

Ground Floor Office Opportunity at Brickell East Condos For Sale in Brickell

151 SE 15th Road, Suite C-1 | Miami, FL

Offering Memorandum



For Sale

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INTERNATIONAL REALTY

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01

Executive Summary

Investment Summary

FOR SALE

OFFERING SUMMARY

ADDRESS	151 SE 15th Road, Suite C-1 Miami FL 33129
BUILDING SF	107,854 SF
YEAR BUILT	1983
APN	01-4139-044-0010

FINANCIAL SUMMARY

OFFERING PRICE	\$1,149,000
PRICE PSF	\$849.22
SQFT	1,353

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	58,414	215,324	462,823
2025 Median HH Income	\$123,162	\$78,390	\$73,637
2025 Average HH Income	\$181,288	\$128,949	\$126,841

PROPERTY VIDEO

- ONE Sotheby's International Realty is pleased to offer a premier purchasing opportunity at 151 SE 15th Road, strategically positioned in the heart of Miami's thriving Brickell neighborhood. This exceptional office space spans 1,353 square feet on the ground floor, providing a modern and functional layout ideal for a variety of professional operations. The space features two private offices, a spacious conference room, and an open work area, designed to foster collaboration and productivity. A fully equipped kitchenette and private restroom add convenience, while a dedicated server room with climate control ensures your business remains supported by reliable infrastructure.

- The building boasts 24-hour security, concierge services, and assigned parking with an electric vehicle charging station, offering unparalleled convenience for tenants. With proximity to key Miami landmarks such as Brickell City Centre, Mary Brickell Village, and a wealth of dining and retail options, 151 SE 15th Road provides excellent visibility and connectivity for businesses. Additionally, tenants will enjoy easy access to major highways, including I-95 and US-1, ensuring seamless transportation across the city.
- This prime commercial unit located in the prestigious Brickell East Condominium. Offering ground floor access with a private entrance and lobby, this space features expansive glass windows, fully furnished offices, server racks, and custom-built furniture.

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
58,414	215,324	462,823

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$181,288	\$128,949	\$126,841

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
32,040	102,983	211,117



02

Location

Location Summary

Aerial View Map

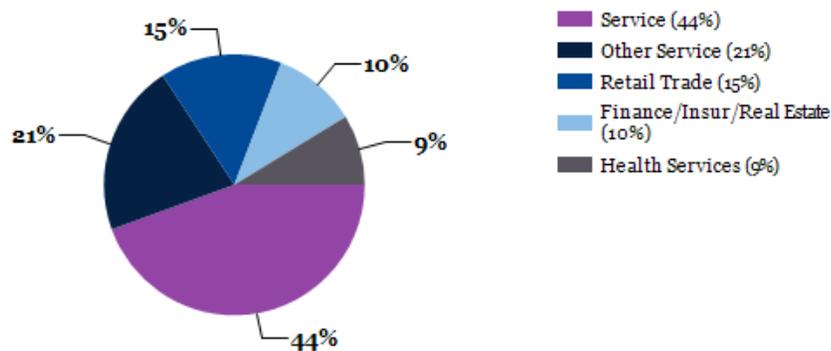
FOR SALE

PROPERTY FEATURES

BUILDING SF	107,854
YEAR BUILT	1983
ZONING TYPE	Commercial - 6407 - High Density Mix Use
BUILDING CLASS	B
NUMBER OF STORIES	20
LOT SIZE	0.91
NUMBER OF PARKING SPACES	6
PARKING RATIO	4.43/1,000
TYPICAL FLOOR SF	5,393

- **Prime Location in Brickell:** Situated at 151 SE 15th Rd, Miami, FL 33129, this office is in the heart of Brickell, Miami's financial district. The area boasts a Walk Score of 92, indicating it's a walker's paradise, with excellent transit options and bikeability scores of 81 and 76, respectively
- **High Visibility and Accessibility:** The office is located on the ground floor with a private entrance and lobby, providing high visibility for businesses. It's within walking distance to major landmarks like the Four Seasons Hotel, Brickell City Centre, and offers easy access to I-95 and US-1

Major Industries by Employee Count

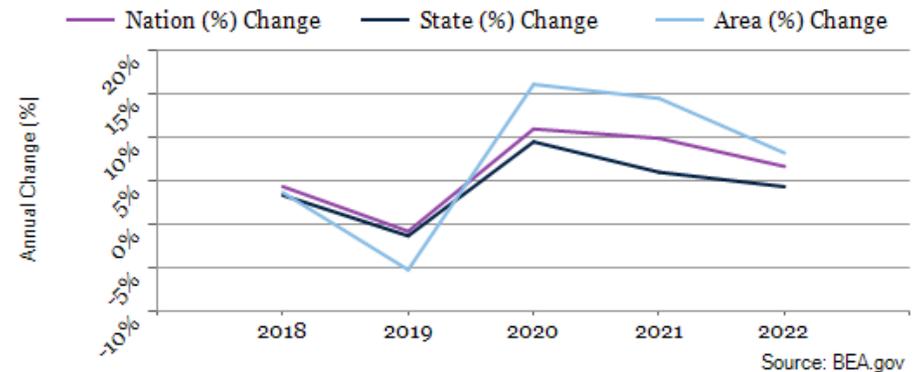


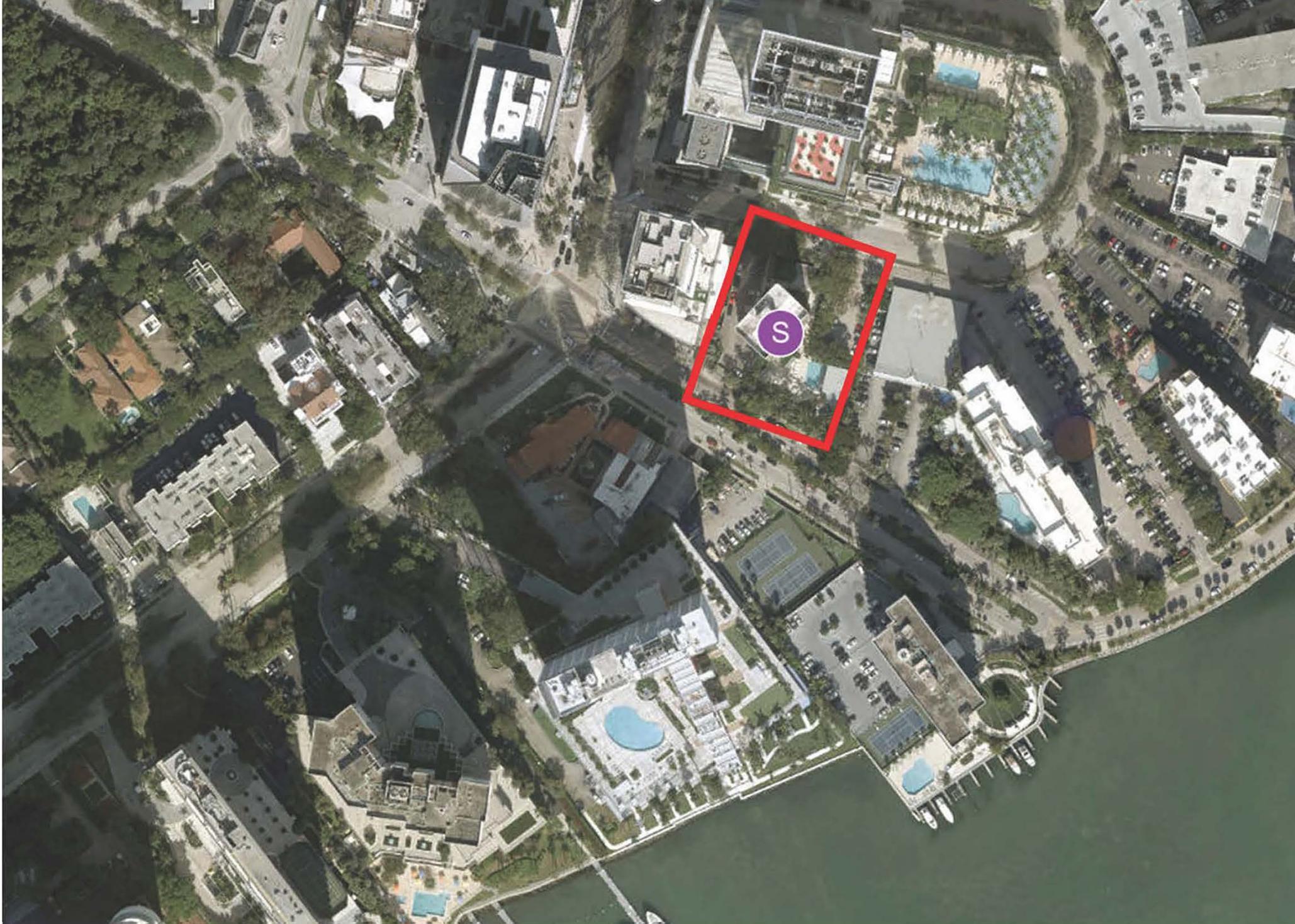
- **Comprehensive Amenities:** The building offers a range of amenities including a fitness center, outdoor pool, barbecue area, 24-hour concierge and security services, and private assigned parking with an electric car charger
- **Modern Office Features:** The available office unit (C-1) spans 1,353 square feet and includes two private offices, a kitchenette, private bathroom, server room with separate climate control, and custom-built furniture
- **Zoning and Use Flexibility:** The property is zoned for high-density mixed-use (Commercial - 6407), accommodating various professional office users such as financial institutions, lenders, accountants, and brokerage firms

Largest Employers

Miami-Dade County Public Schools	54,300
Miami-Dade County Government	32,200
University of Miami	15,000
Baptist Health South Florida	14,000
Jackson Health System	12,000
Florida International University	5,740
Carnival Cruise Lines	3,500
Nicklaus Children's Hospital	3,500

Miami-Dade County GDP Trend





Office Entrance/Building Lobby



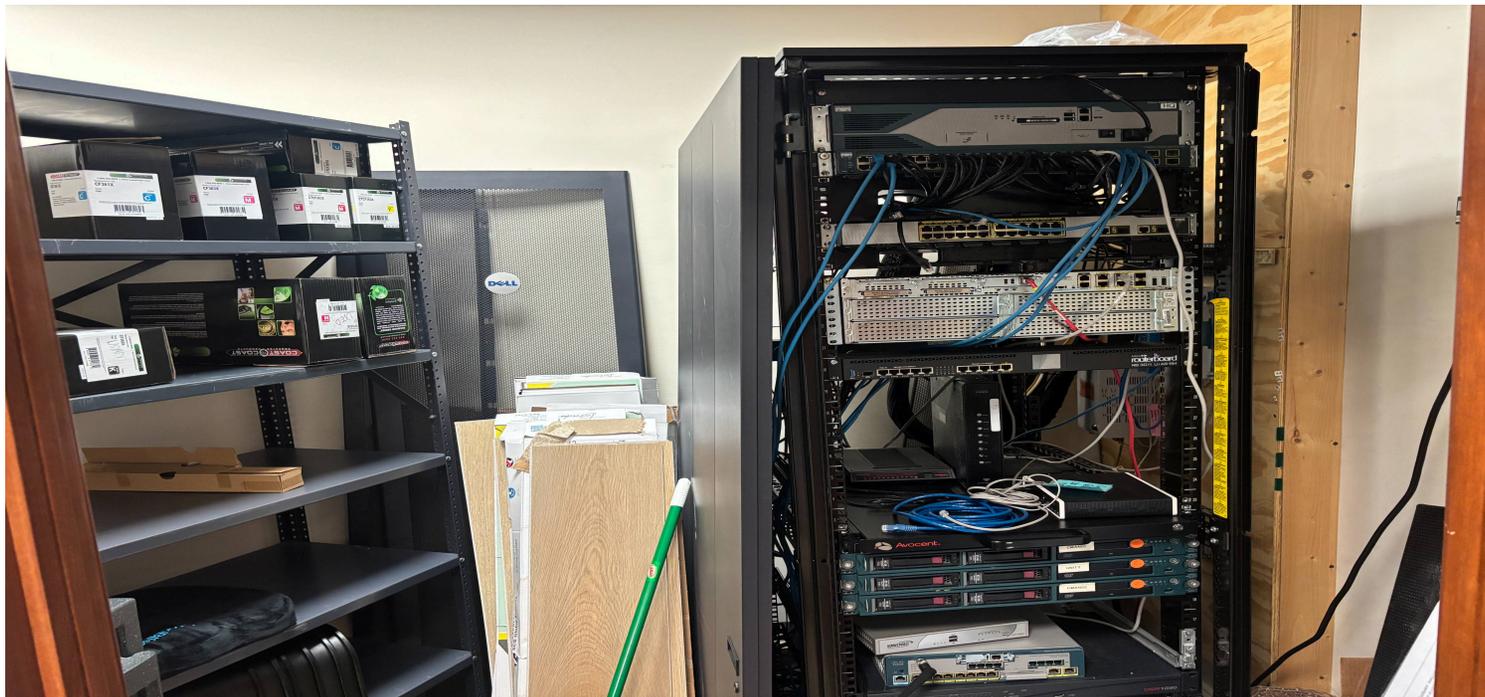
Private Office & Reception



Main Office



Main Office



Lobby, Reception, Executive office and Open work area





04

Demographics

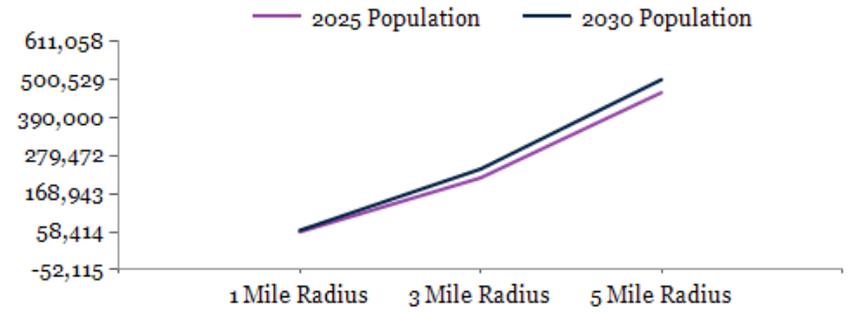
Demographics

FOR SALE

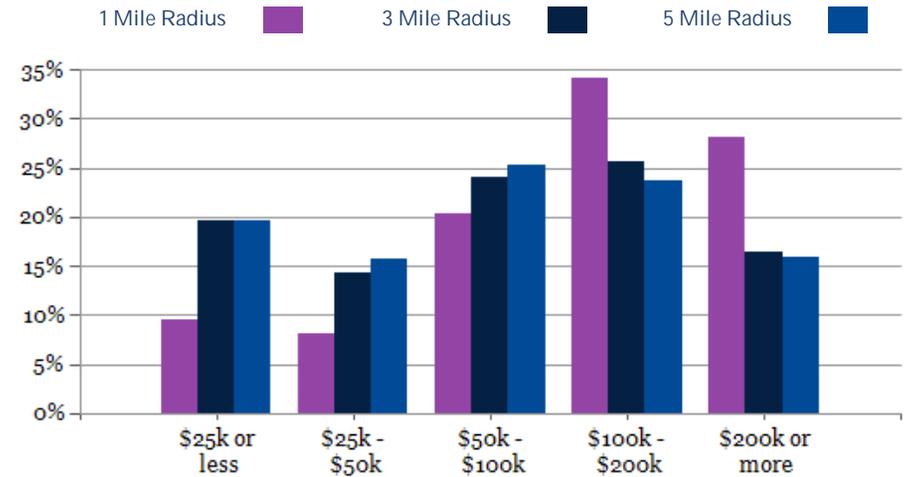
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	19,442	134,998	357,607
2010 Population	34,937	164,070	396,393
2025 Population	58,414	215,324	462,823
2030 Population	62,856	240,901	500,529
2025-2030: Population: Growth Rate	7.40%	11.35%	7.90%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,023	12,838	26,162
\$15,000-\$24,999	1,017	7,306	15,243
\$25,000-\$34,999	1,185	6,075	13,668
\$35,000-\$49,999	1,390	8,603	19,613
\$50,000-\$74,999	3,633	15,039	32,298
\$75,000-\$99,999	2,850	9,761	20,882
\$100,000-\$149,999	6,549	16,734	32,177
\$150,000-\$199,999	4,377	9,652	17,654
\$200,000 or greater	9,016	16,975	33,417
Median HH Income	\$123,162	\$78,390	\$73,637
Average HH Income	\$181,288	\$128,949	\$126,841

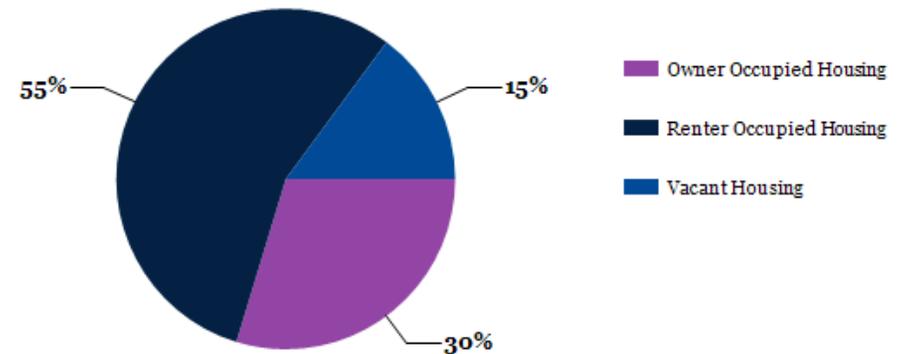
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	12,512	61,343	162,515
2010 Total Households	18,945	71,243	167,073
2025 Total Households	32,040	102,983	211,117
2030 Total Households	34,926	118,083	233,648
2025 Average Household Size	1.82	2.05	2.16
2025-2030: Households: Growth Rate	8.70%	13.85%	10.25%



2025 Household Income



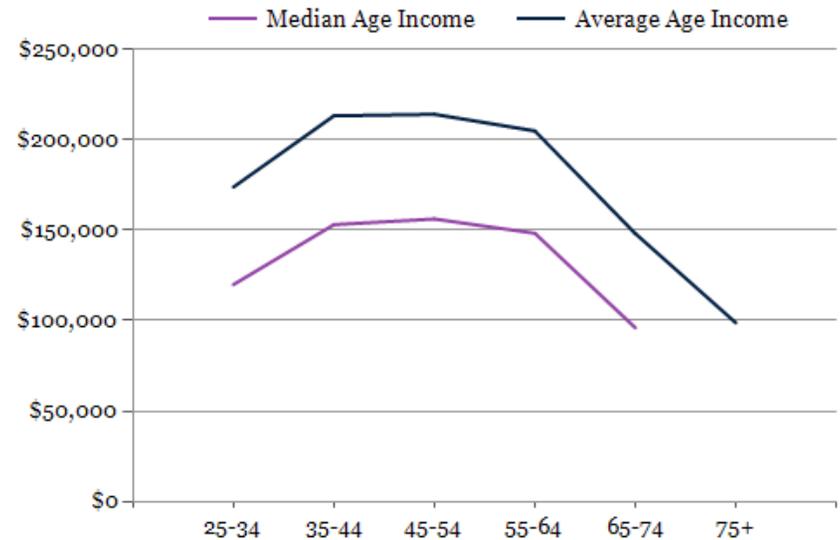
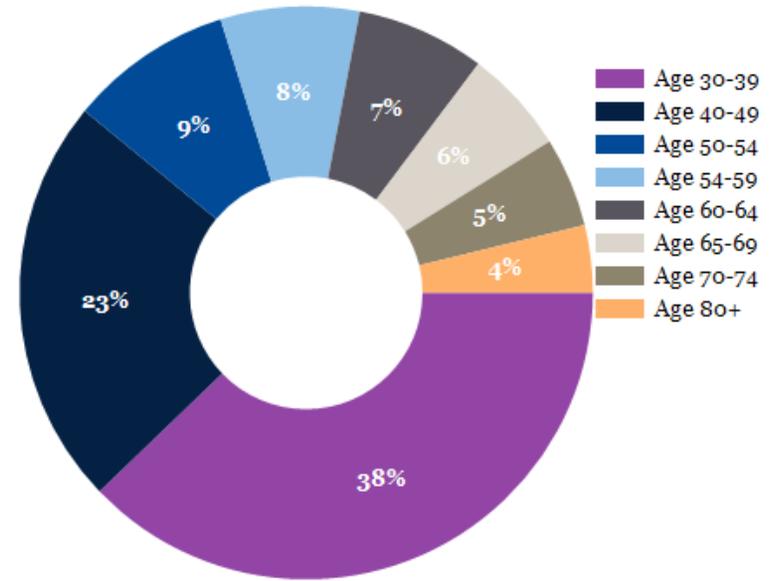
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	8,141	23,111	42,891
2025 Population Age 35-39	6,221	19,696	39,799
2025 Population Age 40-44	4,904	16,846	35,329
2025 Population Age 45-49	3,881	14,275	30,988
2025 Population Age 50-54	3,504	13,485	30,762
2025 Population Age 55-59	2,974	12,236	28,308
2025 Population Age 60-64	2,756	11,980	27,971
2025 Population Age 65-69	2,232	10,050	23,042
2025 Population Age 70-74	1,921	8,624	20,011
2025 Population Age 75-79	1,445	6,819	15,841
2025 Population Age 80-84	939	4,699	11,096
2025 Population Age 85+	767	4,717	11,069
2025 Population Age 18+	51,539	184,152	390,933
2025 Median Age	37	39	40
2030 Median Age	38	40	41

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$119,931	\$95,665	\$88,124
Average Household Income 25-34	\$173,898	\$136,045	\$130,075
Median Household Income 35-44	\$153,132	\$102,631	\$93,716
Average Household Income 35-44	\$213,359	\$154,469	\$149,881
Median Household Income 45-54	\$156,244	\$100,374	\$93,644
Average Household Income 45-54	\$214,158	\$153,321	\$153,361
Median Household Income 55-64	\$148,341	\$76,666	\$74,692
Average Household Income 55-64	\$204,982	\$136,204	\$137,220
Median Household Income 65-74	\$96,025	\$49,146	\$50,573
Average Household Income 65-74	\$148,175	\$99,009	\$101,757
Average Household Income 75+	\$98,773	\$71,803	\$74,639



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Manny Chamizo III
Global Commercial Director

Manuel Chamizo III is a seasoned professional with over 40 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.



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“Connect with the well connected.”

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