

10850 NW 21 Street, Suite 110 Miami, FL 33172 Office 305.477.2084 Fax 305.477.2016

OFFICE / WAREHOUSE FOR SALE						
Property Address	Size +/-	Office Size	Price	Loading Doors	Details	Agent
7280-90 NW 7 Street Doral, FL Miami Mart Plaza	1,200-3,000	258-704	From: \$268,000	Street	Coming Soon! Contemporary Style Architecture, Beautiful Glass Front, Stylish Canopies Throughout, Up to 20' Ceiling Height, Prime Location! Located conveniently on the intersection of SR826 and SR836	Reshma Parvani
NW 33-34 St. & 112 Ave Sakhil Center at Doral	1,308-1,314	N/A	\$200,000	1 Street	Pre-Construction Office - Warehouses, 2 Units available 1 Street level door per unit, Three phased power, Separately Metered 18'-20' Ceiling height, Twin T Roof, 2 Parking spaces per unit, Avail. Nov 2006	Reshma Parvani Monica Garcia
19101 SW 108 Ave, Unit #4 Southland Commerce Center	1,593	170	\$205,000	1 Street	New Listing! 18' Ceiling height, New warehouse condo, Property located minutes away from the Florida Turnpike	Sanjeet Parvani
NW 122 ST & NW 115 Ave. Pinehurst Business Park	1,800	350	\$338,400	Street	Coming Soon! 27 Units of Approx. 1,800 +/- SF with 350 +/- of Office, Easy access to Florida Turnpike & all major Expressways	Reshma Parvani
9450 NW 58 St, #104 Miami, FL	1,850	925	\$425,000	1 Street	Flex Space Doral Area, 18' Ceiling height, 5 Parking spaces, Built in 2003 Excellent location off NW 58 Street, Additional offices done with permits	Sanjeet Parvani Monica Garcia
3341 NW 82 Ave Miami, FL	3,500	1,200	\$700,000	1 Street	Flex Space Doral Area, 16' Ceiling height, 7 Parking spaces, Frontage on NW 82 Avenue (Tenant Occupied)	Sanjeet Parvani
8145 NW 33 Street Miami, FL	3,500	0 to 1,200	\$550,000	1 Street	Shell Space Doral Area, 16' Ceiling height, 7 Parking spaces, Owner Willing to build up to 1,200 sq. ft. of office space with all permits in place	Sanjeet Parvani
10450 NW 31 Terrace Doral, FL	3,600	2,000	\$725,000	1 Street	Flex Space 3,600 +/- Sq. Ft. Total, 2,000 +/- Sq. Ft. of Office on two floors, 1 Street Level Door Ample Parking, DO NOT DISTURB TENANTS- SHOWING BY APPT. ONLY	Reshma Parvani
10850 NW 21 Street Miami, FL Unit # 150	4,000	1,000	\$649,000	1 Dock	1,000 +/- Sq. Ft. of Office, 3,000 +/- Sq. Ft. of Warehouse/Mezzanine 20' Ceiling Height, Located close to the Florida Turnpike, Palmetto and Dolphin Expressway	Sanjeet Parvani
8127 NW 29 St Miami, FL	5,000	1,000	\$750,000	1 Dock 1 Ramp	Reduced!! Doral Area, 6 Parking Spaces, Built in 1990, Fully Air Conditioned, Association Fee \$527 per month, 2005 Taxes:\$9,643.08	Reshma Parvani
6801 NW 73 Street Miami, FL	5,000	1,000	\$1,100,000	2 Street	Property has 2,500 +/- Sq.Ft. of Mezzanine that is not included in Total Sq.Ft. Property has an 18,480 +/-Sq.Ft. Lot, 16'-20' Ceiling Height	Sanjeet Parvani Monica Garcia
1084-92 W 23 St Hialeah, FL	6,500	N/A	\$1,650,000	8 Street	Building AND Business, In business of over 25 years, 11 Lifts, Over \$200,000 worth machinery and inventory, Zoned Mixed Commercial Use	Monica Garcia Sanjeet Parvani
10850 NW 21 Street Miami, FL Units 150-160	8,000	2,000	\$1,298,000	2 Dock	Units can be Combined, One Double Wide Dock Height per Unit, 20' Ceiling Height, 2,000 +/- Sq.Ft. of Office, 6,000 +/- Sq. Ft. of Warehouse/ Mezzanine (4,000 +/- Sq.Ft. is being leased until October 2007)	Sanjeet Parvani
302 NW 1 St Dania Beach, FL	8,966	N/A	\$1,255,240	2 Street 2 Dock	Rail Serviced Property, 15' Clear height, CBS, Twin "T" New Roof Owner would consider lease	Reshma Parvani
480 W 18 Street Hialeah, FL	11,000	1,000	\$1,380,000	2 Dock 1 Ramp	New Listing! 22' Ceiling Height, 3 Renovated Bathrooms, Dock Doors Front NW 18 Street, Ramp Fronts NW 20 Street, Brand New Central A/C, Brand New Roof	Reshma Parvani
10505 NW 27 Street Doral, FL	19,000	4,500	\$3,135,000	4 Dock 1 Ramp	Free Standing Building with an Elevated Lot Size of 41,861 +/- Sq. Ft., 14,500 +/- Sq.Ft. of Warehouse, 4,500 +/- Sq.Ft. of Office, Consists of 2 Units #1:10,400 +/- Sq. Ft. and #2: 8,600 +/- Sq.Ft., Presently Leased	Reshma Parvani
9500 NW 36 Ave Miami, FL	25,267	2,000	\$2,500,000	3 Dock	New Listing! 16' Ceiling Height, Completely Fenced, Rail Access, Built in 1951	Monica Garcia
3188-3190-3192 NW 77 Ct. Miami, FL	26,600	N/A	\$5,900,000	4 Dock 1 Ramp	INVESTMENT PROPERTY! Three Bays Total, Two Bays of 10,000 +/- Sq. Ft., One of 6,600 +/- Sq. Ft., Fully Leased, NOI: \$300,000, Palmetto Frontage	Reshma Parvani
537-555 NW 24 St Miami, FL	37,700	N/A	\$4,200,000	8 Dock Combined	Two Building Complex: Building A: 8,165 +/- Sq. Ft., 2 Dock Doors, Ceiling 12'-18', Building B: 29,538 +/- Total Sq. Ft. on two floors, 6 Dock Doors	Reshma Parvani

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OFFICE/WAREHOUSE FOR LEASE						
Property Address	Size +/-	Office Size	Monthly Rent	Rate PSF	Details	Agent
7280-90 NW 7 Street Doral, FL Miami Mart Plaza	1,200- 3,000	258- 704	N/A	From: \$20.00	Coming Soon! Contemporary Style Architecture, Beautiful Glass Front, Stylish Canopies Throughout, Up to 20' Ceiling Height, Prime Location! Located conveniently on the intersection of SR826 and SR836	Reshma Parvani
3400 NW 112 Ave Sakhil Center at Doral	1,296- 2,592	N/A	\$1,728.00- \$3,456.00	\$16.00	Pre-Construction Office - Warehouses, 2 Units available 1 Street level door per unit, Three phased power, Separately Metered 18'-20' Ceiling height, Twin T Roof, 2 Parking spaces per unit, Avail. Nov 2006	Reshma Parvani Monica Garcia
2051 NW 112 Ave Unit #127	2,480	460	\$5,000.00 plus tax	\$24.20	Located Within the Dolphin Park of Commerce, 2,480 +/- Total Sq.Ft. Includes 460 +/- Sq.Ft. of Habitable Mezzanine Space, 1 Street Level Door, 18' Ceiling Height, 2 Parking Spaces, Available December 2006	Reshma Parvani Sanjeet Parvani
<p style="text-align: center;">NW 248th Street and NW 112 Ave- BRAND NEW SHOPPING CENTER COMING SOON!!! SPACES AVAILABLE FOR LEASE... Details coming shortly.....</p> <p style="text-align: center;">Note: This offering is subject to errors, omissions, withdrawal from market, modification of terms and conditions or change in price without prior notice.</p>						

OFFICE/RETAIL FOR SALE/LEASE						
Property Address	Size +/-	PRICE	Monthly Rent	Rate PSF	Details	Agent
4995 NW 72 Ave Miami, FL	500- and up	N/A	N/A	\$20.00	Reduced!!! For the Month of December Only!!! All Inclusive, Office Spaces Range from 500 +/- Sq. Ft. and up, Plus Tax Building Fronting Milam Dairy Road, Abundant Parking, Available Immediately	Monica Garcia Sanjeet Parvani
NW 122 ST & NW 112 Ave. Pinehurst Business Park	1,020	\$229,000.00	N/A	\$190.00	Coming Soon! 4 Units of Approx. 1,020 +/- of Office, Easy access to Florida Turnpike & all major Expressways	Reshma Parvani
2653 nw 79 Ave Universal Plaza	1,215	N/A	N/A	\$29.00	New Listing! Located in the Universal Plaza Shopping Center, Great Exposure on NW 79 Ave, Easy Access to SR826 and SR836	Reshma Parvani
9930 NW 21 St Miami, FL	2,000	N/A	\$3,833.00	\$23.00	Class "A" Office Space, Private Entrance, 7 Parking Spaces, Ready for occupancy March 1st, 2007, Great location, near 836 & Turnpike	Jose Val
1691 NW 107 Ave Doral, FL	5,000	N/A	\$8,333.33	\$17.50	Prime Location! Close Proximity to International and Dolphin Malls, 836 Exwy, and the Florida Turnpike 6 Offices, 1 Lunchroom, Utilities to be Prorated, Lease Rate includes Janitorial Services, Available Immediately	Reshma Parvani
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LAND						
Property Address	Area	Price PSF	Size +/- Acres	Zoning	Details	Agent
Intersect. W. Okeechobee Rd. and NW 138 St., Lot #3	Hialeah Gardens	\$30.00	0.68	BU-1	Zoning will allow: Bank, Restaurant, Self-storage, etc.	Reshma Parvani
Intersect. W. Okeechobee Rd. and NW 138 St, Lot #2	Hialeah Gardens	\$28.00	1.62	BU-1	Zoning will allow: Bank, Restaurant, Self-storage, etc. Subject to BU-1A limited business district zoning	Reshma Parvani
Intersect. W. Okeechobee Rd. Florida Turnpike Lot#5 Pan American Business Park	Medley	\$24.00	1.22	M-1	Ready for New Construction! Pan American Business Park, Water and Sewer to each Lot, N.W. 138th Access, City of Medley Permits Most Industrial Uses	Reshma Parvani
Intersect. W. Okeechobee Rd. Florida Turnpike Lot#6 Pan American Business Park	Medley	\$24.00	1.35	M-1	Ready for New Construction! Pan American Business Park, Water and Sewer to each Lot, N.W. 138th Access, City of Medley Permits Most Industrial Uses	Reshma Parvani
Intersect. W. Okeechobee Rd. Florida Turnpike Lot#7 Pan American Business Park	Medley	\$24.00	1.36	M-1	Ready for New Construction! Pan American Business Park, Water and Sewer to each Lot, N.W. 138th Access, City of Medley Permits Most Industrial Uses	Reshma Parvani
Intersect. W. Okeechobee Rd. Florida Turnpike Lot#8 Pan American Business Park	Medley	\$24.00	1.36	M-1	Ready for New Construction! Pan American Business Park, Water and Sewer to each Lot, N.W. 138th Access, City of Medley Permits Most Industrial Uses	Reshma Parvani
Intersect. W. Okeechobee Rd. Florida Turnpike Lot#9 Pan American Business Park	Medley	\$25.00	1.36	M-1	Ready for New Construction! Pan American Business Park, Water and Sewer to each Lot, N.W. 138th Access, City of Medley Permits Most Industrial Uses	Reshma Parvani
5495/ 5627 NW 7 Street	Miami	\$82.90	9	R-4 High Density	Zoning permits Residential, Hotel, Motel, Adjacent to Blue Lagoon, SR836, Nw 57 Ave, Miami International Airport, can build 650 Units	Reshma Parvani
SW 344 & SW 352 Street	Florida City	\$28.00	2.55	C-3	BU Zoning permits: Self Storage, Auto Washing & Banks/ 285' US1 frontage	Reshma Parvani

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Blackcreek Homes - Available Dec. 2006						
Address	Price	Model/ Stories	Lot Size	Details		Lot Premium
20384 SW 129 Place	\$459,990	A/1	7,500 SF	One Story, 4 Beds, 2 1/2 Baths Family, Living, Dining Room, 2 Car Garage		None
20370 SW 129 Place	\$459,990	A/1	7,500 SF	One Story, 4 Beds, 2 1/2 Baths Family, Living, Dining Room, 2 Car Garage		\$5,000
20328 SW 129 Place	\$459,990	A/1	7,500 SF	One Story, 4 Beds, 2 1/2 Baths Family, Living, Dining Room, 2 Car Garage		\$5,000
20354 SW 129 Court	\$479,990	B/2	7,579 SF	Two Story, 4 Beds, 2 1/2 Baths, Family, Living, Dining Room, 2 Car Garage		\$10,000
20340 SW 129 Court	\$459,990	A/1	12,178 SF	One Story, 4 Beds, 2 1/2 Baths Family, Living, Dining Room, 2 Car Garage		\$25,000
12932 SW 203 Lane	\$459,990	A/1	7,500 SF	One Story, 4 Beds, 2 1/2 Baths Family, Living, Dining Room, 2 Car Garage		\$5,000
12948 SW 203 Lane	\$459,990	A/1	7,500 SF	One Story, 4 Beds, 2 1/2 Baths Family, Living, Dining Room, 2 Car Garage		\$5,000

For Further Information on Blackcreek Homes Please call Reshma Parvani or Monica Garcia

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