

Coconut Grove

2424 S Dixie Hwy
Miami, Florida 33133

FOR SALE

HIGHLY VISIBLE ICONIC LANDMARK OFFICE BUILDING



CONFIDENTIALITY AND DISCLAIMER

This document is intended solely for your own limited use to determine whether you wish to express any further interest in the Property. This confidential memorandum contains brief, selected information pertaining to the business and affairs of the Property and has been prepared by Chariff Realty Group, primarily from information supplied by the Owner. Although this confidential memorandum has been reviewed by representatives of the Owner, it does not propose to be all-inclusive, nor does it contain all the information which a prospective purchaser may require or desire.

Neither the Owner, nor any of its officers, directors, employees or agents, nor Chariff Realty Group, makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents, and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto. Prospective offerors are advised to verify the information independently. The Owner reserves the right to change the price or any information in this Memorandum, or to withdraw the Property from the market at any time, without notice. This confidential memorandum shall not be deemed an indication of the state of affairs of the Property or the Owner, nor shall it constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of this memorandum. Like all real estate investments, this investment

carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area.

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

the contents to any other person, firm or entity without prior authorization from Chariff Realty Group.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR CHARIFF REALTY GROUP REAL ESTATE AGENT FOR MORE DETAILS.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Chariff Realty Group has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Chariff Realty Group's expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Chariff Realty Group and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

All information has been secured from the seller/lessor and Chariff Realty Group, Inc. and its agents, employees and representatives (collectively "Chariff") make no representations and/or warranties as to the accuracy thereof, all of which are expressly not warranted, disclaimed and must be verified by the buyer/lessee prior to purchase/lease. All information from Chariff is subject to errors, omissions, change, and withdrawal without notice. Any reference to age, market data, condition, suitability and/or square footage must be verified and is not guaranteed by Chariff. Buyer/lessee bears all risk of information provided by Chariff.

www.chariff.com
(305) 576-7474



PROPERTY OVERVIEW

Located at 2424 South Dixie Hwy, this versatile, highly visible iconic landmark office building offers unparalleled flexibility and functionality. The ground floor boasts an open layout perfect for retail or showroom use, complemented by underground storage space for added convenience.

The second and third floors feature spacious office plates, each outfitted with private offices, bathrooms, collaborative open areas, and conference rooms, making it an ideal workspace for any business.

With independent access to each floor, owner-users have the option to occupy part of the property while leasing remaining space to third-party tenants, offsetting carrying costs and maximizing ROI.

Additionally, the property includes 23 parking spots, most of them covered—a valuable commodity in the area that enhances convenience for tenants and visitors alike.

This unique offering meets the needs of both established enterprises and growing startups alike.





EXECUTIVE SUMMARY



TOTAL BUILDING SIZE: **10,400 SF ±**



TOTAL LOT SIZE: **8,900 SF ±**



SALES PRICE: **\$7,500,000**



STORIES: **3 + basement & underground parking**



ZONING: **T4-O/NCD-3
(Coconut Grove NCD)**



Area Highlights

- Central location off the south end of I-95
- Nearby Landmarks and Lifestyle Amenities such as the University of Miami, Vizcaya Museum and Gardens, CocoWalk and more.
- Direct Access to The Underline Urban Trail: Positioned directly across the street from The Underline, Miami's innovative 10-mile linear park and urban trail that runs beneath the Metrorail.
- Within minutes to South Miami, Coral Gables, Brickell Downtown Miami, Miami Beach and more.

All information has been secured from the seller/lessor and Chariff Realty Group, Inc. and its agents, employees and representatives (collectively "Chariff") make no representations and/or warranties as to the accuracy thereof, all of which are expressly not warranted, disclaimed and must be verified by the buyer/lessee prior to purchase/lease. All information from Chariff is subject to errors, omissions, change, and withdrawal without notice. Any reference to age, market data, condition, suitability and/or square footage must be verified and is not guaranteed by Chariff. Buyer/lessee bears all risk of information provided by Chariff.

www.chariff.com
(305) 576-7474

 **EDUCATION**

 **MUSEUM & CULTURAL CENTERS**



University of Miami

Near the University of Miami and several top-rated public and private schools, ideal for employees and families.



Vizcaya Museum of Gardens

Within minutes of cultural landmarks such as the Perez Art Museum Miami and Vizcaya Museum and Gardens.



Perez Art Museum Miami

NEARBY LANDMARKS & LIFESTYLE AMENITIES

SHOPPING & DINING



CocoWalk

Surrounded by shopping destinations like CocoWalk and a variety of fast-casual and fine dining establishments.

HEALTHCARE



Coral Gables Hospital

Conveniently near Mercy Hospital, Coral Gables Hospital, and other leading medical facilities.



Mercy Hospital



Direct Access to The Underline Urban Trail

ositioned directly across the street from The Underline, Miami's innovative 10-mile linear park and urban trail that runs beneath the Metrorail. This urban greenway offers green spaces, pedestrian pathways, and bike lanes, providing employees with convenient access to outdoor fitness zones, art installations, and community events. Its proximity enhances the property's appeal for tenants looking to integrate wellness and sustainability into their daily routines.



Recreation and Lifestyle Access to Key Biscayne

Just a short drive to Key Biscayne, a picturesque island renowned for its pristine beaches, outdoor activities, and recreational spots. Key Biscayne offers options for water sports, golfing, and scenic nature trails, making it a popular destination for relaxation and outdoor enjoyment—an ideal location for employees or visitors seeking a lifestyle balance between work and leisure.



Metro and Train Stations

Easy access to Miami’s Metrorail system, with nearby stations for hassle-free commuting throughout Miami-Dade County.



Public Transit

Multiple public transportation options, including bus routes along Dixie Highway, provide seamless connectivity to surrounding neighborhoods.



PARKING LOT





PARKING LOT





INTERIOR PHOTOS





INTERIOR PHOTOS





INTERIOR PHOTOS



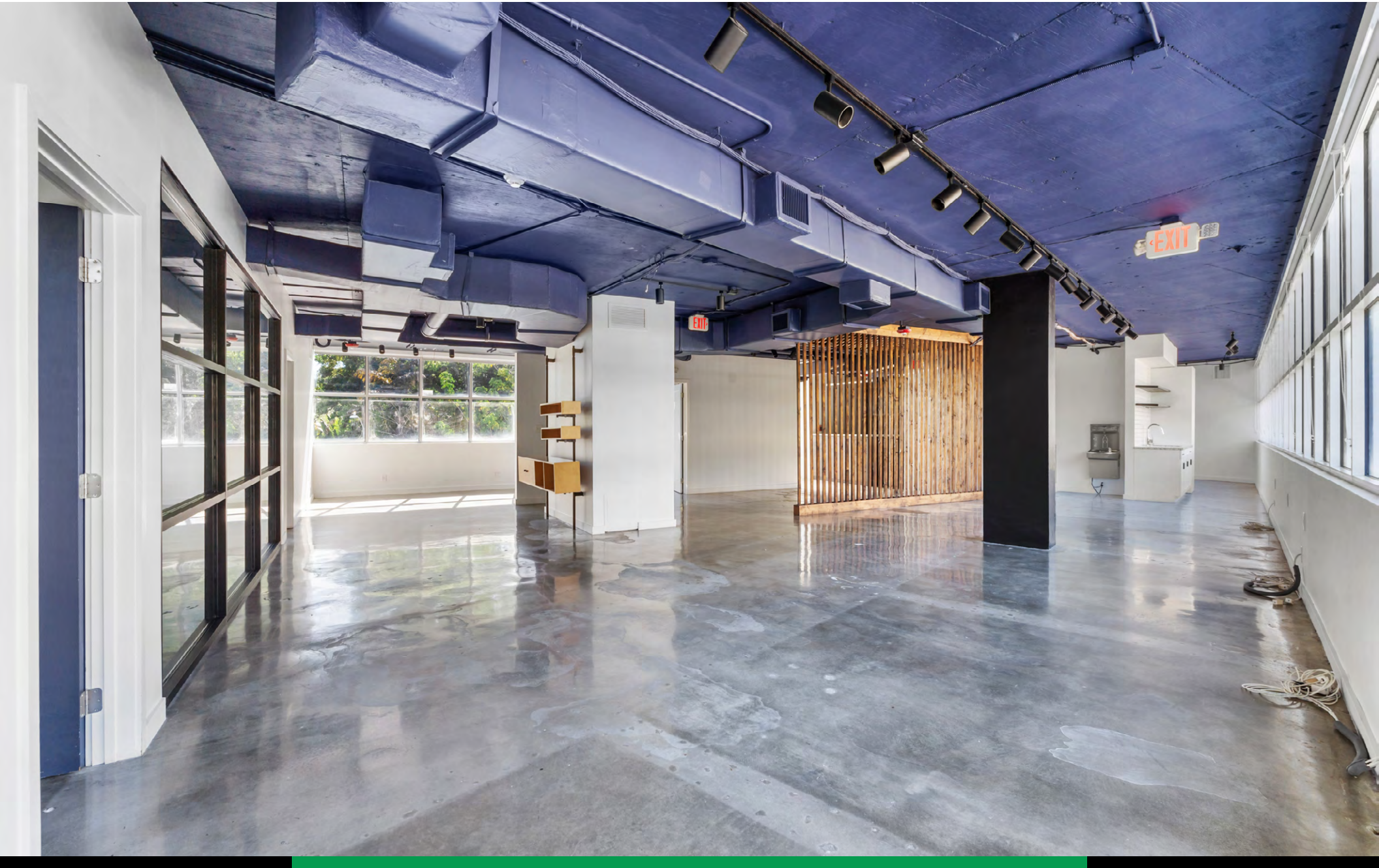


INTERIOR PHOTOS



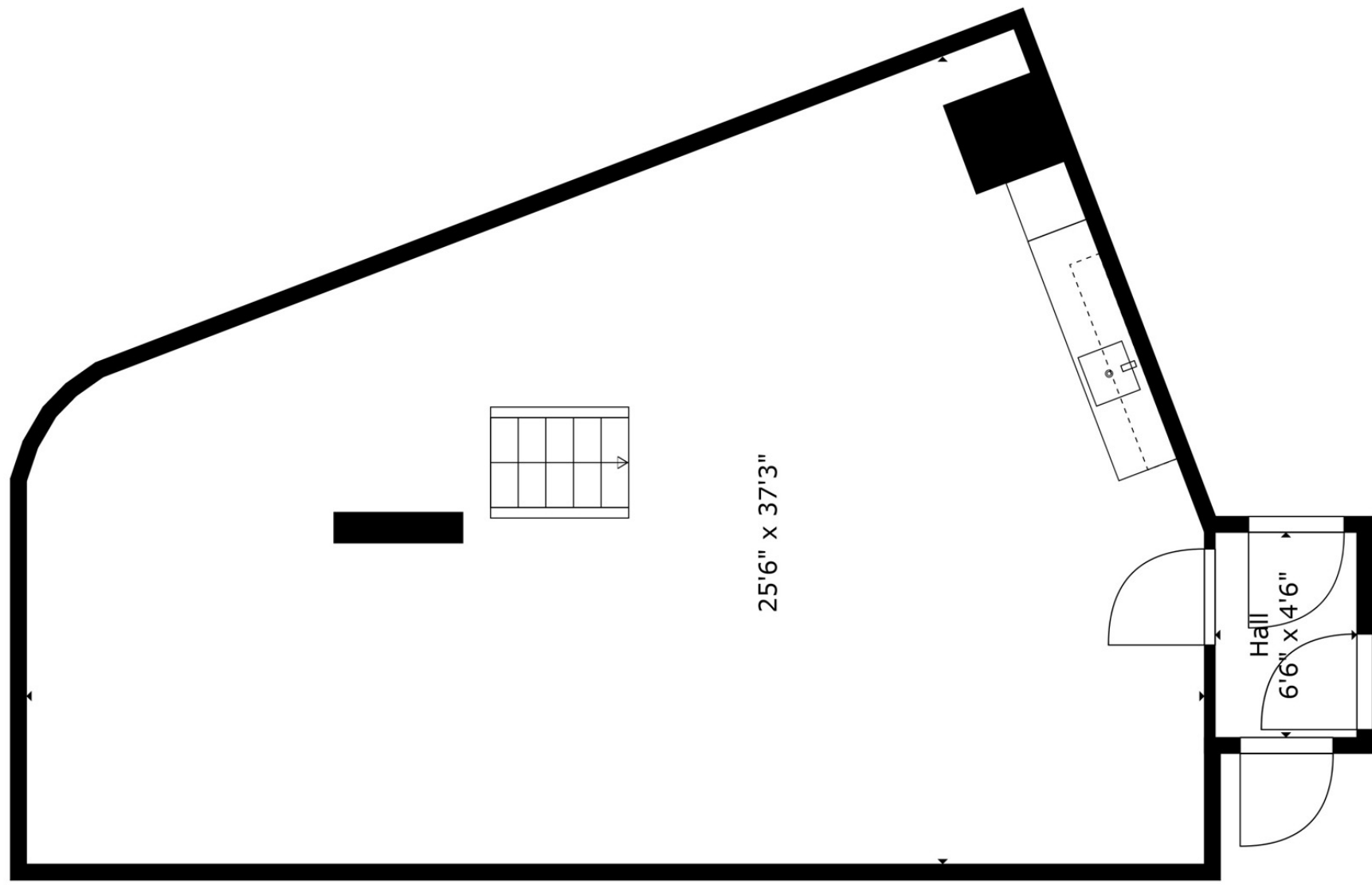


INTERIOR PHOTOS



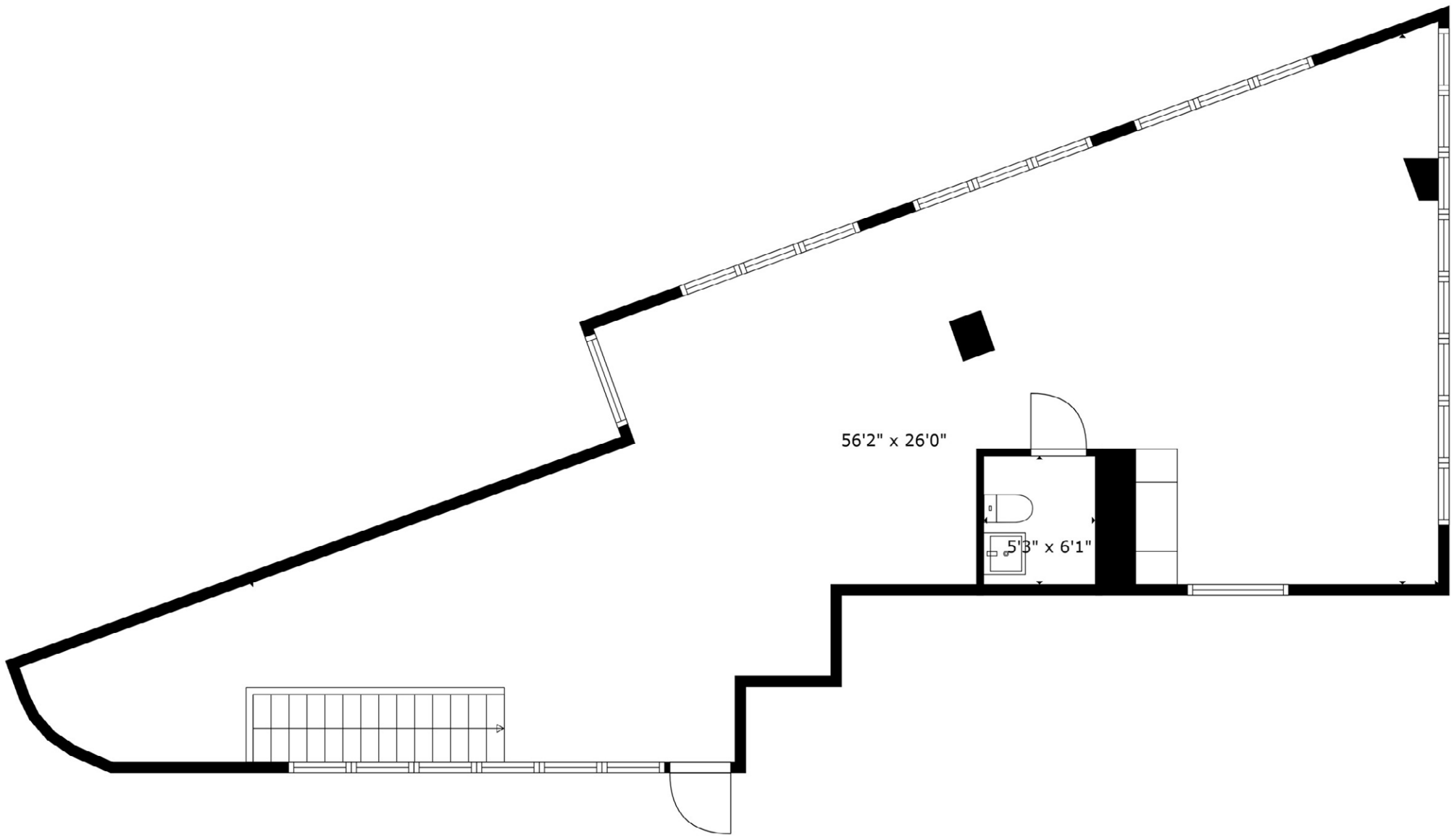


SCHEMATIC FLOORPLAN (*Basement*)





SCHEMATIC FLOORPLAN (1st Floor)



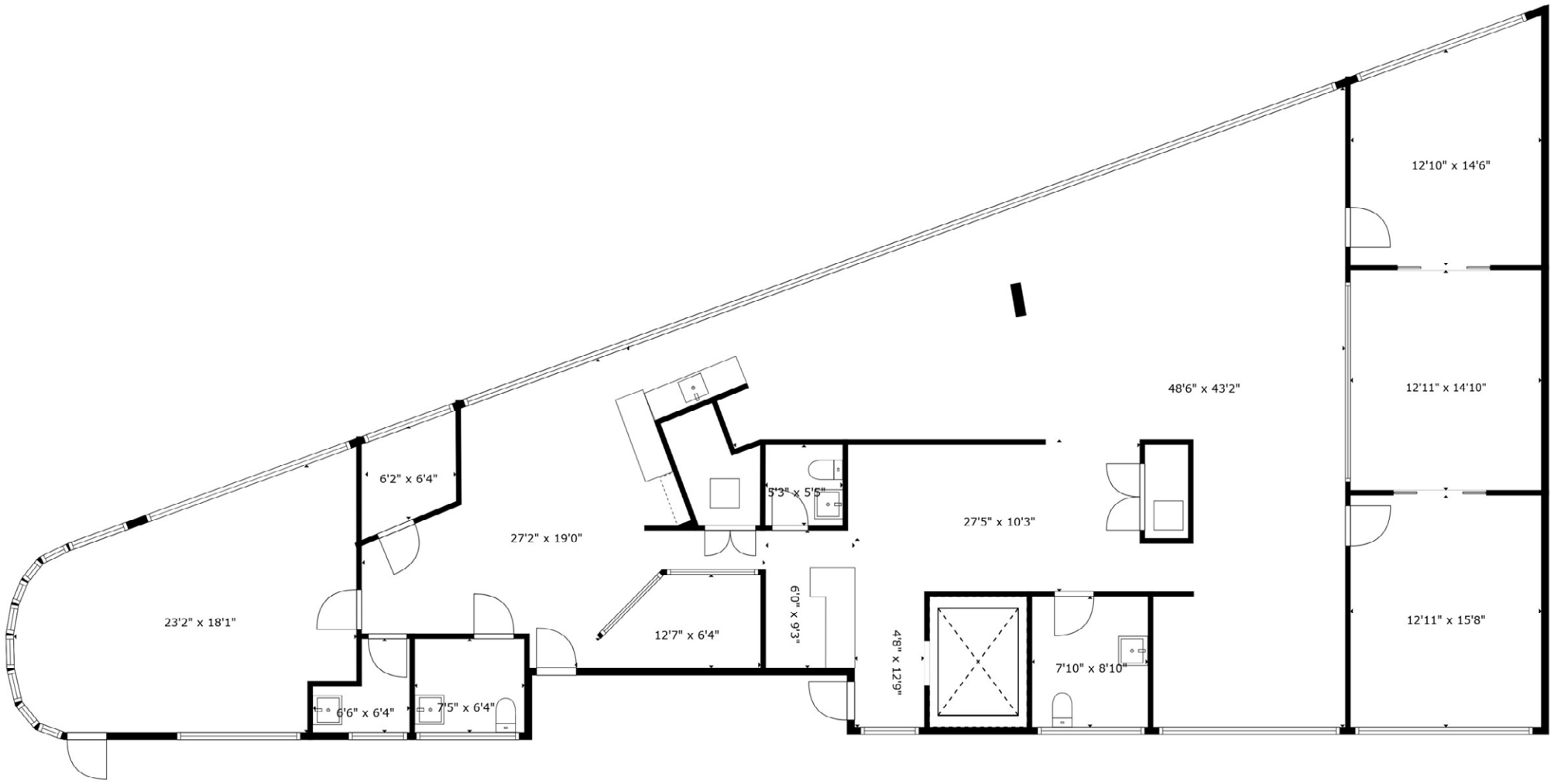


SCHEMATIC FLOORPLAN (2nd Floor)



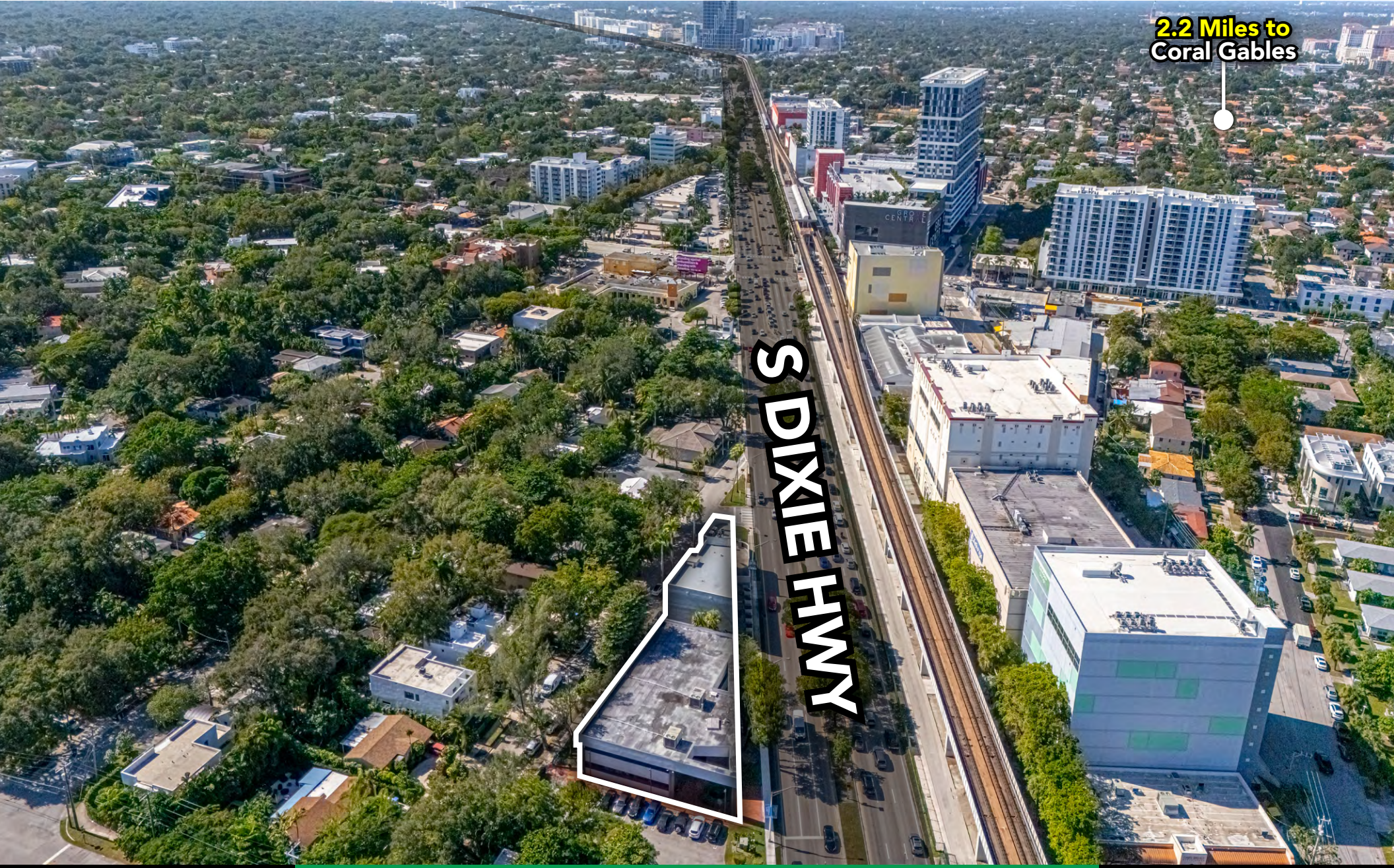


SCHEMATIC FLOORPLAN (3rd Floor)





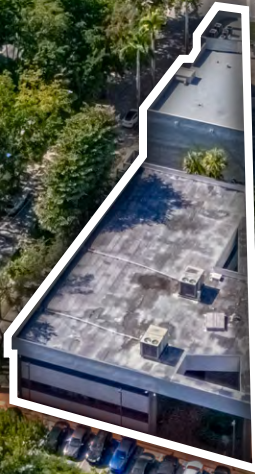
AERIAL VIEW (*East to West View*)



**2.2 Miles to
Coral Gables**

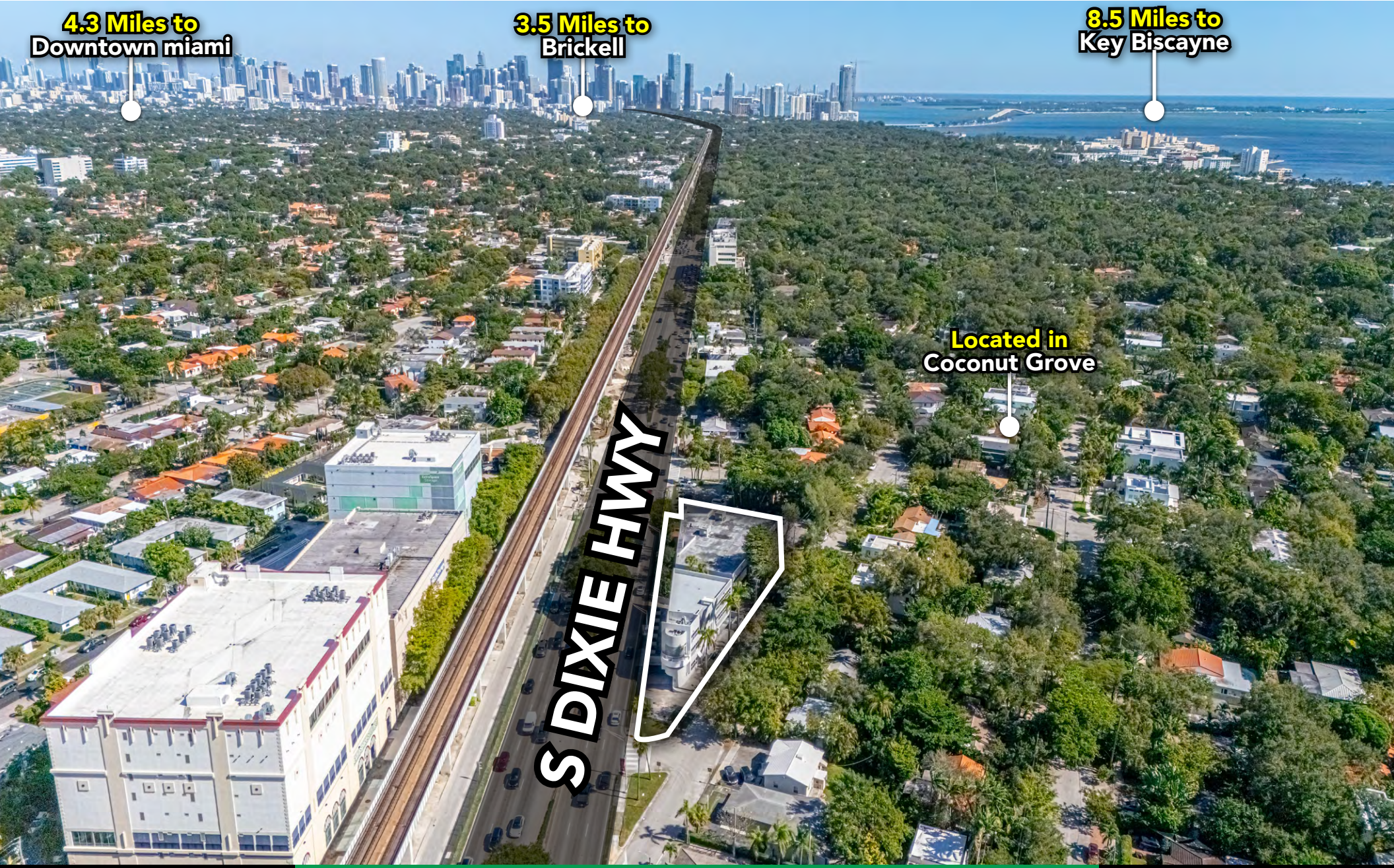


S DIXIE HWY





AERIAL VIEW (West to East View)



**4.3 Miles to
Downtown miami**

**3.5 Miles to
Brickell**

**8.5 Miles to
Key Biscayne**

**Located in
Coconut Grove**

S DIXIE HWY





AERIAL VIEW (S.W. to N.E. View)



**2.4 Miles to
Little Havana**

**4.3 Miles to
Downtown miami**

**3.5 Miles to
Brickell**

**Located in
Coconut Grove**

S DIXIE HWY





AERIAL VIEW (N.E. to S.W. View)



Located in
Coconut Grove

3.3 Miles to
Coral Gables

S DIXIE HWY



5801 BISCAYNE BOULEVARD
MIAMI, FLORIDA 33137

www.chariff.com

(O) 305-576-7474

(F) 305-576-7494

 @chariff

 @chariff

 @chariffrealty

Contact us:

Lyle Chariff

President/Broker
(305) 576-7474
lyle@chariff.com

Mauricio Zapata

Principal/Broker
(305) 576-7474
mauricio@chariff.com

All information has been secured from the seller/lessor and Chariff Realty Group, Inc. and its agents, employees and representatives (collectively "Chariff") make no representations and/or warranties as to the accuracy thereof, all of which are expressly not warranted, disclaimed and must be verified by the buyer/lessee prior to purchase/lease. All information from Chariff is subject to errors, omissions, change, and withdrawal without notice. Any reference to age, market data, condition, suitability and/or square footage must be verified and is not guaranteed by Chariff. Buyer/lessee bears all risk of information provided by Chariff.