CLASS A OFFICE FRONTING MIAMI RIVER
528 NW 7th AVE

528 NW 7th Ave | Miami, FL

FOR LEASE

OFFERING MEMORANDUM



ONE | Sotheby's INTERNATIONAL REALTY

THE SPACE

Location	528 NW 7th Ave Miami, FL 33136
County	Miami-Dade
APN	01-3135-027-1410
Size	1,200 SF
Space	2nd Floor Office Suite
Lease Rate	$100.00 PSF (Yearly)

Notes Balcony Access

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
62,312	330,804	567,967

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
$76,022	$123,882	$124,046

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
27,657	151,028	255,157

HIGHLIGHTS

- Offers a generous 1,200 square feet of efficient second-floor office space designed to accommodate professional configurations.
- Architecturally Distinctive: Designed by internationally recognized Oppenheim Architecture + Design.
- Prime Miami Riverfront Positioning: A distinctive office setting along the Miami River.
- Class A Office Environment: Contemporary architecture and professional office configurations.
- Flexible Workspace: Office, studio, conference, and collaborative areas.
- Convenient Parking: 32 reported parking spaces.
- Modern Infrastructure: Elevators, central air conditioning, and reported backup generator.
- Excellent Connectivity: Convenient access to I-95, SR 836, Downtown Miami, and Brickell.

PROPERTY FEATURES

BUILDING SF	29,420
LAND SF	18,375
LAND ACRES	0.42
YEAR BUILT	2016
ZONING TYPE	D1 - Working District
BUILDING CLASS	Class A
TOPOGRAPHY	Flat
NUMBER OF STORIES	4
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	32
PARKING RATIO	1.09 Per 1,000 Sqft



NEIGHBORING PROPERTIES

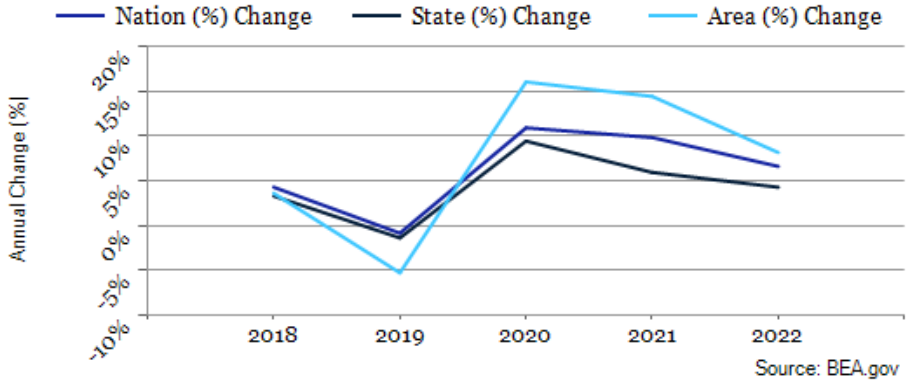
NORTH	North Historic Black Police Precinct, Greater Bethel AME Church, Miami Health District
SOUTH	Miami River, Scottish Rite Temple, Lummus Park Historic District, Seaspice
EAST	Downtown Miami, MiamiCentral Brightline Station, Government Center, Miami-Dade College
WEST	River Landing, The Offices at River Landing, Converge Miami, UM Miller School of Medicine



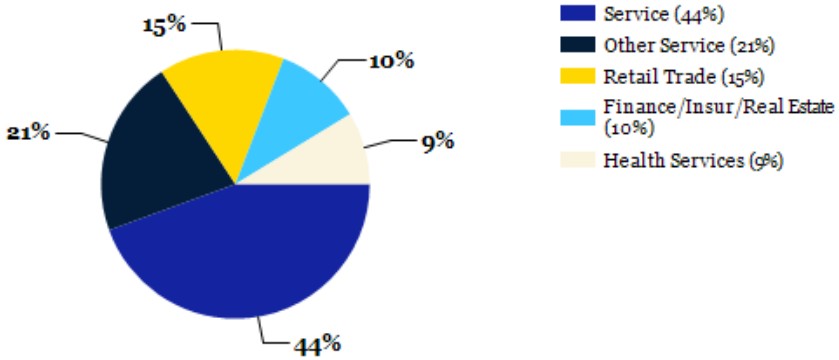
Location Summary

- ONE Sotheby's International Realty is pleased to present this premier commercial leasing opportunity positioned prominently along the scenic Miami River.
- Centrally situated between the dynamic urban core of Downtown Miami and the thriving Health District, the property anchors an established and rapidly evolving commercial corridor.
- Provides seamless access to South Florida's major employment and business hubs, including Downtown, Brickell, Wynwood, and the Health District.
- Effortless Regional Access: Features immediate proximity to Interstate 95 and State Road 836, ensuring effortless connectivity throughout Miami-Dade County and the broader South Florida region.

Miami-Dade County GDP Trend



Major Industries by Employee Count



Largest Employers

Miami-Dade County Public Schools	33,994
Miami-Dade County Government	30,089
University of Miami	23,680
Jackson Health System	14,740
Publix Super Markets	14,226
American Airlines	11,523
Amazon / Amazon Airlines	7,853
Walmart	7,160



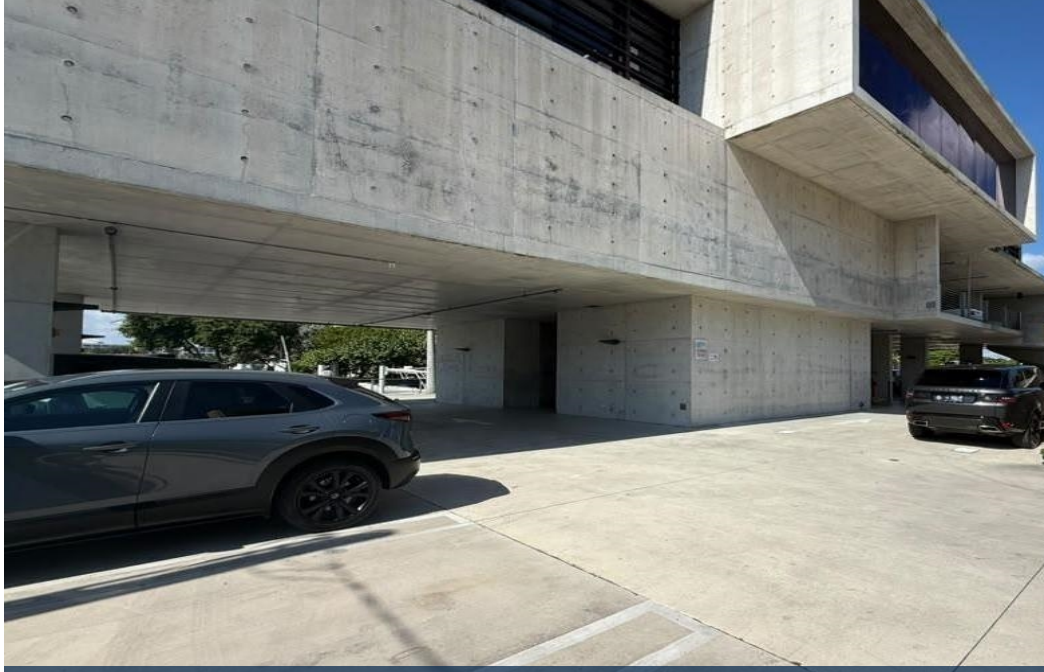
Building Exterior (Front)



Building Exterior (Rear)



Rear Exterior Lot Entrance



Rear Exterior Parking Access



Lower Parking Elevators to Office



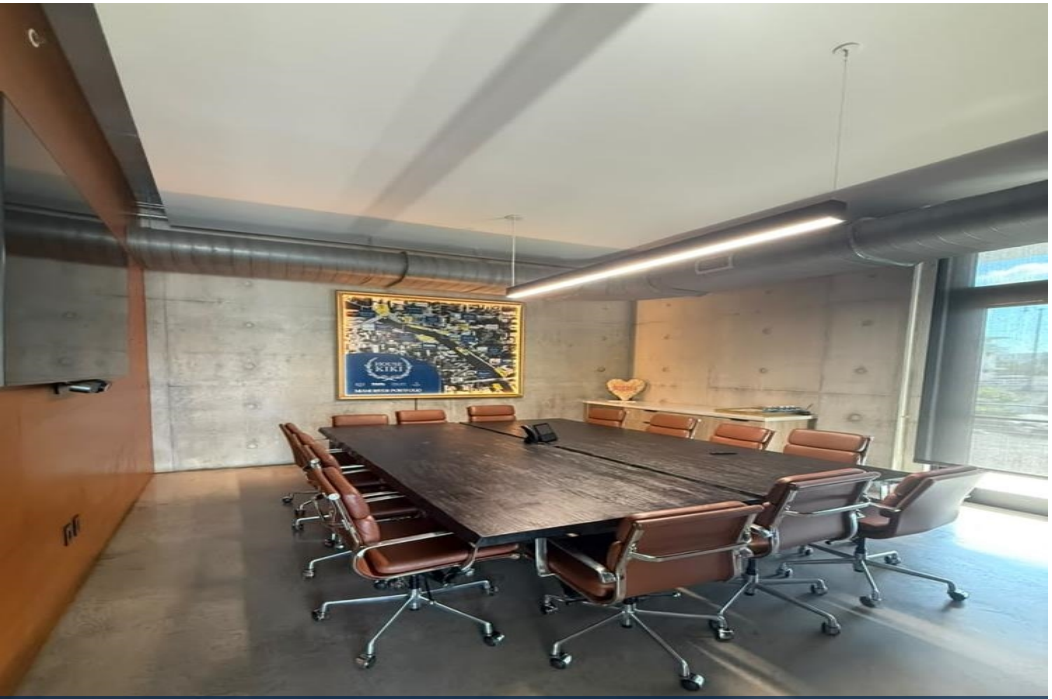
Office Lobby with Elevators



Office Reception View 1



Office Reception View 2



Conference Room



Standalone Executive Office



Shared Executive Office (View 1)



Shared Executive Office (View 2)



Shared Executive Office (Balcony)



Restrooms



Kitchenette View 1



Kitchenette View 2



Storage Room



IT Room



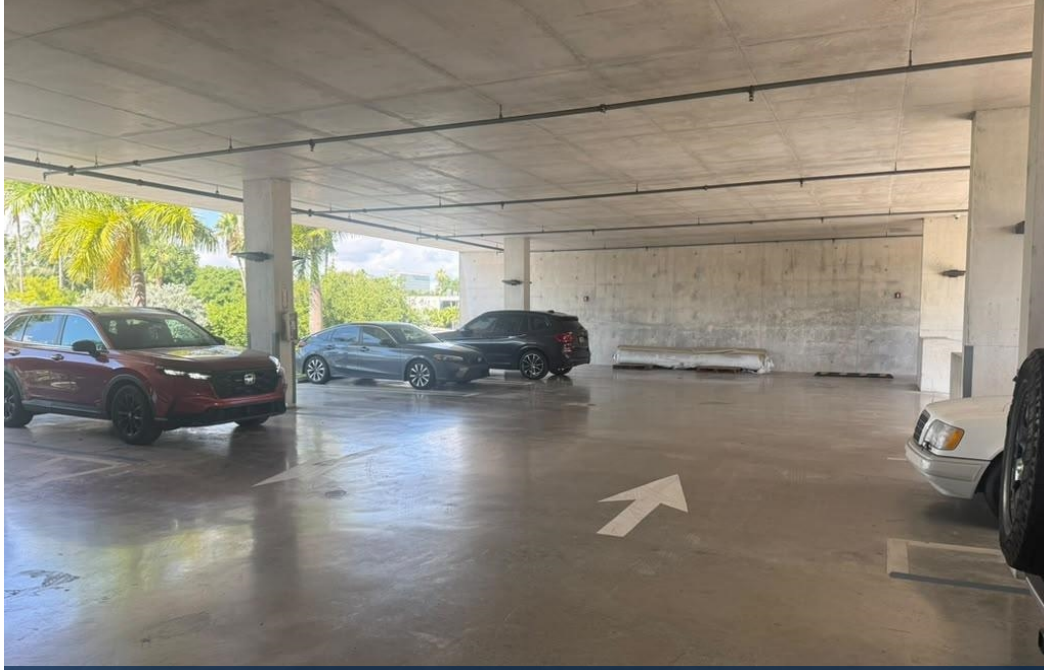
Cubicle Corridor



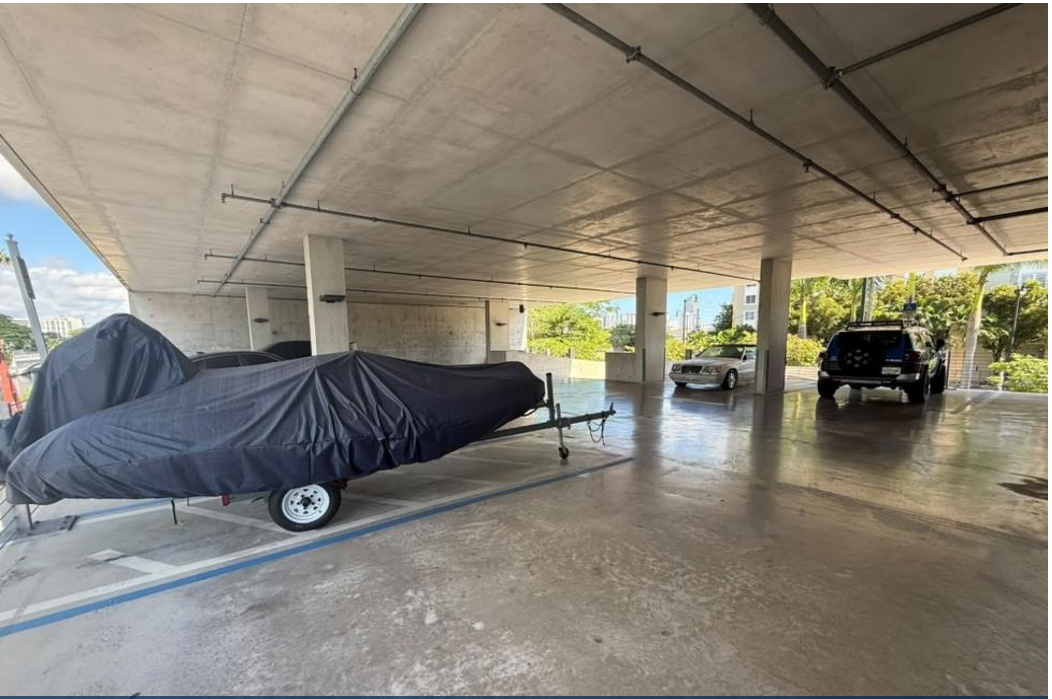
Corridor Balcony Access



Office Exit to 2nd Floor Garage



2nd Floor Parking Garage (View 1)



2nd Floor Parking Garage (View 2)

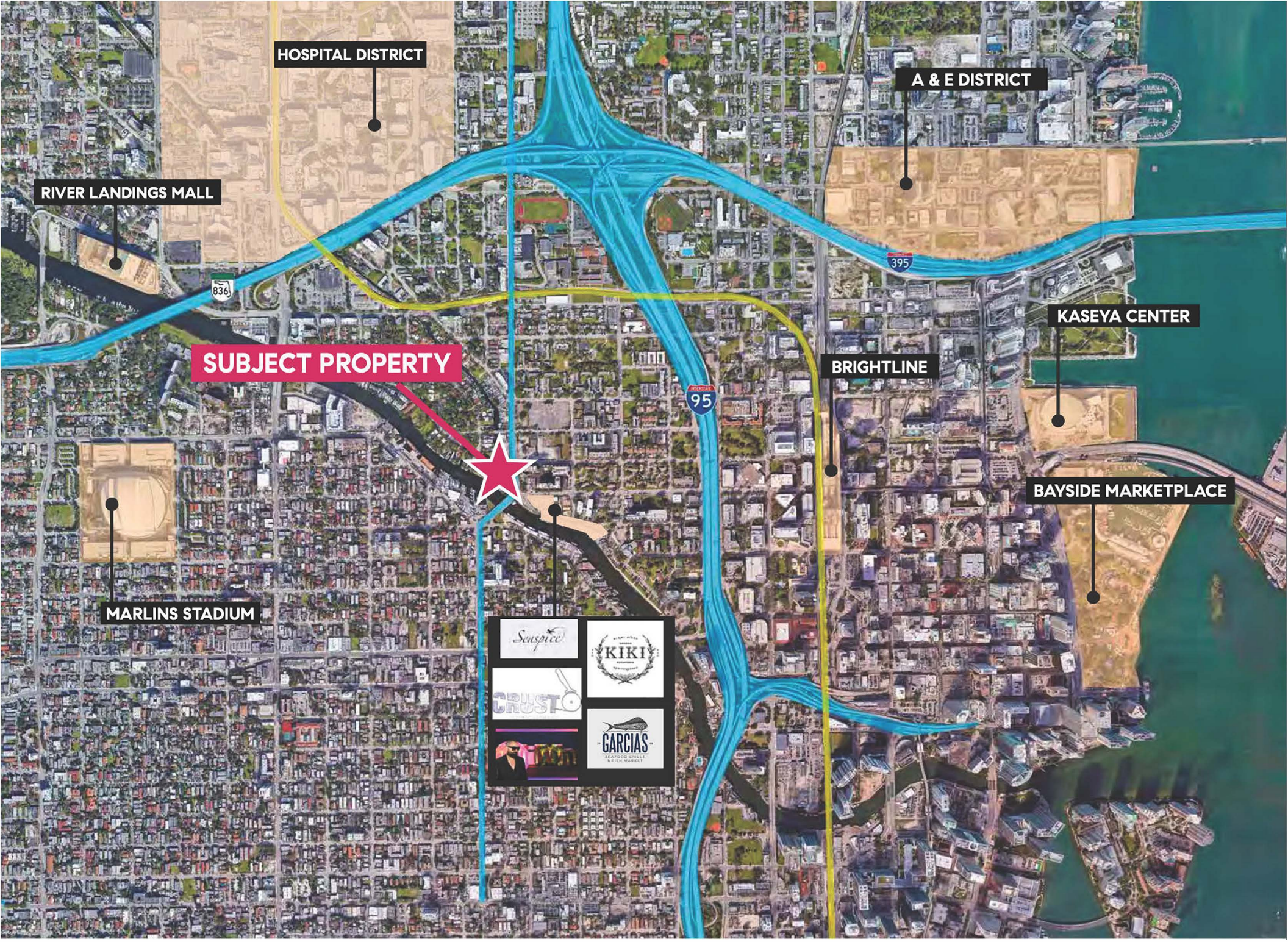


2nd Floor Parking Garage (River View)

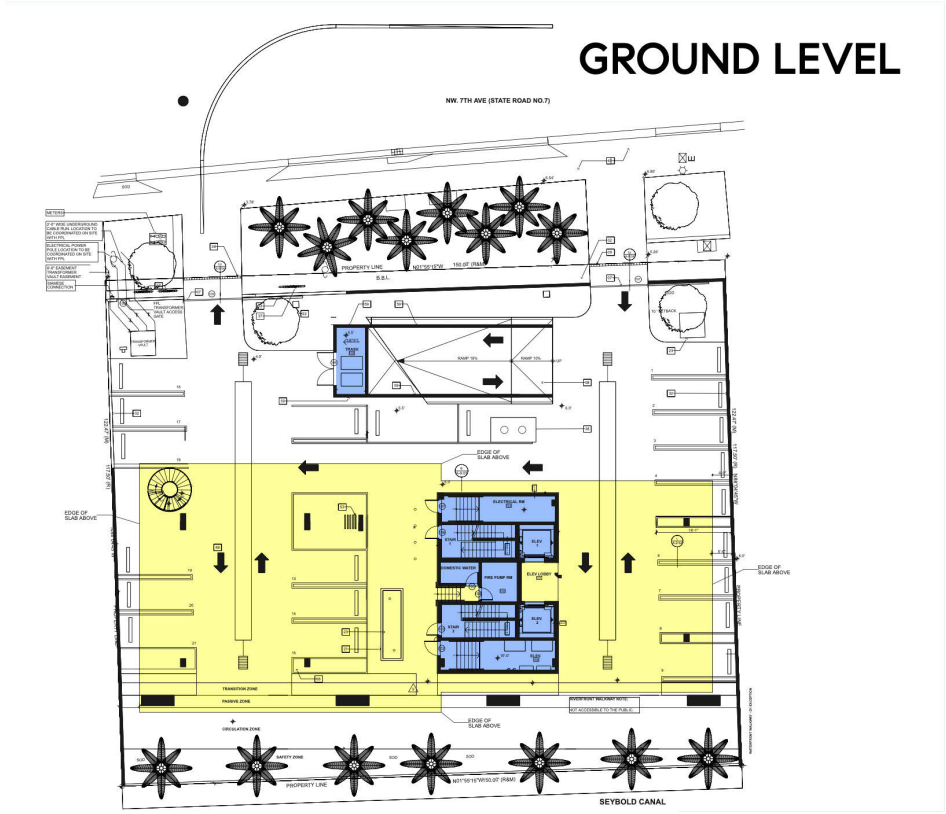


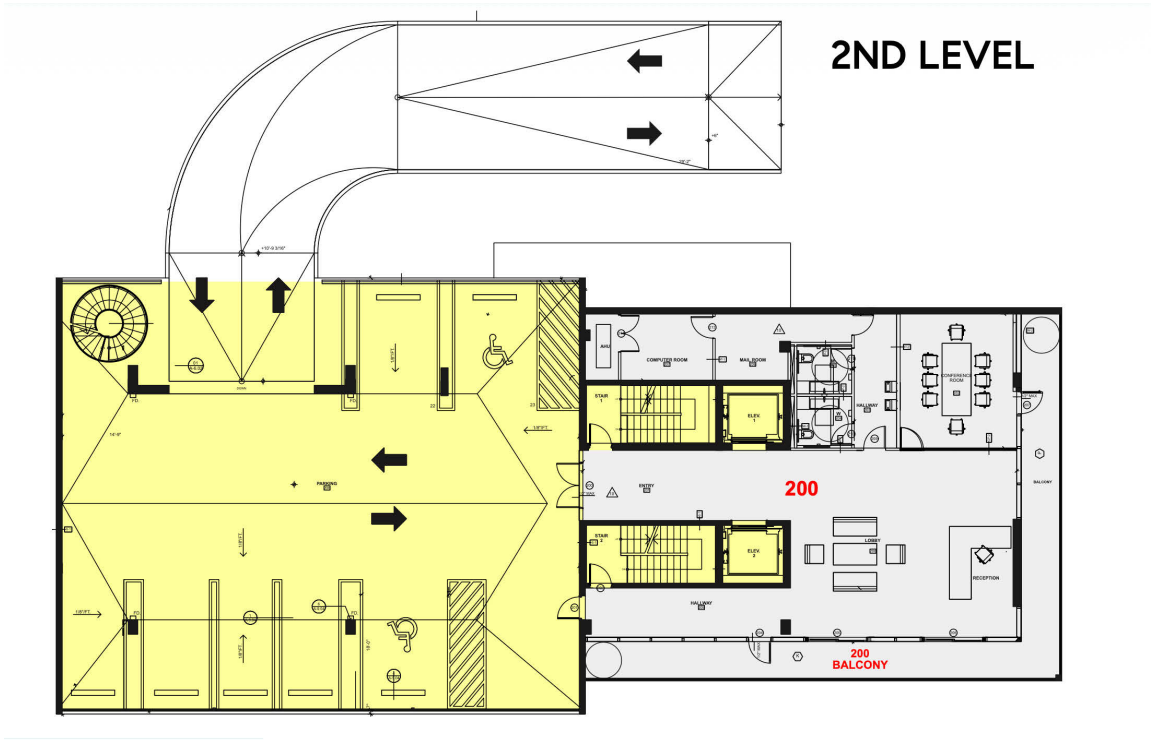
Property Images | Class A Riverfront Office - 528 NW 7th Ave


HOSPITAL DISTRICT
836
95
395
NW 7TH AVE
MIAMI RIVER



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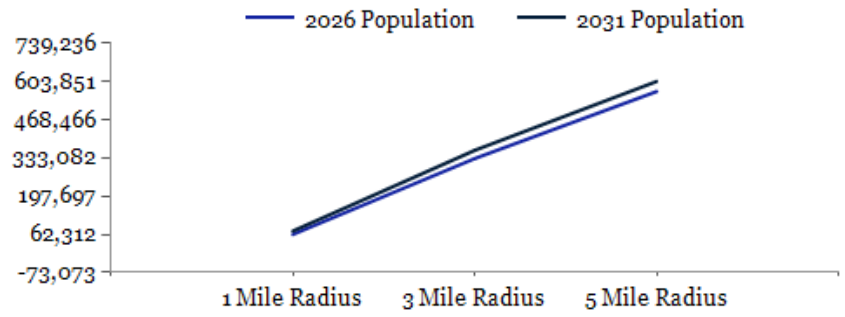

GROUND LEVEL
NW. 7TH AVE (STATE ROAD NO.7)
PROPERTY LINE
EDGE OF SLAB ABOVE
SEYBOLD CANAL


2ND LEVEL
200
200
BALCONY

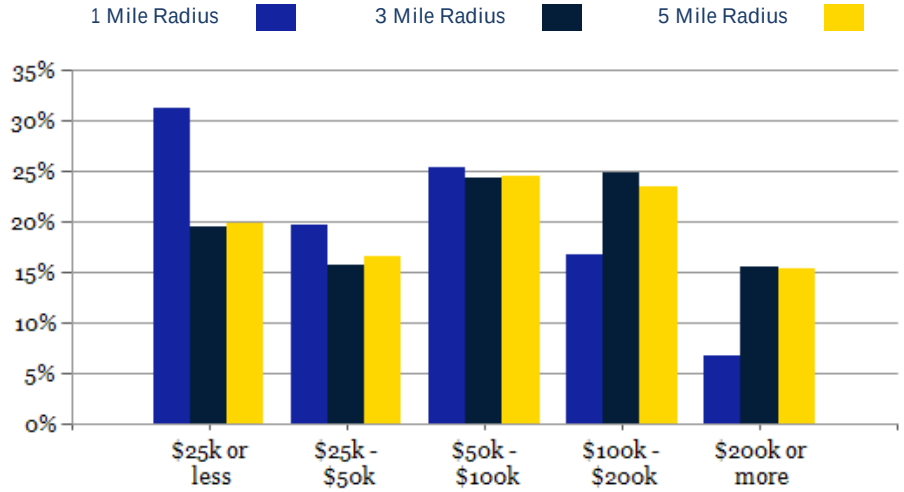
Floorplan

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	45,194	231,170	443,935
2010 Population	49,430	263,224	484,104
2026 Population	62,312	330,804	567,967
2031 Population	74,059	359,970	603,851
2026 African American	8,812	26,791	72,548
2026 American Indian	538	1,894	2,643
2026 Asian	704	5,784	8,905
2026 Hispanic	47,041	241,055	383,538
2026 Other Race	10,761	51,032	77,389
2026 White	17,502	106,861	179,098
2026 Multiracial	23,984	138,363	227,240
2026-2031: Population: Growth Rate	17.55%	8.50%	6.15%

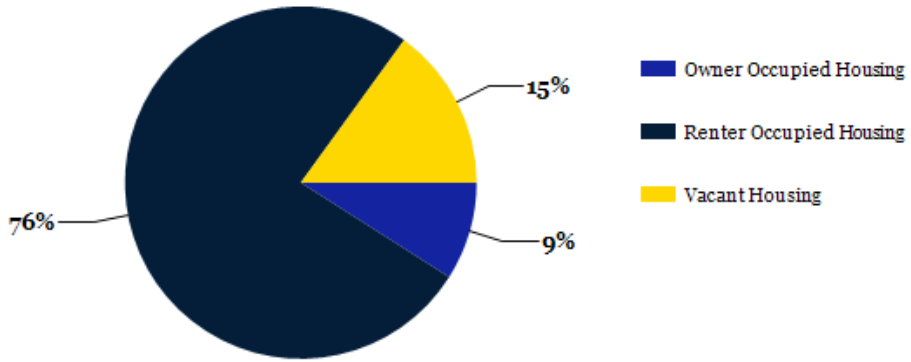
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	5,700	19,395	32,807
$15,000-$24,999	2,924	10,121	17,861
$25,000-$34,999	2,042	9,759	17,158
$35,000-$49,999	3,430	14,063	25,331
$50,000-$74,999	4,492	21,835	36,892
$75,000-$99,999	2,543	14,943	25,749
$100,000-$149,999	3,057	23,801	38,069
$150,000-$199,999	1,599	13,688	21,811
$200,000 or greater	1,870	23,424	39,478
Median HH Income	$48,272	$75,445	$73,001
Average HH Income	$76,022	$123,882	$124,046



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

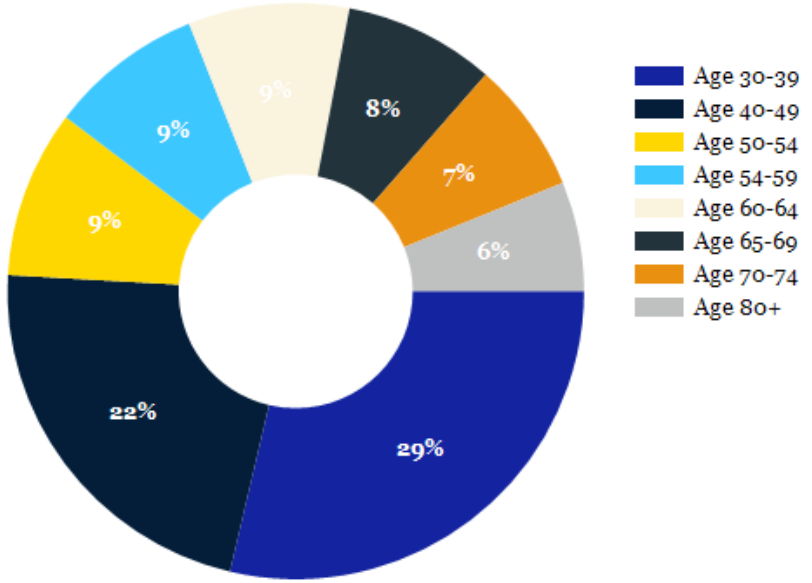


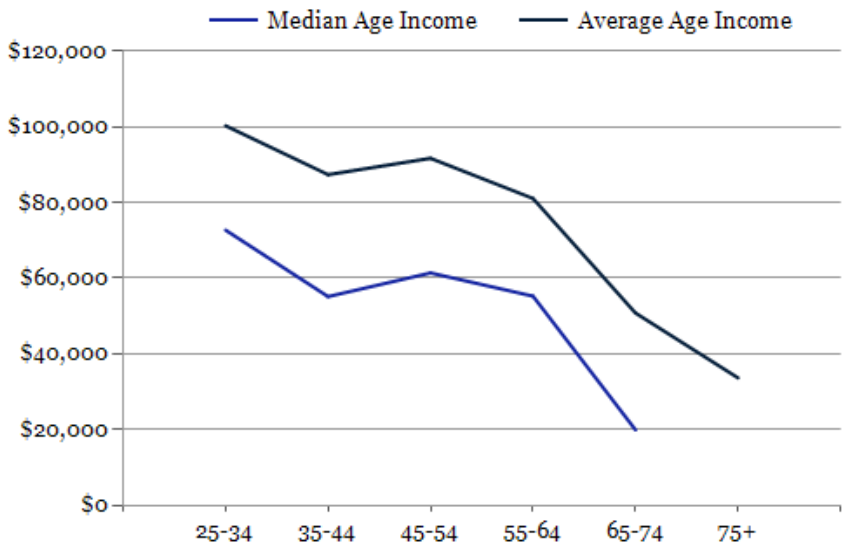
Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	5,904	32,880	50,463
2026 Population Age 35-39	5,224	29,486	48,311
2026 Population Age 40-44	4,595	25,343	42,511
2026 Population Age 45-49	4,035	21,704	37,479
2026 Population Age 50-54	3,658	20,828	36,849
2026 Population Age 55-59	3,356	19,291	34,785
2026 Population Age 60-64	3,503	19,324	35,150
2026 Population Age 65-69	3,284	16,007	28,889
2026 Population Age 70-74	2,875	13,886	24,832
2026 Population Age 75-79	2,384	10,582	19,655
2026 Population Age 80-84	1,664	7,398	13,340
2026 Population Age 85+	1,674	7,360	13,535
2026 Population Age 18+	52,501	279,908	475,790
2026 Median Age	40	39	40
2031 Median Age	41	40	41

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$72,703	$105,514	$100,057
Average Household Income 25-34	$100,282	$145,409	$137,055
Median Household Income 35-44	$55,133	$86,971	$83,732
Average Household Income 35-44	$87,358	$148,810	$147,818
Median Household Income 45-54	$61,385	$88,894	$86,893
Average Household Income 45-54	$91,682	$142,428	$143,216
Median Household Income 55-64	$55,236	$74,969	$75,548
Average Household Income 55-64	$81,062	$119,164	$125,084
Median Household Income 65-74	$19,878	$43,288	$47,568
Average Household Income 65-74	$50,787	$96,690	$105,721
Average Household Income 75+	$33,638	$63,506	$72,758

Population By Age





DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	83	81	83
Diversity Index (current year)	83	81	84
Diversity Index (2020)	82	82	84
Diversity Index (2010)	67	62	70

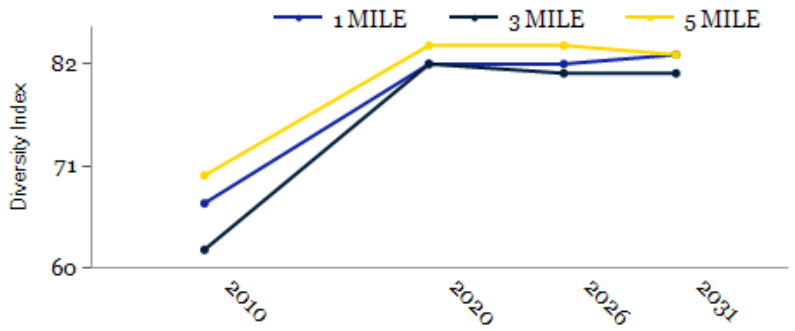
POPULATION BY RACE



1 MILE | 3 MILE | 5 MILE

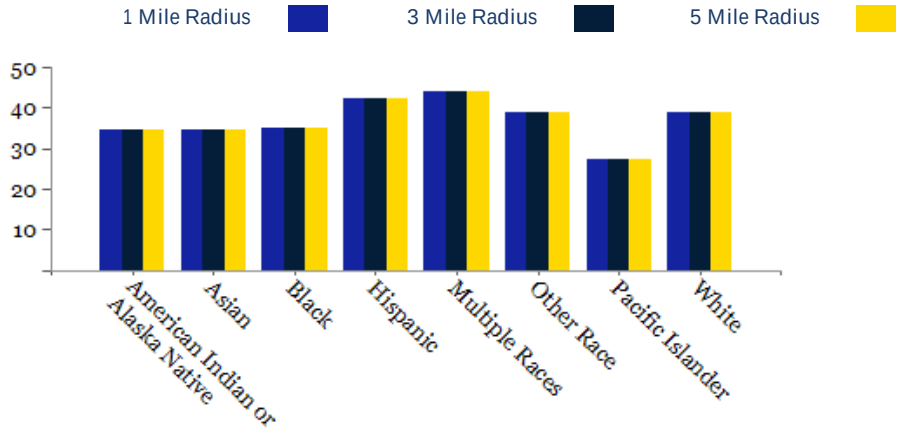
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	8%	5%	8%
American Indian	0%	0%	0%
Asian	1%	1%	1%
Hispanic	43%	42%	40%
Multiracial	22%	24%	24%
Other Race	10%	9%	8%
White	16%	19%	19%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	35	37	38
Median Asian Age	35	35	36
Median Black Age	35	37	37
Median Hispanic Age	42	41	42
Median Multiple Races Age	44	43	44
Median Other Race Age	39	38	38
Median Pacific Islander Age	28	41	41
Median White Age	39	37	39

2026 MEDIAN AGE BY RACE





Manny Chamizo III
Global Commercial Director

Manuel Chamizo III is a seasoned professional with over 41 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.

Class A Riverfront Office - 528 NW 7th Ave

MANNYCHAMIZO, III
COMMERCIAL REAL ESTATE

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INTERNATIONAL REALTY

"Connect with the well connected."

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Exclusively Marketed by:



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