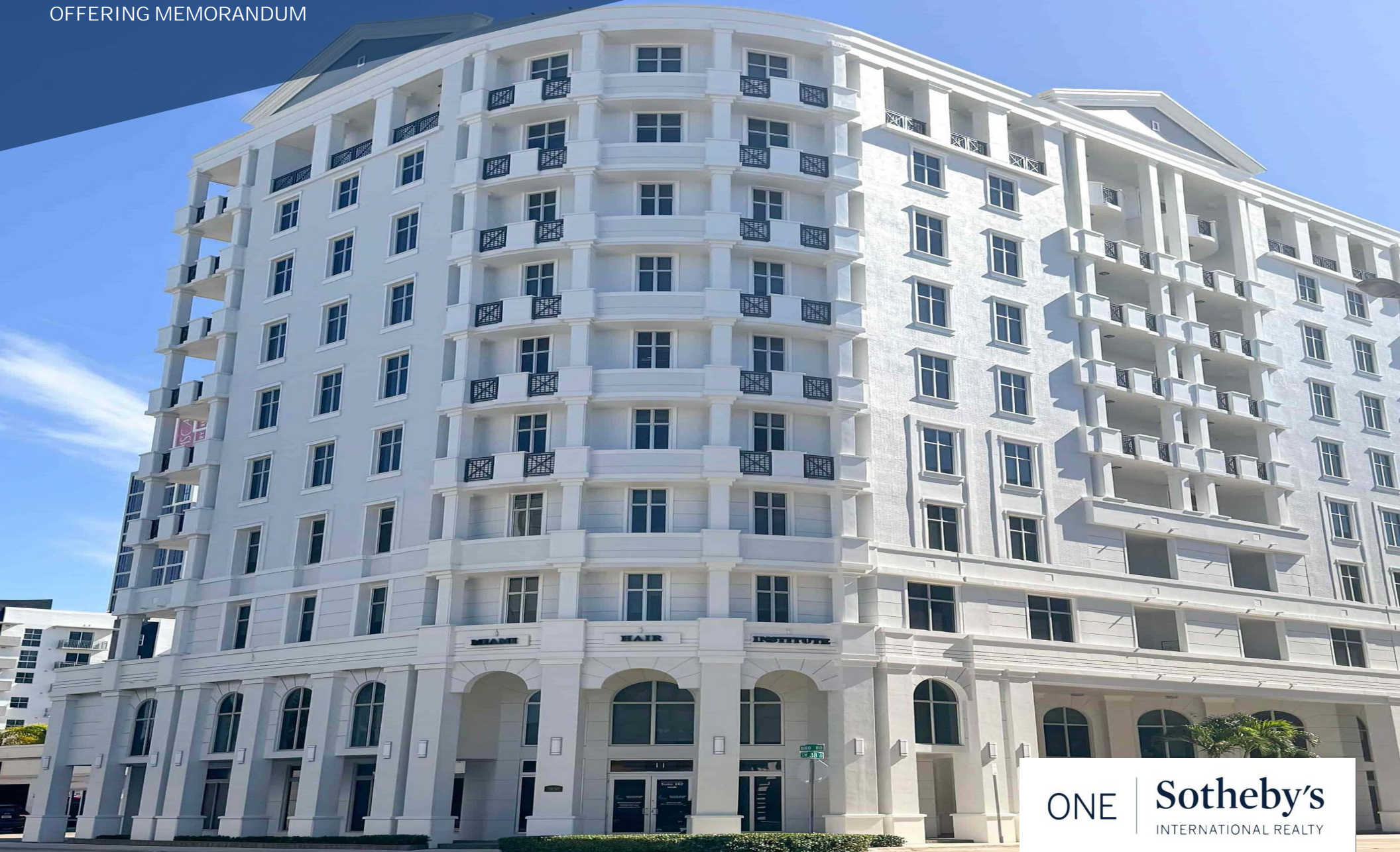


# PRESTIGIOUS MEDICAL OFFICE SUITE FOR SALE IN UNBEATABLE LOCATION

3850 Bird Rd, Unit #601 | Coral Gables, FL  
OFFERING MEMORANDUM



ONE | Sotheby's  
INTERNATIONAL REALTY



# Prestigious Medical Office Suite For Sale

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*Exclusively Marketed by:*

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ONE

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01

Executive Summary

Investment Summary

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## OFFERING SUMMARY

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ADDRESS	3850 Bird Rd, Unit #601 Coral Gables FL 33146
COUNTY	Miami-Dade
BUILDING SF	85,500 SF
UNIT SIZE (SF)	2,163
YEAR BUILT	2007
APN	01-4120-064-0060

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## FINANCIAL SUMMARY

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PRICE	\$1,500,000
PRICE PSF	\$693.48

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### **Prime Medical Office Suite in Prestigious Merrick Pointe – Rare Opportunity!**

Discover an exceptional opportunity to own a premium medical office suite in the distinguished Merrick Pointe, an exclusive 10-story boutique professional and medical building in the heart of Coral Gables. Office suites in this meticulously maintained building are rarely available, making this an unparalleled opportunity for medical professionals seeking a prime location with unmatched convenience.

This spacious medical office suite is thoughtfully designed for efficiency and comfort, offering five versatile rooms that function as examination rooms and private offices, a welcoming reception area and waiting room, a dedicated conference room, a fully equipped data room, and a kitchen for added convenience. The layout is ideal for seamless patient flow, ensuring a professional and efficient work environment. Additionally, the property includes five parking spaces available for purchase at \$50,000 per space, with four located on the 6th Floor and one on the 8th Floor. The monthly condo association fee is \$1,929.

Merrick Pointe is a sophisticated, Class-A building featuring a full-service front desk concierge, secure covered parking, and an impeccably maintained environment that reflects prestige and professionalism. Nestled in one of the most highly sought-after locations, this property is situated just steps away from Shops at Merrick Park, offering easy access to high-end dining, shopping, and services.

Positioned on the thriving artery of Bird Road, this location provides direct access to US-1, Coral Way, Ponce de Leon, and Le Jeune Road, making it an ideal spot for medical professionals looking to serve a high-density population while remaining centrally located. Just minutes from Downtown Coral Gables, Coconut Grove, South Miami, and Douglas Station, this office suite benefits from high visibility and excellent connectivity, including proximity to Metrorail stations and major commuter routes.

This is a rare and coveted opportunity to own a turnkey medical office in an unbeatable location. Don't miss the chance to establish or expand your practice in one of Miami's most vibrant and accessible medical hubs. Schedule a private tour today before this exclusive listing is gone!





02

## Property Description

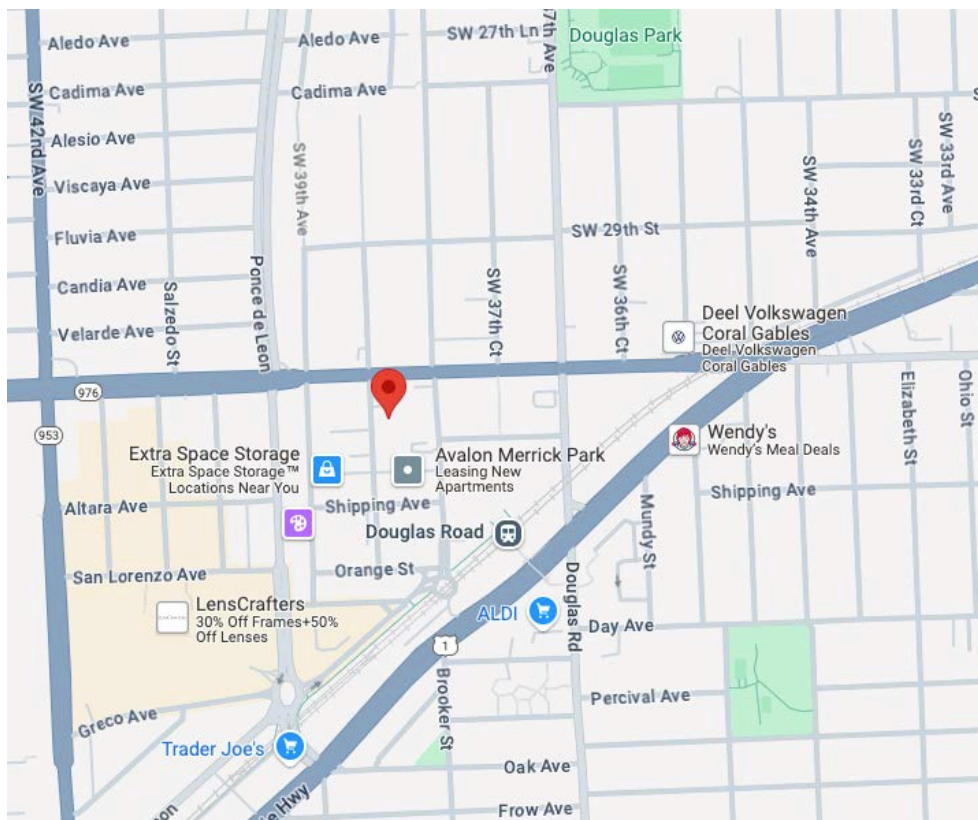
Property Features



## PROPERTY FEATURES

BUILDING SF	85,500
UNIT SIZE (SF)	2,163
YEAR BUILT	2007
BUILDING CLASS	A
NUMBER OF STORIES	10
NUMBER OF BUILDINGS	1

## LOCATION MAP



## BUILDING EXTERIOR

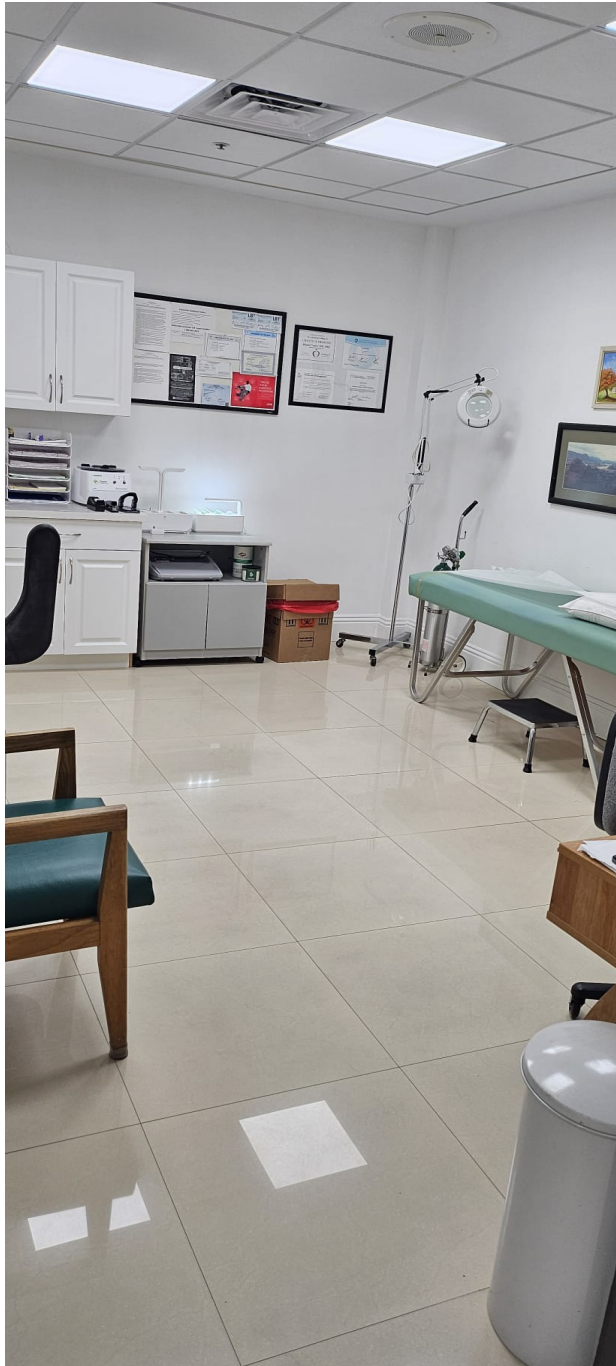




## UNIT #601 - WAITING AREA/RECEPTION AREA



## EXAMINATION ROOMS





## WORKING OFFICES





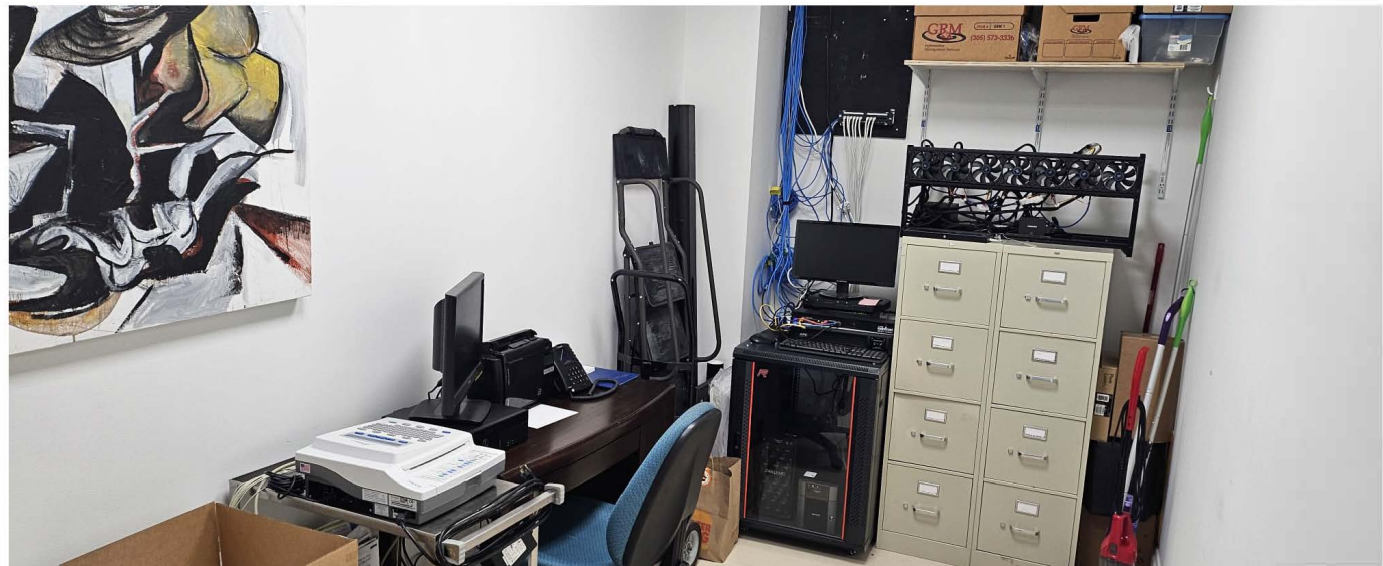
KITCHEN



CONFERENCE ROOM

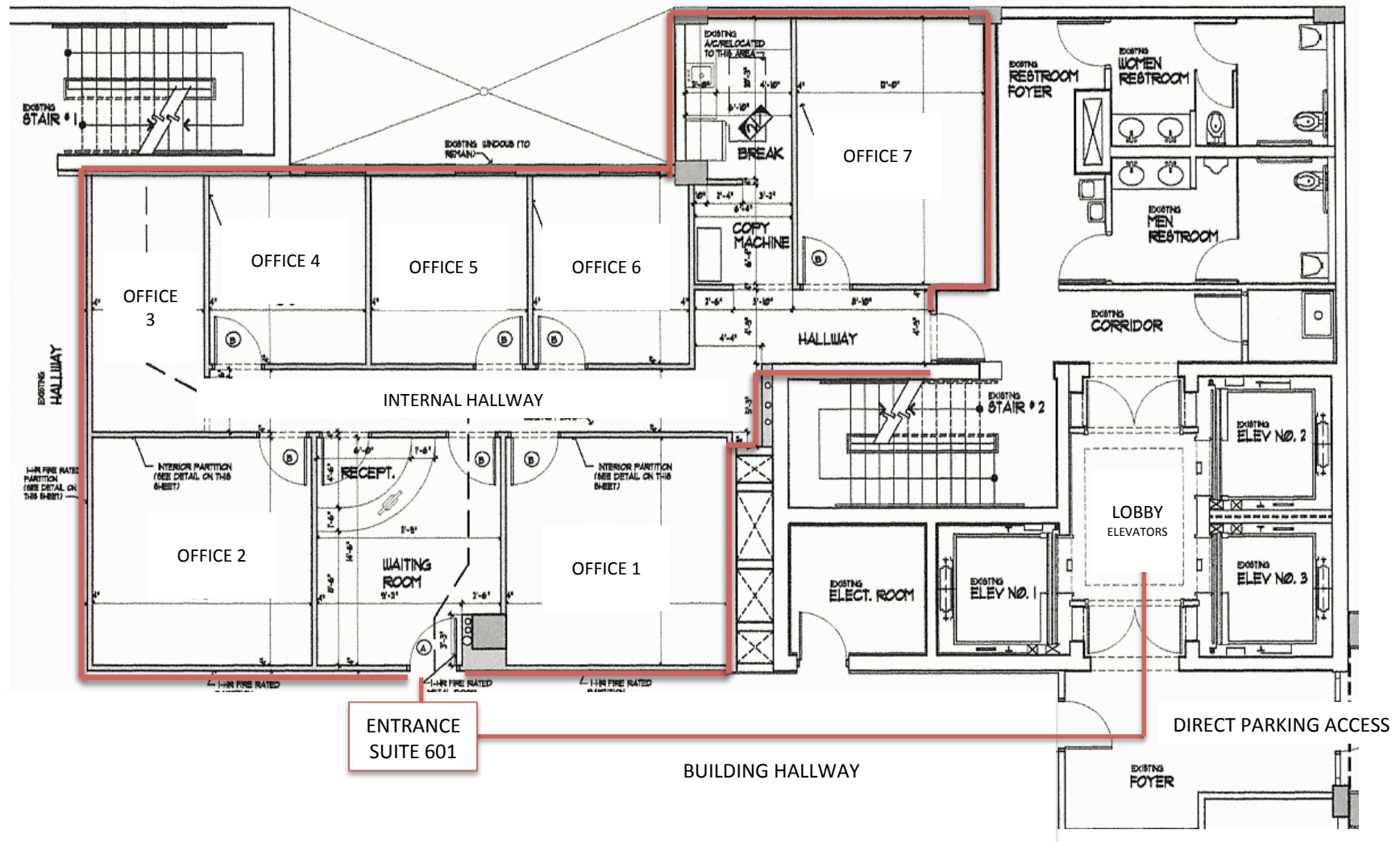


DATA ROOM





# Merrick Pointe



Suite 601  
2,163 RSF



3850 Bird Road - Building Exterior





## 3850 Bird Road - Lobby/Common Areas





## 3850 Bird Road - Common Areas





## 3850 Bird Road - Parking Garage





## Commercial Contract

1 **1. PARTIES AND PROPERTY:** \_\_\_\_\_ ("Buyer")

2 agrees to buy Douglas 600 Inc \_\_\_\_\_ ("Seller")

3 agrees to sell the property at:

4 Street Address: 3850 Bird Road, Suite 601, Coral Gables, FL 33146

6 Legal Description: MERRICK POINTE CONDO, UNIT 601, UNDIV 0.0253225%, INT IN COMMON ELEMENTS,

7 OFF REC 25279-2678

8 and the following Personal Property: \_\_\_\_\_

10 (all collectively referred to as the "Property") on the terms and conditions set forth below.

11 **2. PURCHASE PRICE:** \$ \_\_\_\_\_

12 (a) Deposit held in escrow by: \_\_\_\_\_ \$ 75,000

13 ("Escrow Agent") (checks are subject to actual and final collection)

14 Escrow Agent's address: \_\_\_\_\_ Phone: \_\_\_\_\_

15 (b) Additional deposit to be made to Escrow Agent

16 ☐ within \_\_\_\_\_ days (3 days, if left blank) after completion of Due Diligence Period or

17 ☒ within 3 days after Effective Date \_\_\_\_\_ \$ \_\_\_\_\_

18 (c) Additional deposit to be made to Escrow Agent

19 ☐ within 3 days (3 days, if left blank) after completion of Due Diligence Period or

20 ☐ within \_\_\_\_\_ days after Effective Date \_\_\_\_\_ \$ \_\_\_\_\_

21 (d) Total financing (see Paragraph 5) \_\_\_\_\_ \$ \_\_\_\_\_

22 (e) Other \_\_\_\_\_ \$ \_\_\_\_\_

23 (f) All deposits will be credited to the purchase price at closing.

24 Balance to close, subject to adjustments and prorations, to be paid  
25 via wire transfer.

\$ 75,000

26 For the purposes of this paragraph, "completion" means the end of the Due Diligence Period or upon delivery of  
27 Buyer's written notice of acceptability.

28 **3. TIME FOR ACCEPTANCE; EFFECTIVE DATE; COMPUTATION OF TIME:** Unless this offer is signed by **Seller**  
29 and **Buyer** and an executed copy delivered to all parties on or before \_\_\_\_\_, this offer  
30 will be withdrawn and the **Buyer's** deposit, if any, will be returned. The time for acceptance of any counter offer will be  
31 3 days from the date the counter offer is delivered. **The "Effective Date" of this Contract is the date on which the**  
32 **last one of the Seller and Buyer has signed or initialed and delivered this offer or the final counter offer or**  
33 **\_\_\_\_\_.** Calendar days will be used when computing time periods, except time periods of 5  
34 days or less. Time periods of 5 days or less will be computed without including Saturday, Sunday, or national legal  
35 holidays. Any time period ending on a Saturday, Sunday, or national legal holiday will extend until 5:00 p.m. of the next  
36 business day. **Time is of the essence in this Contract.**

37 **4. CLOSING DATE AND LOCATION:**

38 (a) **Closing Date:** This transaction will be closed on or before 60 days from Effective Date (Closing Date), unless  
39 specifically extended by other provisions of this Contract. The Closing Date will prevail over all other time periods  
40 including, but not limited to, Financing and Due Diligence periods. In the event, insurance underwriting is suspended

**Buyer** (\_\_\_\_\_) (\_\_\_\_\_) and **Seller** (\_\_\_\_\_) (\_\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 1 of 8 Pages.



on Closing Date and **Buyer** is unable to obtain property insurance, **Buyer** may postpone closing up to 5 days after the insurance underwriting suspension is lifted.

**(b) Location:** Closing will take place in     Miami-Dade     County, Florida. (If left blank, the closing will take place in the county where the property is located.) Closing may be conducted by mail or electronic means.

##### 5. THIRD-PARTY FINANCING:

**BUYER'S OBLIGATION:** On or before \_\_\_\_\_ days (5 days if left blank) after the Effective Date, **Buyer** will apply for a third-party financing in an amount not to exceed \_\_\_\_% of the purchase price or \$ \_\_\_\_\_, with a fixed interest rate not to exceed \_\_\_\_\_% per year with an initial variable interest rate not to exceed \_\_\_\_\_%, with points or commitment or loan fees not to exceed \_\_\_\_\_% of the principal amount, for a term of \_\_\_\_\_ years, and amortized over \_\_\_\_\_ years, with additional terms as follows:

**Buyer** will timely provide any and all credit, employment, financial, and other information reasonably required by any lender. **Buyer** will use good faith and reasonable diligence to (i) obtain Loan Approval within \_\_\_\_ days (45 days if left blank) from Effective Date (Loan Approval Date), (ii) satisfy terms and conditions of the Loan Approval, and (iii) close the loan. **Buyer** will keep **Seller** and Broker fully informed about loan application status and authorize the mortgage broker and lender to disclose all such information to **Seller** and Broker. **Buyer** will notify **Seller** immediately upon obtaining financing or being rejected by a lender. **CANCELLATION:** If **Buyer**, after using good faith and reasonable diligence, fails to obtain Loan Approval by Loan Approval Date, **Buyer** may within \_\_\_\_\_ days (3 days if left blank) deliver written notice to **Seller** stating **Buyer** either waives this financing contingency or cancels this Contract. If **Buyer** does neither, then **Seller** may cancel this Contract by delivering written notice to **Buyer** at any time thereafter. Unless this financing contingency has been waived, this Contract shall remain subject to the satisfaction, by closing, of those conditions of Loan Approval related to the Property. **DEPOSIT(S) (for purposes of Paragraph 5 only):** If **Buyer** has used good faith and reasonable diligence but does not obtain Loan Approval by Loan Approval Date and thereafter either party elects to cancel this Contract as set forth above or the lender fails or refuses to close on or before the Closing Date without fault on **Buyer's** part, the Deposit(s) shall be returned to **Buyer**, whereupon both parties will be released from all further obligations under this Contract, except for obligations stated herein as surviving the termination of this Contract. If neither party elects to terminate this Contract as set forth above or **Buyer** fails to use good faith or reasonable diligence as set forth above, **Seller** will be entitled to retain the Deposit(s) if the transaction does not close. For purposes of this Contract, "Loan Approval" means a statement by the lender setting forth the terms and conditions upon which the lender is willing to make a particular mortgage loan to a particular buyer. Neither a pre-approval letter nor a prequalification letter shall be deemed a Loan Approval for purposes of this Contract.

**6. TITLE:** **Seller** has the legal capacity to and will convey marketable title to the Property by ☐ statutory warranty deed ☐ special warranty deed ☐ other \_\_\_\_\_, free of liens, easements and encumbrances of record or known to **Seller**, but subject to property taxes for the year of closing; covenants, restrictions and public utility easements of record; existing zoning and governmental regulations; and (list any other matters to which title will be subject) \_\_\_\_\_

\_\_\_\_\_;  
provided there exists at closing no violation of the foregoing and none of them prevents **Buyer's** intended use of the Property as \_\_\_\_\_

**(a) Evidence of Title:** The party who pays the premium for the title insurance policy will select the closing agent and pay for the title search and closing services. **Seller** will, at (check one) ☐ **Seller's** ☐ **Buyer's** expense and within   30   days after Effective Date or at least   3   days before Closing Date deliver to **Buyer** (check one) ☒ (i) a title insurance commitment by a Florida licensed title insurer setting forth those matters to be discharged by **Seller** at or before Closing and, upon **Buyer** recording the deed, an owner's policy in the amount of the purchase price for fee simple title subject only to exceptions stated above. If **Buyer** is paying for the evidence of title and **Seller** has an owner's policy, **Seller** will deliver a copy to **Buyer** within 15 days after Effective Date. ☐ (ii.) an abstract of title, prepared or brought current by an existing abstract firm or certified as correct by an existing firm. However, if such an abstract is not available to **Seller**, then a prior owner's title policy acceptable to the proposed insurer as a base for reissuance of coverage may be used. The prior policy will include copies of all policy exceptions and an update in a format acceptable to **Buyer** from the policy effective date and certified to **Buyer** or

**Buyer** (\_\_\_\_) (\_\_\_\_) and **Seller** (\_\_\_\_) (\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 2 of 8 Pages.



**Buyer's** closing agent together with copies of all documents recited in the prior policy and in the update. If such an abstract or prior policy is not available to **Seller** then (i.) above will be the evidence of title.

**(b) Title Examination:** **Buyer** will, within 15 days from receipt of the evidence of title deliver written notice to **Seller** of title defects. Title will be deemed acceptable to **Buyer** if (1) **Buyer** fails to deliver proper notice of defects or (2) **Buyer** delivers proper written notice and **Seller** cures the defects within 5 days from receipt of the notice ("Curative Period"). **Seller** shall use good faith efforts to cure the defects. If the defects are cured within the Curative Period, closing will occur on the latter of 10 days after receipt by **Buyer** of notice of such curing or the scheduled Closing Date. **Seller** may elect not to cure defects if **Seller** reasonably believes any defect cannot be cured within the Curative Period. If the defects are not cured within the Curative Period, **Buyer** will have 10 days from receipt of notice of **Seller's** inability to cure the defects to elect whether to terminate this Contract or accept title subject to existing defects and close the transaction without reduction in purchase price.

**(c) Survey:** (check applicable provisions below)

(i.) ☐ **Seller** will, within \_\_\_\_\_ days from Effective Date, deliver to **Buyer** copies of prior surveys, plans, specifications, and engineering documents, if any, and the following documents relevant to this transaction:

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prepared for **Seller** or in **Seller's** possession, which show all currently existing structures. In the event this transaction does not close, all documents provided by **Seller** will be returned to **Seller** within 10 days from the date this Contract is terminated.

☐ **Buyer** will, at ☐ **Seller's** ☐ **Buyer's** expense and within the time period allowed to deliver and examine title evidence, obtain a current certified survey of the Property from a registered surveyor. If the survey reveals encroachments on the Property or that the improvements encroach on the lands of another, ☐ **Buyer** will accept the Property with existing encroachments ☐ such encroachments will constitute a title defect to be cured within the Curative Period.

**(d) Ingress and Egress:** **Seller** warrants that the Property presently has ingress and egress.

**7. PROPERTY CONDITION:** **Seller** will deliver the Property to **Buyer** at the time agreed in its present "as is" condition, ordinary wear and tear excepted, and will maintain the landscaping and grounds in a comparable condition. **Seller** makes no warranties other than marketability of title. In the event that the condition of the Property has materially changed since the expiration of the Due Diligence Period, **Buyer** may elect to terminate the Contract and receive a refund of any and all deposits paid, plus interest, if applicable, or require **Seller** to return the Property to the required condition existing as of the end of Due Diligence period, the cost of which is not to exceed \$ \_\_\_\_\_ (1.5% of the purchase price, if left blank). By accepting the Property "as is", **Buyer** waives all claims against **Seller** for any defects in the Property. (Check **(a)** or **(b)**)

☐ **(a) As Is:** **Buyer** has inspected the Property or waives any right to inspect and accepts the Property in its "as is" condition.

☐ **(b) Due Diligence Period:** **Buyer** will, at **Buyer's** expense and within 7 days from Effective Date ("Due Diligence Period"), determine whether the Property is suitable, in **Buyer's** sole and absolute discretion. During the term of this Contract, **Buyer** may conduct any tests, analyses, surveys and investigations ("Inspections") which **Buyer** deems necessary to determine to **Buyer's** satisfaction the Property's engineering, architectural, environmental properties; zoning and zoning restrictions; flood zone designation and restrictions; subdivision regulations; soil and grade; availability of access to public roads, water, and other utilities; consistency with local, state and regional growth management and comprehensive land use plans; availability of permits, government approvals and licenses; compliance with American with Disabilities Act; absence of asbestos, soil and ground water contamination; and other inspections that **Buyer** deems appropriate. **Buyer** will deliver written notice to **Seller** prior to the expiration of the Due Diligence Period of **Buyer's** determination of whether or not the Property is acceptable. **Buyer's** failure to comply with this notice requirement will constitute acceptance of the Property in its present "as is" condition. **Seller** grants to **Buyer**, its agents, contractors and assigns, the right to enter the Property at any time during the term of this Contract for the purpose of conducting Inspections, upon reasonable notice, at a mutually agreed upon time; provided, however, that **Buyer**, its agents, contractors and assigns enter the Property and conduct Inspections at their own risk. **Buyer** will indemnify and hold **Seller** harmless from losses, damages, costs, claims and expenses of any nature, including attorneys' fees at all levels, and from liability to any person, arising from the conduct of any and all inspections or any work authorized by **Buyer**. **Buyer** will not engage in any activity that could result in a mechanic's lien being filed against the Property without **Seller's** prior written consent. In the event this transaction does not close, (1) **Buyer** will repair all damages to the

**Buyer** (\_\_\_\_) (\_\_\_\_) and **Seller** (\_\_\_\_) (\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 3 of 8 Pages.



Property resulting from the Inspections and return the Property to the condition it was in prior to conduct of the Inspections, and (2) **Buyer** will, at **Buyer's** expense release to **Seller** all reports and other work generated as a result of the Inspections. Should **Buyer** deliver timely notice that the Property is not acceptable, **Seller** agrees that **Buyer's** deposit will be immediately returned to **Buyer** and the Contract terminated.

**(c) Walk-through Inspection:** **Buyer** may, on the day prior to closing or any other time mutually agreeable to the parties, conduct a final "walk-through" inspection of the Property to determine compliance with this paragraph and to ensure that all Property is on the premises.

**8. OPERATION OF PROPERTY DURING CONTRACT PERIOD:** **Seller** will continue to operate the Property and any business conducted on the Property in the manner operated prior to Contract and will take no action that would adversely impact the Property after closing, as to tenants, lenders or business, if any. Any changes, such as renting vacant space, that materially affect the Property or **Buyer's** intended use of the Property will be permitted ☒ only with **Buyer's** consent ☐ without **Buyer's** consent.

**9. CLOSING PROCEDURE:** Unless otherwise agreed or stated herein, closing procedure shall be in accordance with the norms where the Property is located.

**(a) Possession and Occupancy:** **Seller** will deliver possession and occupancy of the Property to **Buyer** at closing. **Seller** will provide keys, remote controls, and any security/access codes necessary to operate all locks, mailboxes, and security systems.

**(b) Costs:** **Buyer** will pay **Buyer's** attorneys' fees, taxes and recording fees on notes, mortgages and financing statements and recording fees for the deed. **Seller** will pay **Seller's** attorneys' fees, taxes on the deed and recording fees for documents needed to cure title defects. If **Seller** is obligated to discharge any encumbrance at or prior to closing and fails to do so, **Buyer** may use purchase proceeds to satisfy the encumbrances.

**(c) Documents:** **Seller** will provide the deed; bill of sale; mechanic's lien affidavit; originals of those assignable service and maintenance contracts that will be assumed by **Buyer** after the Closing Date and letters to each service contractor from **Seller** advising each of them of the sale of the Property and, if applicable, the transfer of its contract, and any assignable warranties or guarantees received or held by **Seller** from any manufacturer, contractor, subcontractor, or material supplier in connection with the Property; current copies of the condominium documents, if applicable; assignments of leases, updated rent roll; tenant and lender estoppels letters (if applicable); tenant subordination, non-disturbance and attornment agreements (SNDAs) required by the **Buyer** or **Buyer's** lender; assignments of permits and licenses; corrective instruments; and letters notifying tenants of the change in ownership/rental agent. If any tenant refuses to execute an estoppels letter, **Seller**, if requested by the **Buyer** in writing, will certify that information regarding the tenant's lease is correct. If **Seller** is an entity, **Seller** will deliver a resolution of its governing authority authorizing the sale and delivery of the deed and certification by the appropriate party certifying the resolution and setting forth facts showing the conveyance conforms to the requirements of local law. **Seller** will transfer security deposits to **Buyer**. **Buyer** will provide the closing statement, mortgages and notes, security agreements, and financing statements.

**(d) Taxes and Prorations:** Real estate taxes, personal property taxes on any tangible personal property, bond payments assumed by **Buyer**, interest, rents (based on actual collected rents), association dues, insurance premiums acceptable to **Buyer**, and operating expenses will be prorated through the day before closing. If the amount of taxes for the current year cannot be ascertained, rates for the previous year will be used with due allowance being made for improvements and exemptions. Any tax proration based on an estimate will, at request of either party, be readjusted upon receipt of current year's tax bill; this provision will survive closing.

**(e) Special Assessment Liens:** Certified, confirmed, and ratified special assessment liens as of the Closing Date will be paid by **Seller**. If a certified, confirmed, and ratified special assessment is payable in installments, **Seller** will pay all installments due and payable on or before the Closing Date, with any installment for any period extending beyond the Closing Date prorated, and **Buyer** will assume all installments that become due and payable after the Closing Date. **Buyer** will be responsible for all assessments of any kind which become due and owing after Closing Date, unless an improvement is substantially completed as of Closing Date. If an improvement is substantially completed as of the Closing Date but has not resulted in a lien before closing, **Seller** will pay the amount of the last estimate of the assessment. This subsection applies to special assessment liens imposed by a public body and does not apply to condominium association special assessments.

**(f) Foreign Investment in Real Property Tax Act (FIRPTA):** If **Seller** is a "foreign person" as defined by FIRPTA, **Seller** and **Buyer** agree to comply with Section 1445 of the Internal Revenue Code. **Seller** and **Buyer** will complete, execute, and deliver as directed any instrument, affidavit, or statement reasonably necessary to comply

**Buyer** (\_\_\_\_) (\_\_\_\_) and **Seller** (\_\_\_\_) (\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 4 of 8 Pages.



with the FIRPTA requirements, including delivery of their respective federal taxpayer identification numbers or Social Security Numbers to the closing agent. If **Buyer** does not pay sufficient cash at closing to meet the withholding requirement, **Seller** will deliver to **Buyer** at closing the additional cash necessary to satisfy the requirement.

**10. ESCROW AGENT:** **Seller** and **Buyer** authorize Escrow Agent or Closing Agent (collectively "Agent") to receive, deposit, and hold funds and other property in escrow and, subject to collection, disburse them in accordance with the terms of this Contract. The parties agree that Agent will not be liable to any person for misdelivery of escrowed items to **Seller** or **Buyer**, unless the misdelivery is due to Agent's willful breach of this Contract or gross negligence. If Agent has doubt as to Agent's duties or obligations under this Contract, Agent may, at Agent's option, (a) hold the escrowed items until the parties mutually agree to its disbursement or until a court of competent jurisdiction or arbitrator determines the rights of the parties or (b) deposit the escrowed items with the clerk of the court having jurisdiction over the matter and file an action in interpleader. Upon notifying the parties of such action, Agent will be released from all liability except for the duty to account for items previously delivered out of escrow. If Agent is a licensed real estate broker, Agent will comply with Chapter 475, Florida Statutes. In any suit in which Agent interpleads the escrowed items or is made a party because of acting as Agent hereunder, Agent will recover reasonable attorney's fees and costs incurred, with these amounts to be paid from and out of the escrowed items and charged and awarded as court costs in favor of the prevailing party.

**11. CURE PERIOD:** Prior to any claim for default being made, a party will have an opportunity to cure any alleged default. If a party fails to comply with any provision of this Contract, the other party will deliver written notice to the non-complying party specifying the non-compliance. The non-complying party will have 5 days (5 days if left blank) after delivery of such notice to cure the non-compliance. Notice and cure shall not apply to failure to close.

**12. FORCE MAJEURE:** **Buyer** or **Seller** shall not be required to perform any obligation under this Contract or be liable to each other for damages so long as performance or non-performance of the obligation, or the availability of services, insurance, or required approvals essential to Closing, is disrupted, delayed, caused or prevented by Force Majeure. "Force Majeure" means: hurricanes, floods, extreme weather, earthquakes, fire, or other acts of God, unusual transportation delays, or wars, insurrections, or acts of terrorism, which, by exercise of reasonable diligent effort, the non-performing party is unable in whole or in part to prevent or overcome. All time periods, including Closing Date, will be extended a reasonable time up to 7 days after the Force Majeure no longer prevents performance under this Contract, provided, however, if such Force Majeure continues to prevent performance under this Contract more than 30 days beyond Closing Date, then either party may terminate this Contract by delivering written notice to the other and the Deposit shall be refunded to **Buyer**, thereby releasing **Buyer** and **Seller** from all further obligations under this Contract.

**13. RETURN OF DEPOSIT:** Unless otherwise specified in the Contract, in the event any condition of this Contract is not met and **Buyer** has timely given any required notice regarding the condition having not been met, **Buyer's** deposit will be returned in accordance with applicable Florida Laws and regulations.

**14. DEFAULT:**

(a) In the event the sale is not closed due to any default or failure on the part of **Seller** other than failure to make the title marketable after diligent effort, **Buyer** may elect to receive return of Buyer's deposit without thereby waiving any action for damages resulting from Seller's breach and may seek to recover such damages or seek specific performance. If Buyer elects a deposit refund, Seller may be liable to Broker for the full amount of the brokerage fee.

(b) In the event the sale is not closed due to any default or failure on the part of **Buyer**, **Seller** may either (1) retain all deposit(s) paid or agreed to be paid by **Buyer** as agreed upon liquidated damages, consideration for the execution of this Contract, and in full settlement of any claims, upon which this Contract will terminate or (2) seek specific performance. If **Buyer** fails to timely place a deposit as required by this Contract, **Seller** may either (1) terminate the Contract and seek the remedy outlined in this subparagraph or (2) proceed with the Contract without waiving any remedy for **Buyer's** default.

**15. ATTORNEY'S FEES AND COSTS:** In any claim or controversy arising out of or relating to this Contract, the prevailing party, which for purposes of this provision will include **Buyer**, **Seller** and Broker, will be awarded reasonable attorneys' fees, costs, and expenses.

**16. NOTICES:** All notices will be in writing and may be delivered by mail, overnight courier, personal delivery, or electronic means. Parties agree to send all notices to addresses specified on the signature page(s). Any notice, document, or items given by or delivered to an attorney or real estate licensee (including a transaction broker) representing a party will be as effective as if given by or delivered to that party.

**Buyer** (\_\_\_\_) (\_\_\_\_) and **Seller** (\_\_\_\_) (\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 5 of 8 Pages.



250 **17. DISCLOSURES:**

251 **(a) Commercial Real Estate Sales Commission Lien Act:** The Florida Commercial Real Estate Sales  
252 Commission Lien Act provides that a broker has a lien upon the owner's net proceeds from the sale of  
253 commercial real estate for any commission earned by the broker under a brokerage agreement. The lien upon the  
254 owner's net proceeds is a lien upon personal property which attaches to the owner's net proceeds and does not  
255 attach to any interest in real property. This lien right cannot be waived before the commission is earned.

256 **(b) Special Assessment Liens Imposed by Public Body:** The Property may be subject to unpaid special  
257 assessment lien(s) imposed by a public body. (A public body includes a Community Development District.) Such  
258 liens, if any, shall be paid as set forth in Paragraph 9(e).

259 **(c) Radon Gas:** Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in  
260 sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that  
261 exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon  
262 and radon testing may be obtained from your county public health unit.

263 **(d) Energy-Efficiency Rating Information:** Buyer acknowledges receipt of the information brochure required by  
264 Section 553.996, Florida Statutes.

265 **18. RISK OF LOSS:**

266 **(a)** If, after the Effective Date and before closing, the Property is damaged by fire or other casualty, **Seller** will  
267 bear the risk of loss and **Buyer** may cancel this Contract without liability and the deposit(s) will be returned to  
268 **Buyer**. Alternatively, **Buyer** will have the option of purchasing the Property at the agreed upon purchase price and  
269 **Seller** will credit the deductible, if any and transfer to **Buyer** at closing any insurance proceeds, or **Seller's** claim  
270 to any insurance proceeds payable for the damage. **Seller** will cooperate with and assist **Buyer** in collecting any  
271 such proceeds. **Seller** shall not settle any insurance claim for damage caused by casualty without the consent of  
272 the **Buyer**.

273 **(b)** If, after the Effective Date and before closing, any part of the Property is taken in condemnation or under the  
274 right of eminent domain, or proceedings for such taking will be pending or threatened, **Buyer** may cancel this  
275 Contract without liability and the deposit(s) will be returned to **Buyer**. Alternatively, **Buyer** will have the option of  
276 purchasing what is left of the Property at the agreed upon purchase price and **Seller** will transfer to the **Buyer** at  
277 closing the proceeds of any award, or **Seller's** claim to any award payable for the taking. **Seller** will cooperate  
278 with and assist **Buyer** in collecting any such award.

279 **19. ASSIGNABILITY; PERSONS BOUND:** This Contract may be assigned to a related entity, and otherwise ☐ is not  
280 assignable ☐ is assignable. If this Contract may be assigned, **Buyer** shall deliver a copy of the assignment agreement  
281 to the **Seller** at least 5 days prior to Closing. The terms "**Buyer**," "**Seller**" and "**Broker**" may be singular or plural. This  
282 Contract is binding upon **Buyer**, **Seller** and their heirs, personal representatives, successors and assigns (if  
283 assignment is permitted).

284 **20. MISCELLANEOUS:** The terms of this Contract constitute the entire agreement between **Buyer** and **Seller**.  
285 Modifications of this Contract will not be binding unless in writing, signed and delivered by the party to be bound.  
286 Signatures, initials, documents referenced in this Contract, counterparts and written modifications communicated  
287 electronically or on paper will be acceptable for all purposes, including delivery, and will be binding. Handwritten or  
288 typewritten terms inserted in or attached to this Contract prevail over preprinted terms. If any provision of this Contract  
289 is or becomes invalid or unenforceable, all remaining provisions will continue to be fully effective. This Contract will be  
290 construed under Florida law and will not be recorded in any public records.

291 **21. BROKERS:** Neither **Seller** nor **Buyer** has used the services of, or for any other reason owes compensation to, a  
292 licensed real estate Broker other than:

293 **(a) Seller's Broker:** One Sotheby's International Realty Manny Chamizo III  
(Company Name) (Licensee)  
294 1507 Sunset Drive, Coral Gables, FL 33146, phone: 786-453-3171, email: flacommercial@gmail.com  
(Address, Telephone, Fax, E-mail)

296 who ☐ is a single-agent ☐ is a transaction broker ☐ has no brokerage relationship and who will be compensated by  
297 ☒ **Seller** ☐ **Buyer** ☐ both parties pursuant to ☐ a listing agreement ☐ other (specify) \_\_\_\_\_  
298 \_\_\_\_\_ 3% of the purchase price payable to One Sotheby's International Realty per contemporaneous Commission Agreement between Brokers for Seller and Buyer \_\_\_\_\_  
299

300 **(b) Buyer's Broker:** \_\_\_\_\_  
(Company Name) (Licensee)  
301 \_\_\_\_\_  
(Address, Telephone, Fax, E-mail)

**Buyer** (\_\_\_\_\_) (\_\_\_\_\_) and **Seller** (\_\_\_\_\_) (\_\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 6 of 8 Pages.

302 who ☐ is a single-agent ☐ is a transaction broker ☐ has no brokerage relationship and who will be compensated by  
303 ☐ **Seller's Broker** ☒ **Seller** ☐ **Buyer** ☐ both parties pursuant to ☐ an MLS offer of compensation ☐ other (specify)  
304

305 (collectively referred to as "Broker") in connection with any act relating to the Property, including but not limited to  
306 inquiries, introductions, consultations, and negotiations resulting in this transaction. **Seller** and **Buyer** agree to  
307 indemnify and hold Broker harmless from and against losses, damages, costs, and expenses of any kind, including  
308 reasonable attorneys' fees at all levels, and from liability to any person, arising from (1) compensation claimed which is  
309 inconsistent with the representation in this Paragraph, (2) enforcement action to collect a brokerage fee pursuant to  
310 Paragraph 10, (3) any duty accepted by Broker at the request of **Seller** or **Buyer**, which is beyond the scope of  
311 services regulated by Chapter 475, Florida Statutes, as amended, or (4) recommendations of or services provided and  
312 expenses incurred by any third party whom Broker refers, recommends, or retains for or on behalf of **Seller** or **Buyer**.

313 **22. OPTIONAL CLAUSES:** (Check if any of the following clauses are applicable and are attached as an addendum to  
314 this Contract):

315 <input type="checkbox"/> Arbitration	<input type="checkbox"/> Seller Warranty	<input type="checkbox"/> Existing Mortgage
316 <input type="checkbox"/> Section 1031 Exchange	<input type="checkbox"/> Coastal Construction Control Line	<input type="checkbox"/> Buyer's Attorney Approval
317 <input type="checkbox"/> Property Inspection and Repair	<input type="checkbox"/> Flood Area Hazard Zone	<input type="checkbox"/> Seller's Attorney Approval
318 <input type="checkbox"/> Seller Representations	<input type="checkbox"/> Seller Financing	<input type="checkbox"/> Other _____

319 **23. ADDITIONAL TERMS:**

320 Five (5) total parking spaces are currently part of the Property and shall be sold for \$50,000 per space in addition to the purchase price. Four (4)  
321 of them are on the 6th Floor and One (1) on the 8th Floor. Parking space numbers and location need to be provided by Seller to Buyer within 5  
322 days after the Effective Date.

323 - Post-Closing Occupancy Period: (1) In the event the proposed space the seller intends to move to from the current premise is not ready to be  
324 occupied by the time the buyer closes on this transaction, the buyer will allow the seller to remain in the Property for a period not to exceed 60  
325 days. During this time the seller shall pay: Monthly Maintenance Fees, Monthly Special Assessment Fees, and monthly property tax payments.  
326 (2) \$5,000 Security Deposit will be collected on the statement at closing. If no deductions are necessary, Landlord shall return the full security  
327 deposit to the Tenant within 5 business days after Tenant vacates the Premises. If deductions are necessary, Landlord shall provide Tenant with  
328 written notice of the intention to impose a claim on the deposit within 30 days after Tenant vacates the Premises. Tenant then has 15 days to  
329 object to the claim. If Tenant does not object, Landlord will deduct the claimed amounts and return any remaining deposit within 30 days after the  
330 notice. (3) Property Insurance to paid by the seller until they vacate the Premises. -

331 **THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, SEEK THE**  
332 **ADVICE OF AN ATTORNEY PRIOR TO SIGNING. BROKER ADVISES BUYER AND SELLER TO VERIFY ALL**  
333 **FACTS AND REPRESENTATIONS THAT ARE IMPORTANT TO THEM AND TO CONSULT AN APPROPRIATE**  
334 **PROFESSIONAL FOR LEGAL ADVICE (FOR EXAMPLE, INTERPRETING CONTRACTS, DETERMINING THE**  
335 **EFFECT OF LAWS ON THE PROPERTY AND TRANSACTION, STATUS OF TITLE, FOREIGN INVESTOR**  
336 **REPORTING REQUIREMENTS, ETC.) AND FOR TAX, PROPERTY CONDITION, ENVIRONMENTAL AND OTHER**  
337 **ADVICE. BUYER ACKNOWLEDGES THAT BROKER DOES NOT OCCUPY THE PROPERTY AND THAT ALL**  
338 **REPRESENTATIONS (ORAL, WRITTEN OR OTHERWISE) BY BROKER ARE BASED ON SELLER**  
339 **REPRESENTATIONS OR PUBLIC RECORDS UNLESS BROKER INDICATES PERSONAL VERIFICATION OF**  
340 **THE REPRESENTATION. BUYER AGREES TO RELY SOLELY ON SELLER, PROFESSIONAL INSPECTORS AND**  
341 **GOVERNMENTAL AGENCIES FOR VERIFICATION OF THE PROPERTY CONDITION, SQUARE FOOTAGE AND**  
**FACTS THAT MATERIALLY AFFECT PROPERTY VALUE.**

**Buyer** (\_\_\_\_\_) (\_\_\_\_\_) and **Seller** (\_\_\_\_\_) (\_\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 7 of 8 Pages.



Each person signing this Contract on behalf of a party that is a business entity represents and warrants to the other party that such signatory has full power and authority to enter into and perform this Contract in accordance with its terms and each person executing this Contract and other documents on behalf of such party has been duly authorized to do so.

**ATTENTION: SELLER AND BUYER**

**CONVEYANCES TO FOREIGN BUYERS:** Part III of Chapter 692, Sections 692.201 - 692.205, Florida Statutes, 2023 (the "Act"), in part, limits and regulates the sale, purchase and ownership of certain Florida properties by certain buyers who are associated with a "foreign country of concern", namely: the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic. **It is a crime to buy or knowingly sell property in violation of the Act.**

**At time of purchase, Buyer must provide a signed Affidavit which complies with the requirements of the Act.** Seller and Buyer are advised to seek legal counsel regarding their respective obligations and liabilities under the Act.

Date: \_\_\_\_\_ (Signature of Buyer)

Tax ID No.: \_\_\_\_\_ (Typed or Printed Name of Buyer)

Title: \_\_\_\_\_ Telephone: \_\_\_\_\_

Date: \_\_\_\_\_ (Signature of Buyer)

Tax ID No.: \_\_\_\_\_ (Typed or Printed Name of Buyer)

Title: \_\_\_\_\_ Telephone: \_\_\_\_\_

Buyer's Address for purpose of notice \_\_\_\_\_

Facsimile: \_\_\_\_\_ Email: \_\_\_\_\_

Date: \_\_\_\_\_ (Signature of Seller)

Tax ID No.: \_\_\_\_\_ (Typed or Printed Name of Seller)

Title: \_\_\_\_\_ Telephone: \_\_\_\_\_

Date: \_\_\_\_\_ (Signature of Seller)

Tax ID No.: \_\_\_\_\_ (Typed or Printed Name of Seller)

Title: \_\_\_\_\_ Telephone: \_\_\_\_\_

Seller's Address for purpose of notice: \_\_\_\_\_

Facsimile: \_\_\_\_\_ Email: \_\_\_\_\_

Florida REALTORS® makes no representation as to the legal validity or adequacy of any provision of this form in any specific transaction. This standardized form should not be used in complex transactions or with extensive riders or additions. This form is available for use by the entire real estate industry and is not intended to identify the user as REALTOR®. REALTOR® is a registered collective membership mark which may be used only by real estate licensees who are members of the NATIONAL ASSOCIATION OF REALTORS® and who subscribe to its Code of Ethics. The copyright laws of United States (17 U.S. Code) forbid the unauthorized reproduction of this form by any means including facsimile or computerized forms.

**Buyer** (\_\_\_\_\_) (\_\_\_\_\_) and **Seller** (\_\_\_\_\_) (\_\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 8 of 8 Pages.





03

Demographics

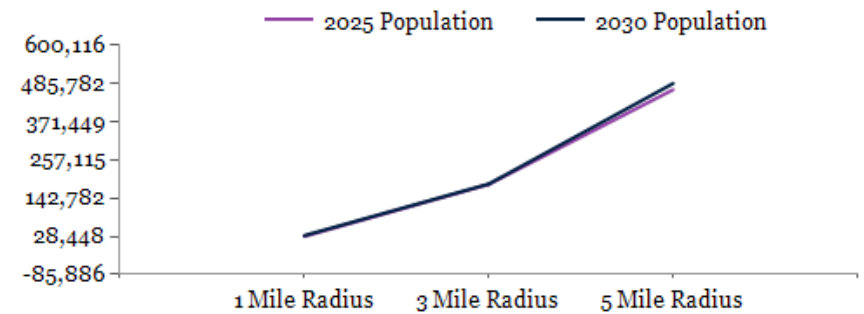
Demographics



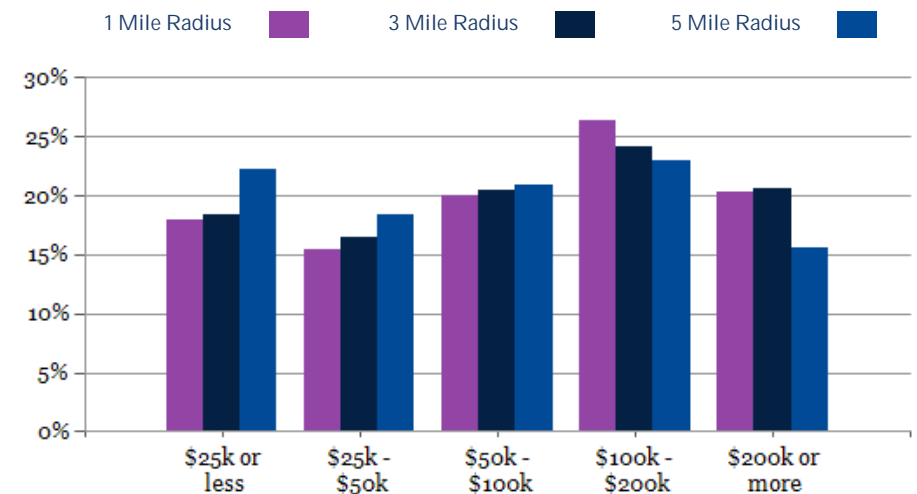
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	22,428	166,063	385,754
2010 Population	23,665	177,122	422,711
2025 Population	28,448	183,881	467,004
2030 Population	31,102	185,103	485,782
2025-2030: Population: Growth Rate	9.00%	0.65%	3.95%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,307	7,343	24,443
\$15,000-\$24,999	897	6,213	18,950
\$25,000-\$34,999	855	5,685	17,281
\$35,000-\$49,999	1,045	6,451	18,704
\$50,000-\$74,999	1,113	7,246	19,833
\$75,000-\$99,999	1,350	7,909	21,095
\$100,000-\$149,999	1,988	10,687	28,011
\$150,000-\$199,999	1,265	7,190	16,801
\$200,000 or greater	2,501	15,171	30,350
Median HH Income	\$91,103	\$86,110	\$72,568
Average HH Income	\$138,377	\$137,290	\$116,736

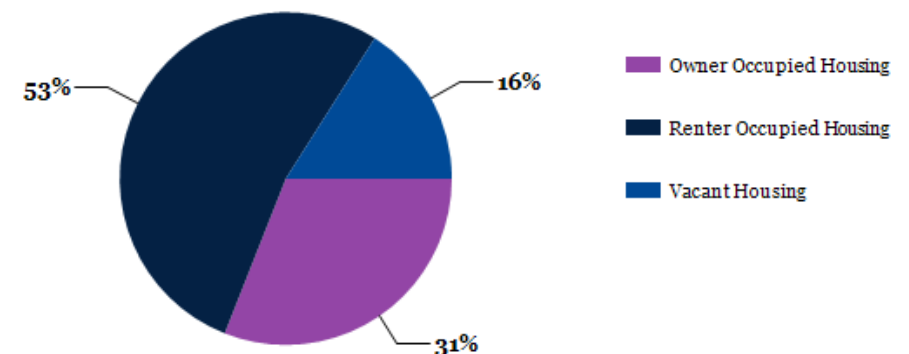
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	9,649	67,041	155,070
2010 Total Households	9,545	67,980	164,308
2025 Total Households	12,320	73,896	195,468
2030 Total Households	14,129	76,575	210,039
2025 Average Household Size	2.30	2.41	2.34
2025-2030: Households: Growth Rate	13.90%	3.55%	7.25%



2025 Household Income



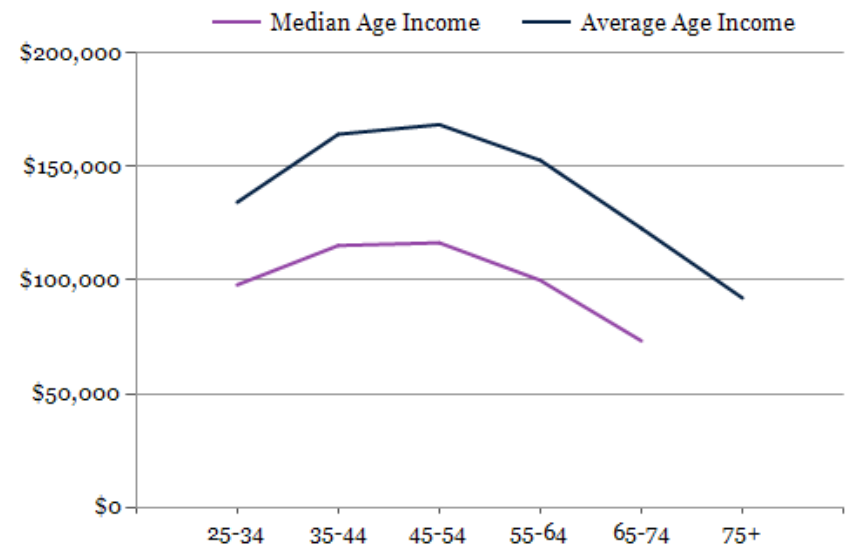
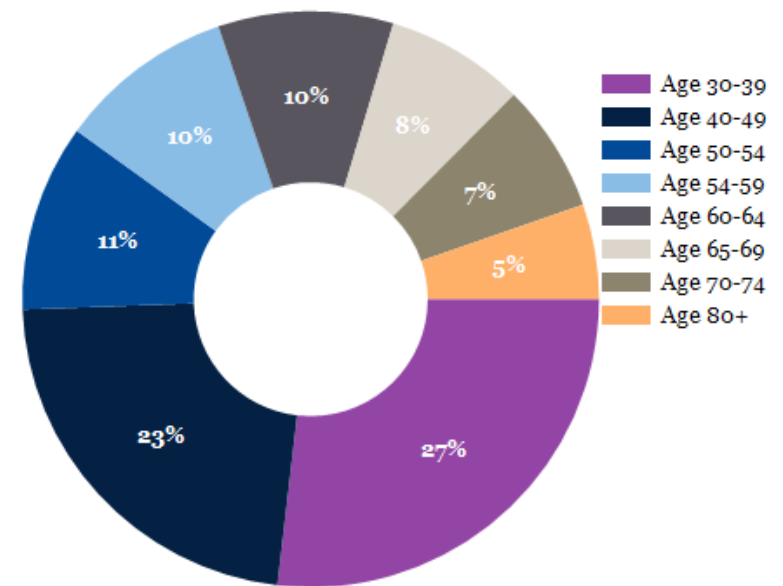
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,428	12,341	37,816
2025 Population Age 35-39	2,280	12,469	34,698
2025 Population Age 40-44	2,132	12,910	32,975
2025 Population Age 45-49	1,827	12,146	30,452
2025 Population Age 50-54	1,842	13,124	32,529
2025 Population Age 55-59	1,731	12,508	31,169
2025 Population Age 60-64	1,721	12,413	30,427
2025 Population Age 65-69	1,370	10,047	24,355
2025 Population Age 70-74	1,268	8,857	21,166
2025 Population Age 75-79	934	7,231	17,322
2025 Population Age 80-84	630	5,230	12,705
2025 Population Age 85+	746	6,389	15,229
2025 Population Age 18+	23,781	155,164	395,811
2025 Median Age	40	44	42
2030 Median Age	41	44	43

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$97,914	\$88,542	\$84,792
Average Household Income 25-34	\$134,300	\$128,637	\$121,473
Median Household Income 35-44	\$115,264	\$109,738	\$91,544
Average Household Income 35-44	\$164,252	\$161,985	\$138,488
Median Household Income 45-54	\$116,450	\$117,909	\$95,385
Average Household Income 45-54	\$168,501	\$171,054	\$141,976
Median Household Income 55-64	\$99,912	\$97,693	\$76,919
Average Household Income 55-64	\$152,765	\$150,158	\$123,692
Median Household Income 65-74	\$73,254	\$70,819	\$49,130
Average Household Income 65-74	\$122,804	\$123,989	\$99,995
Average Household Income 75+	\$92,155	\$87,998	\$70,581







04

Company Profile

Advisor Profile

ONE

Sotheby's

INTERNATIONAL REALTY

Manny Chamizo III

786.453.3171

TheREbroker.com

Each Office is Independently Owned And Operated

Manny Chamizo III  
Global Commercial Director

Manuel Chamizo III is a seasoned professional with over 39 years of progressive management and brokerage experience, encompassing all aspects of operational responsibility. As ONE Sotheby's Global Commercial Director, he acquired a wealth of knowledge and expertise in the commercial real estate field. Manny is ONE Sotheby's Global investment specialist servicing private capital investors in Florida as well as South and Central America. Manny Chamizo is widely recognized as a leading investment properties expert. His expertise in understanding the capital markets, knowing and accessing private capital investors, as well as the underwriting and development of projects and properties in South Florida. In addition, he has represented numerous private investors in the disposition and acquisition of commercial properties. Leading Manny Chamizo to a career completion of over a billion in total transaction value. With over three decades of experience in commercial real estate, covering retail, multi-family, land development as well as industrial sales and commercial development. His moniker of "Connect With the Well Connected" rings true with his ability of enhancing value and reducing the risk for clients by providing clearly defined solutions, to the client's real estate needs, on either an occupier or an investment basis. Manny is also an investor in retail & multifamily assets his knowledge in real estate, insurance, and capital investments places him as an elite standing amongst his peers. A Platinum Level Top producer since 2006 Manny has been awarded the 2017 CoStar Power Broker Award for Retail Transactions. In addition, The Miami Realtor Association and The Realtor Commercial Alliance (RCA) the leader in top-tier Realtors in Florida, recently recognized Manny as the RCA National Commercial Realtor of the Year for his success and profitability. Among his many other accolades and maintaining the title of Top Producer 2018-2023, he has also been named #1 Commercial Agent Company-Wide 2022-2023 for ONE Sotheby's International Realty. Manny takes pride in the many intricacies of commercial real estate and aims to negotiate far above his colleagues. Due mostly in part to his extensive knowledge in all aspects of buying and selling commercial real estate as well as the complex insurance coverages earned him the cover of Miami Business Review, as well as South Florida Business Journal.



# Prestigious Medical Office Suite For Sale



ONE | Sotheby's  
INTERNATIONAL REALTY

***"Connect with the well connected."***

## CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from ONE Sotheby's International Realty and it should not be made available to any other person or entity without the written consent of ONE Sotheby's International Realty.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to ONE Sotheby's International Realty. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. ONE Sotheby's International Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, ONE Sotheby's International Realty has not verified, and will not verify, any of the information contained herein, nor has ONE Sotheby's International Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

*Exclusively Marketed by:*



**MANUEL CHAMIZO III**  
Global Commercial Director

786.453.3171  
flacommercial@gmail.com

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