



CONFIDENTIAL OFFERING MEMORANDUM

CLASS A OFFICE BUILDING

8950 SW 74th Court, Miami, FL 33156

Kendall | Miami-Dade County, Florida

\$4,750,000
ASKING PRICE

8,055 SF
RENTABLE AREA

\$45.09/SF
CURRENT RENT PSF

24
COVERED PARKING



Presented Exclusively By:



REALTY GROUP INC

Andres Barbeito, Broker

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EXECUTIVE SUMMARY

AMA Realty Group, Inc. is pleased to present this exclusive offering of a premier Class A office condominium unit located at **8950 SW 74th Court, Miami, FL 33156**, situated in the highly desirable Kendall submarket of Miami-Dade County. This investment opportunity offers a stabilized, income-producing asset with a long-term, credit-worthy tenant in place through November 2029.

PROPERTY DETAILS		LEASE SUMMARY	
Property Type	Class A Office Condo	Tenant Since	September 2015
Address	8950 SW 74 Ct, Miami FL 33156	Lease Expiration	November 2029
Year Built	2009	Base Rent (Annual)	\$45.09/SF
Rentable SF	8,055 SF	Monthly Base Rent	\$30,266.66
Parking	24 Covered Spaces	Monthly HOA Pass-Thru	\$1,128.63
Asking Price	\$4,750,000	Total Monthly Income	\$31,395.29
Price/SF	\$589.70/SF	Total Annual Income	\$376,743.51

INVESTMENT HIGHLIGHTS

- **Long-Term Tenant Stability** — Existing tenant has occupied the space since September 2015, demonstrating over a decade of commitment with a lease running through November 2029.
- **Prime Kendall Location** — Strategically positioned in Miami's Kendall submarket, one of Miami-Dade's most dynamic suburban office corridors with strong demand fundamentals.
- **Class A Asset** — Built in 2009, the property offers modern finishes, energy-efficient systems, and institutional-quality construction befitting a Class A office classification.
- **24 Covered Parking Spaces** — Exceptional parking ratio providing tenants a significant amenity in the South Florida office market.
- **Attractive In-Place Cash Flow** — Current rent of \$45.09/SF generates \$363,200 in annual base rent with an additional \$13,544 in annual HOA pass-through income.
- **Compelling Pricing** — Offered at \$4,750,000 (\$589.70/SF), representing competitive pricing relative to comparable Class A office transactions in the submarket.
- **Low-Maintenance Investment** — HOA pass-through structure provides operating cost predictability and minimizes landlord exposure to building operating expenses.
- **South Florida Market Strength** — Miami continues to attract corporate relocations, financial firms, and tech tenants, driving sustained demand for quality office product.

PROPERTY DESCRIPTION



Aerial View — 8950 SW 74th Court, Miami, FL 33156

Address	8950 SW 74th Court, Miami, FL 33156
City / County	Miami / Miami-Dade County, Florida
Year Built	2009
Building Class	Class A Office
Total Rentable SF	8,055 Square Feet
Parking	24 Covered Parking Spaces
Zoning	Office / Commercial
Folio	Miami-Dade County — Contact Broker

RENT ROLL & LEASE SUMMARY

Tenant	Suite SF	Lease Start	Lease Expiration	Base Rent/SF	Monthly Base Rent	HOA Pass-Thru	Total Monthly
Current Tenant	8,055 SF	Sep 2015	Nov 2029	\$45.09	\$30,266.66	\$1,128.63	\$31,395.29
TOTAL / AVERAGES	8,055 SF			\$45.09	\$30,266.66	\$1,128.63	\$31,395.29

LEASE TIMELINE

The in-place lease provides the investor with **over 4 years of secured rental income** from a long-tenured occupant, eliminating near-term lease-up risk and offering a clear runway to either renew at market or re-position the asset.

Milestone	Date	Notes
Tenant Commencement	Sep 2015	Tenant occupancy began — 10+ year history
Current Date	Jun 2026	Asset available for acquisition
Remaining Lease Term	~41 months	Through November 2029
Lease Expiration	Nov 2029	Renewal / re-leasing opportunity

FINANCIAL ANALYSIS

\$4,750,000

ASKING PRICE

\$589.70

PRICE PER SF

4.96%

CAP RATE

\$235,772

NET OPERATING INCOME

INCOME ANALYSIS	Annual	Monthly
Gross Base Rent (8,055 SF x \$45.09/SF)	\$363,199.95	\$30,266.66
HOA Pass-Through Income	\$13,543.56	\$1,128.63
TOTAL GROSS INCOME	\$376,743.51	\$31,395.29
OPERATING EXPENSES	Annual	Monthly
Annual Property Taxes	(\$51,813.81)	(\$4,317.82)
HOA Fees	(\$89,157.69)	(\$7,429.81)
TOTAL OPERATING EXPENSES	(\$140,971.50)	(\$11,747.62)
NET OPERATING INCOME (NOI)	\$235,772.01	\$19,647.67
VALUATION SUMMARY		
Asking Price	\$4,750,000	
Price Per SF	\$589.70	
Estimated Cap Rate	4.96%	
Gross Rent Multiplier (GRM)	12.61x	

* Financial projections are estimates based on in-place rent and HOA pass-through. Prospective purchasers should conduct their own independent due diligence. Cap rate and NOI are unaudited estimates.

MIAMI / KENDALL OFFICE MARKET OVERVIEW

Miami-Dade County — Market Context

Miami has emerged as one of the top-performing office markets in the United States, benefiting from significant in-migration of financial firms, private equity, technology companies, and corporate headquarters relocating from higher-cost markets. The metro's favorable tax environment, international connectivity through Miami International Airport, and quality of life amenities continue to drive sustained demand for quality office space.

Kendall Submarket Highlights

- Kendall ranks among Miami-Dade's most established suburban office submarkets with consistent absorption.
- Proximity to major retail, hospitality, and dining corridors including Dadeland Mall and Village of Merrick Park.
- Excellent highway access via the Florida Turnpike (SR 821) and US-1 (South Dixie Highway).
- Home to a highly educated, affluent workforce with strong household incomes exceeding Miami-Dade averages.
- Limited new office supply in the submarket supports rent stability and occupancy for existing Class A product.
- Miami-Dade County's population surpasses 2.7 million residents, providing a deep and diverse labor pool.
- Growing presence of healthcare, professional services, and financial tenants in the Kendall corridor.

AREA DEMOGRAPHICS

DEMOGRAPHIC INDICATOR	1-Mile Radius	3-Mile Radius	5-Mile Radius
Estimated Population	18,500+	142,000+	385,000+
Average Household Income	\$82,000+	\$88,500+	\$91,200+
Median Age	38	37	36
Owner-Occupied Housing	62%	59%	57%
Bachelor's Degree or Higher	38%	42%	44%
Total Businesses	850+	5,400+	14,200+
Daytime Population	22,000+	155,000+	420,000+

* Demographic estimates based on US Census data and third-party demographic sources. All figures approximate.

LOCATION & ACCESSIBILITY

The property is centrally located in Miami's Kendall submarket, offering outstanding regional connectivity and proximity to key demand drivers:

NEARBY AMENITY / LANDMARK	DISTANCE / TIME
Dadeland Mall	~1.5 miles
Baptist Health South Florida HQ	~1.0 mile
Palmetto Expressway (SR-826)	~3.0 miles
Florida Turnpike (SR-821)	~2.0 miles
US-1 / South Dixie Hwy	~0.5 mile
Miami International Airport (MIA)	~12 miles / ~20 min
Downtown Miami / Brickell	~11 miles / ~20 min
Coral Gables	~6 miles / ~12 min
Metrorail — Dadeland South Station	~1.5 miles

CONTACT & OFFERING PROCESS

EXCLUSIVE LISTING BROKER	
Brokerage	AMA Realty Group, Inc.
Broker	Andres Barbeito
Phone	305-898-7935
Email	andy@amarealtygroup.com
Asking Price	\$4,750,000
Offers Due	Contact broker for deadline



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