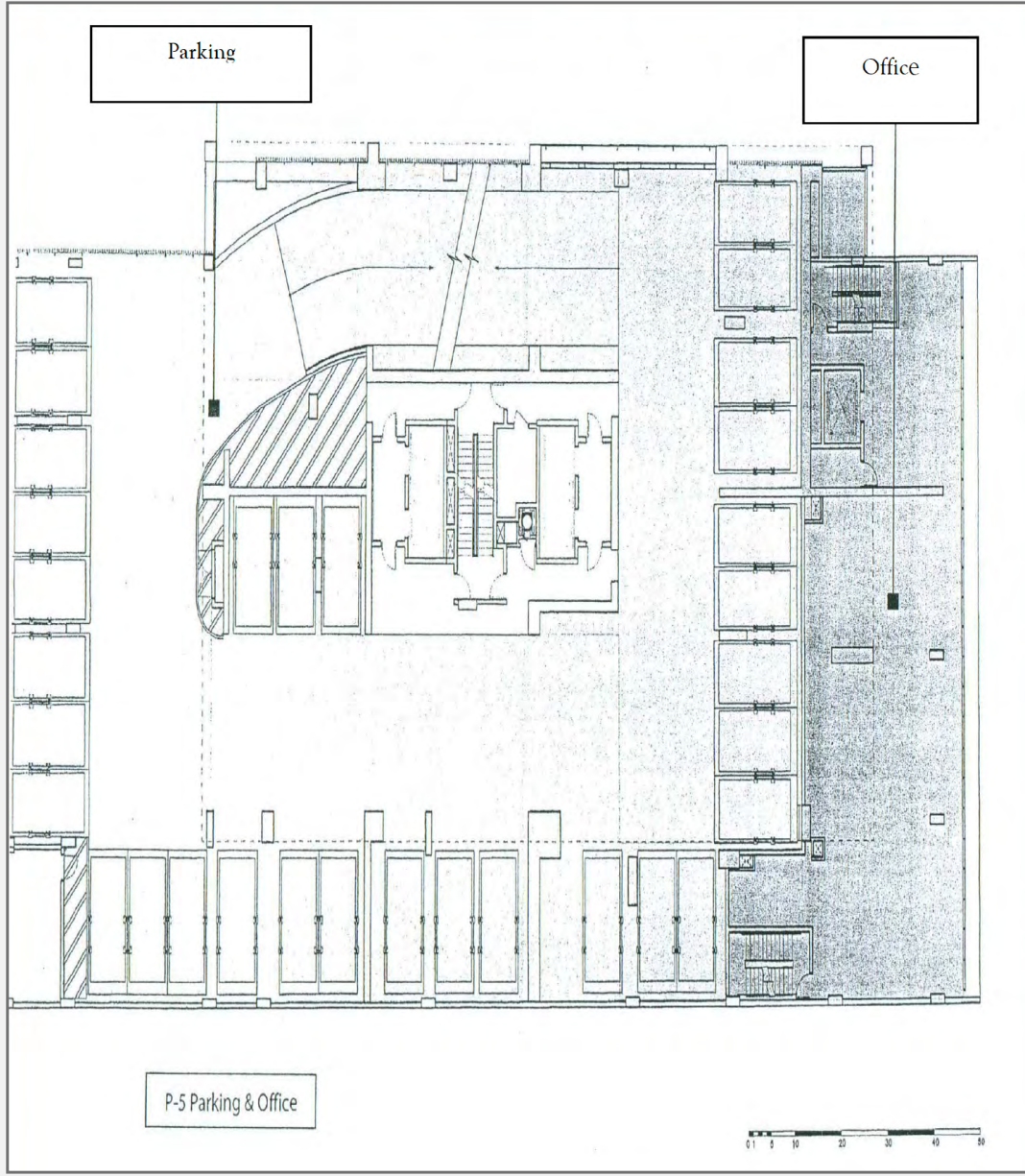
Biscayne Blvd

PARKING & OFFICE (LEVEL 4) FLOOR PLAN

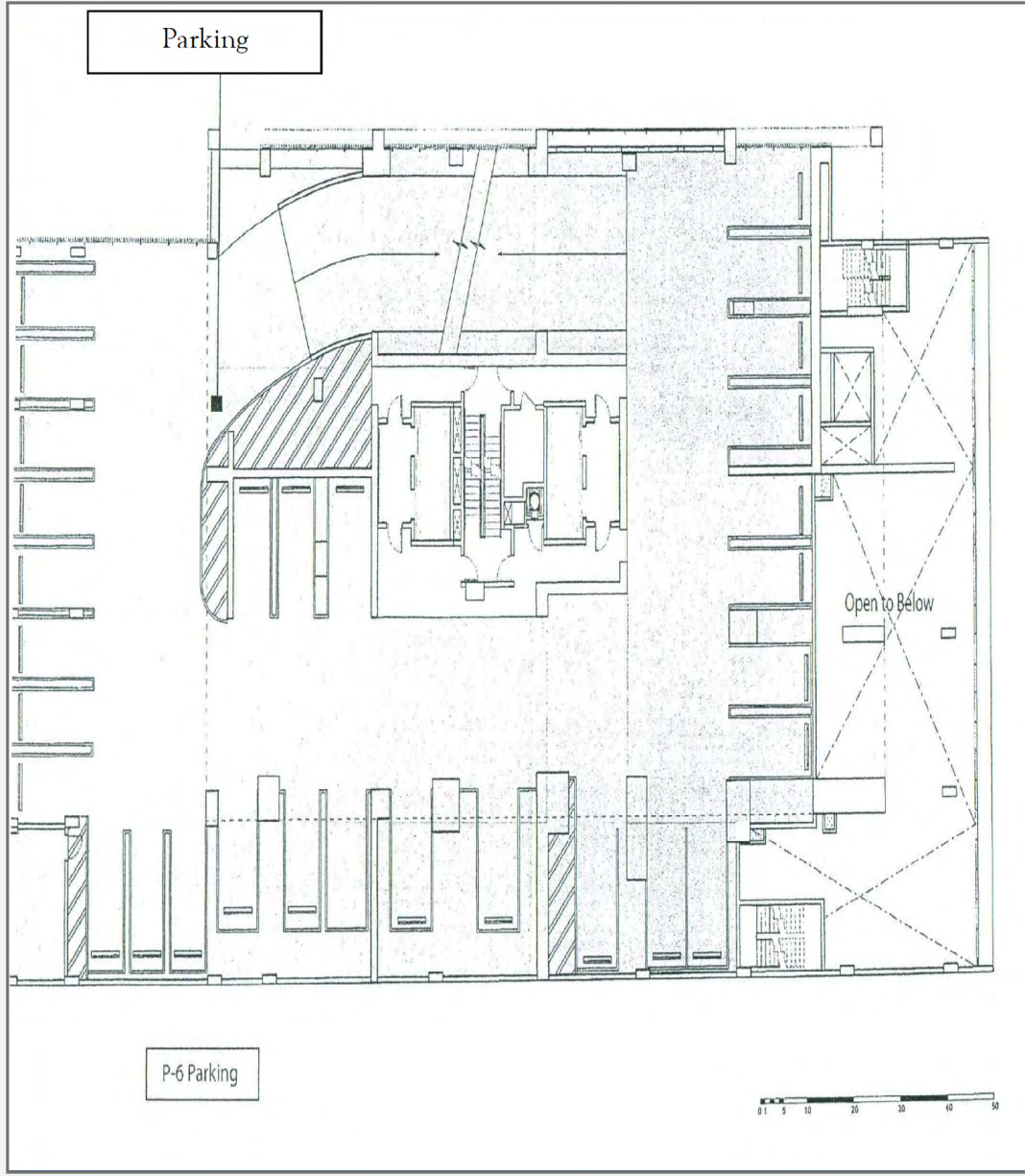


Biscayne Blvd

PARKING & OFFICE (LEVEL 5) FLOOR PLAN

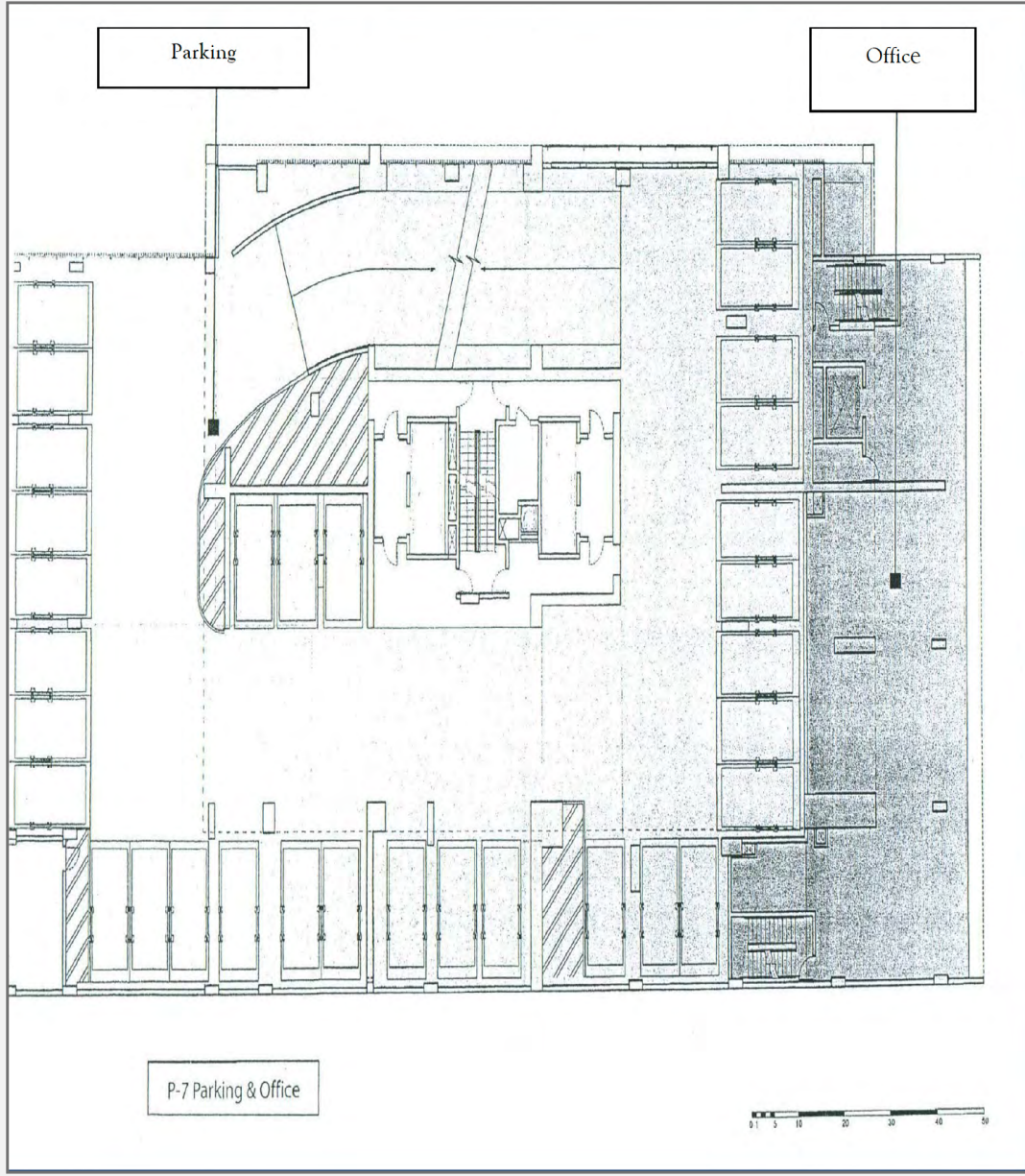


PARKING (LEVEL 6) FLOOR PLAN



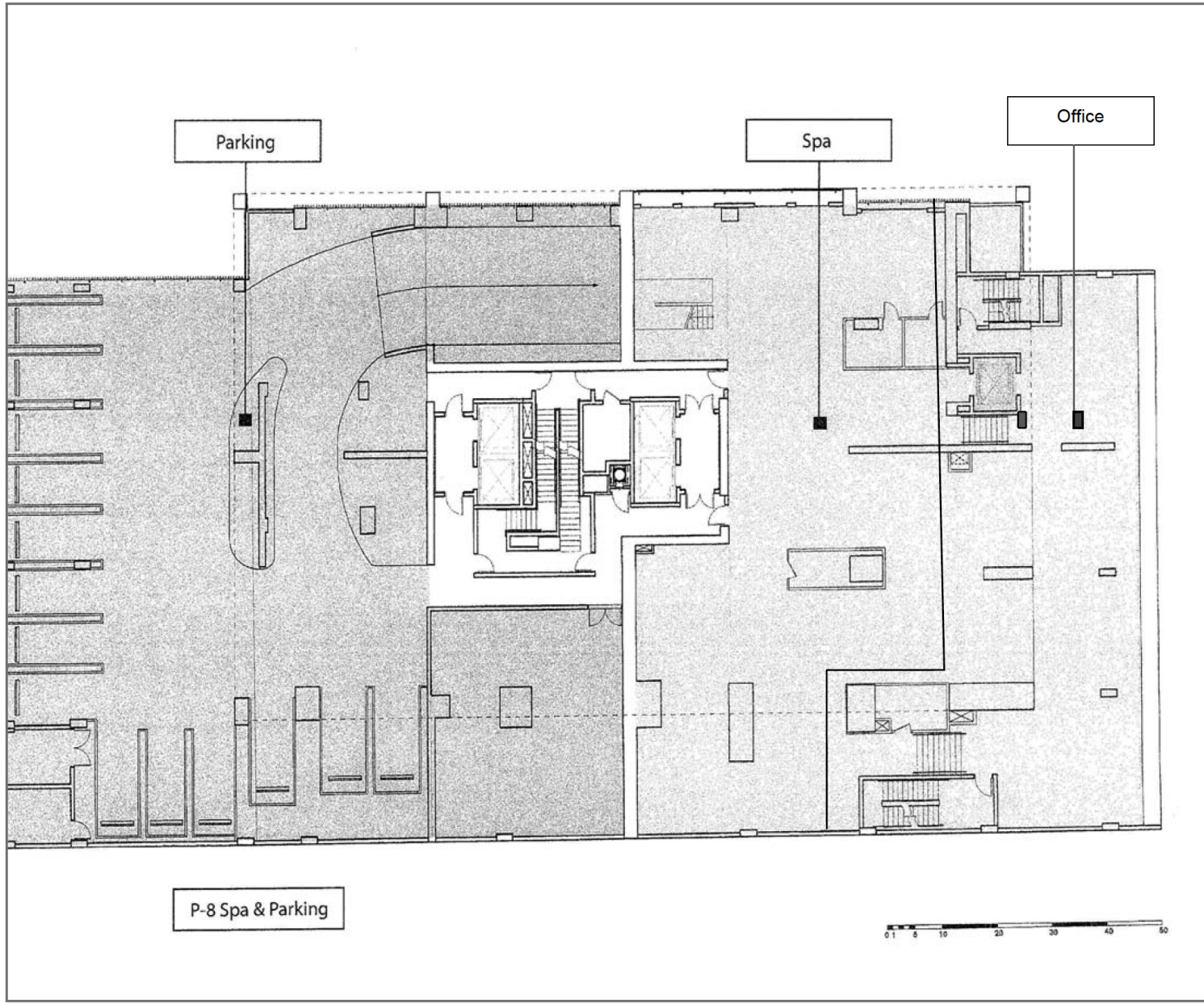
Biscayne Blvd

PARKING & OFFICE (LEVEL 7) FLOOR PLAN



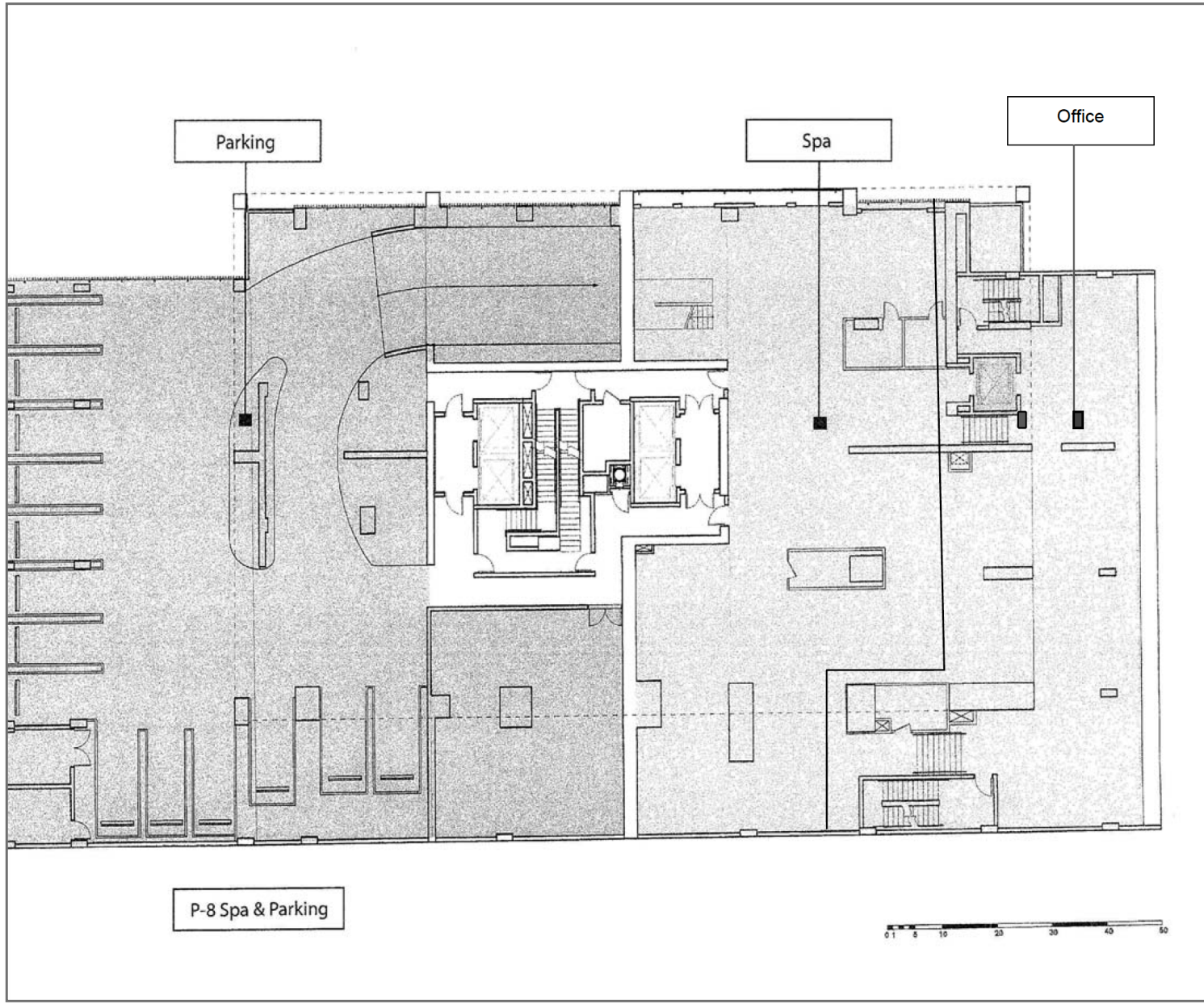
Biscayne Blvd

SPA & OFFICE (LEVEL 8) FLOOR PLAN



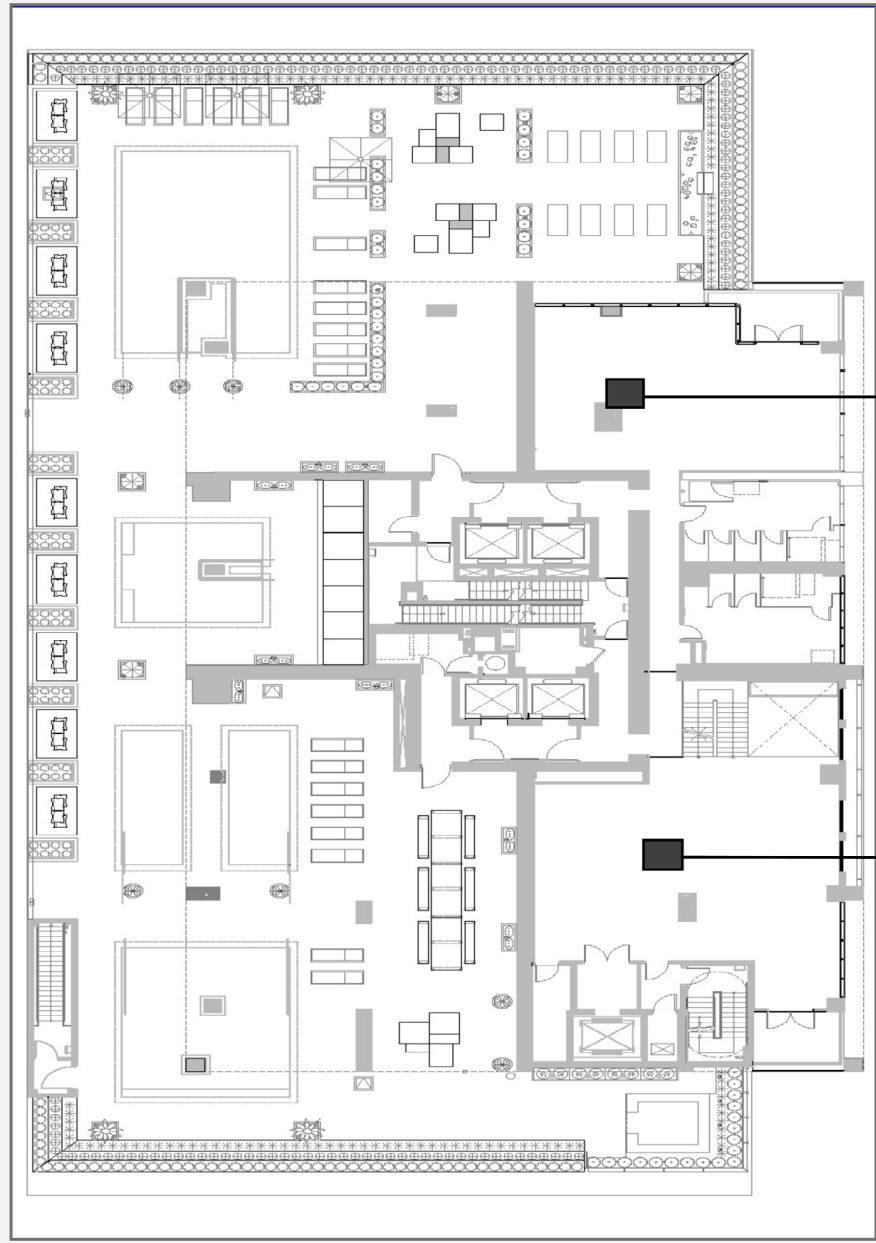
Biscayne Blvd

SPA & OFFICE (LEVEL 8) FLOOR PLAN



Biscayne Blvd

SPA & OFFICE (LEVEL 9) FLOOR PLAN



Cardio Room

Fitness Room



Biscayne Blvd

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