

**OFFICE / WAREHOUSE FOR SALE**

	Property Address	Size +/-	Office Size	Price	Loading Doors	Details	Agent
	5275 NW 163 Street Miami Lakes, FL	34,000	2,200	\$3,550,000	5 Loading Doors	34,000 +/- Total Sq Ft , 2,200 +/- Sq Ft of Office, 4 Offices, 1 Showroom, 2 Bathrooms, 5 Loading Doors, Heavy Power, New Roof, New Offices, New Landscaping, Freestanding Building Located within Palmetto Lakes Industrial Park with close Proximity to Palmetto Expressway	Reshma Parvani
<i>Property of the Month</i>							
	7957 NW 64 Street Miami, FL <i>Crown Park Condos</i>	1,820	300	\$295,000	1 Dock	IU-3 Zoning, 1 Dock Door, 17' clear ceiling height, 3 offices available, 2 assigned parking spaces, access to SR 826, I-75 & Miami International Airport	Reshma Parvani
	14055 SW 143 Court Unit #12 Miami, FL <i>Parco Cargo</i>	1,884	200	\$265,644	1 Street Level Door	1,884 +/- Total Sq Ft , 200 +/- Sq Ft of Office, 1 Street Level Door, Twin T Roof, Built in 2004 Located next to Tamiami Airport	Jose Val
	6960 NW 50 Street Miami, FL	3,500	1,000	\$441,500	1 Dock	3,500 +/- Total Sq Ft , 1,000 +/- Sq Ft of Office, 20' Ceiling Height, 1 Dock Height Door Excellent Location! Minutes away from Palmeto Expressway & SR 836	Jose Val
	6974 NW 50 Street Miami, FL	5,000	600	\$720,000	1 Dock	5,000 +/- Total Sq. Ft. 600 Sq Ft +/- Of Office, 600 Sq Ft +/- Of Mezzanine, 1,000 Sq Ft +/- Of Show Room, 2,800 +/- Sq. Ft of Warehouse, 20' Ceiling Height, 1 dock Height Door, Corner Unit Next to the Palmetto Expressway.	Jose Val
	6801 NW 73 Ct. 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
	9625 NW 33 Street Miami, FL <i>Costa Corporate Park</i>	6,863	1,980	<del>\$1,235,340</del> REDUCED!! \$1,150,000	1 Dock & 1 Ramp	Property has 1,980 +/- Sq. Ft. of Office on two floors, 4,903 +/- Sq. Ft. of Warehouse, 2 bathrooms located on the first floor, 1 Dock Height Door + 1 Ramp, 24' Ceiling Height, Built in 1999, Association fee is approx. \$2,200 (paid quarterly). Located within Costa Corp. Park.	Reshma Parvani
	10800 NW 21 Street, Unit 200-210 Hialeah, FL <i>VP Warehouses</i>	8,000	2,000	\$1,270,000	2 Double Wide Dock	2,000 +/- Sq. Ft. of Office, 2,000 +/- Sq. Ft. of Mezzanine, 4,000 +/- Sq. Ft. of warehouse, 20' ceiling height, 2 double wide dock doors, ample parking from front to back, located close to FL Turnpike, Palmetto, and Dolphin Expressways	Jose Val

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**OFFICE / WAREHOUSE FOR SALE**

	Property Address	Size +/-	Office Size	Price	Loading Doors	Details	Agent
	10200 NW 25 Street, #113 Miami, FL <b>Harbie Center</b>	12,000	800	\$2,040,000	One Double Wide Dock Height	8,000 +/- Sq. Ft. of Warehouse, 4,000 +/- Sq. Ft. of Mezzanine, 24' Ceiling Height, 8 Parking Spaces, Built 1997, Sprinklered, 2006 Taxes: \$26,981.63, Great Location! Located within Harbie Center on NW 25th Street. Close proximity to the Miami Intl Airport.	Reshma Parvani
	2255 NW 110 Avenue Miami, FL	18,000	4,000	\$2,900,000	4 Flush Dock + 1 Double Wide Dock	24' Ceiling Height, 4 Separate Coolers with different temperatures, Chair lift, 36 parking spaces Fee simple, Built in 2005, 2006 Taxes: \$27,375.61.	Reshma Parvani
	6900 NW 35 Avenue Miami, FL	22,541	1,000	\$1,800,000	2 Dock	18,661 +/- Sq. Ft. Warehouse , 2,880 +/- Sq. Ft. Mezzanine, 22,541 +/- Sq. Ft. Fenced Yard, 24' Ceiling Height, Active Rail Spur, Zoned Heavy Industrial, Three Phased Power, On Septic	Sanjeet Parvani
	3188-3190-3192 NW 77 Ct. Miami, FL	26,600	N/A	\$8,800,000	4 Dock  1 Ramp	<b>INVESTMENT PROPERTY!</b> Three Bays Total, Two Bays of 10,000 +/- Sq. Ft., One of 6,600 +/- Sq. Ft., Fully Leased, NOI: \$420,000, Palmetto Frontage	Reshma Parvani
	2220 NW 114 Ave Doral, FL	30,567	4,144	<b>UNDER CONTRACT</b>	8 Dock	22,913 +/- Sq. Ft. of Warehouse, 2,990 +/- Sq. Ft. of Mezzanine, 8 Flush Dock Height, 22' Ceiling Height, 37 Parking Spaces	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
	2250 NW 96 Avenue Doral, FL	54,000	11,000	\$7,830,000	8 Recessed Dock & 2 Ramps	43,000 +/- Sq. Ft. of Warehouse, 11,000 +/- Sq. Ft. of Office, 8 Recessed Dock Height Doors, accomodating up to 45' containers, 2 ramps, 20' clear ceiling height, 100+ parking spaces, built in 1981, Seller relocating to larger facility, DO NOT DISTURB-SHOWING BY APPOINTMENT ONLY	Reshma Parvani

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**OFFICE/WAREHOUSE FOR LEASE or SUBLEASE**

	Property Address	Size +/-	Office Size	Monthly Rent	Rate PSF	Details	Agent
	1916 NW 94 Avenue Doral, FL	1,900	300	\$1,900.00	\$12.00	Located Within Finger-Lakes, 1,900 +/- Total Sq.Ft. Includes 300 +/- Sq.Ft. of Office, 1,600 +/- Sq Ft of Warehouse, 1 Street Level Door, 18' Ceiling Height, 5 Parking Spaces, Available Immediately	Sanjeet Parvani
	3314 NW 79 Avenue Doral, FL	3,500	250	\$4,083.33	\$14.00	3,500 +/- Total Sq. Ft. Includes 3,250 +/- Sq.Ft. of Showroom, 250+/- Sq Ft of Office 2 Offices, 1 Ramp, 5 Parking Spaces, Sublease expires May 2010, Available Immediately Located within the Doral Tile District.	Sanjeet Parvani
	2714 NW 112 Ave Miami, FL <b>Tradezone</b>	5,213	1,000	\$4,750.00	\$10.94	5,213 +/- Total Sq Ft 1,000 +/- Sq Ft Office 4,213 +/- Sq Ft Warehouse, 20' Ceiling Height, 1 Dock Height Door, Ample Parking, Close to the Florida Turnpike, Palmetto and Dolphin Expressway.	Sanjeet Parvani
	3188 NW 77 Court Doral, FL	6,700	936	\$8,500.00	\$15.22	8,000 +/- Sq. Ft. Total, 900 +/- Sq. Ft. of Freezer, 3 Dock Height Doors, 1 Ramp, Available Immediately, Sub Lease expires August 2008.	Reshma Parvani Sanjeet Parvani
	9625 NW 80 Avenue Miami, FL	8,000	1,600	\$5,400.00	\$8.10	6,700 +/- Total Sq Ft, 5,764 +/- of Warehouse / Showroom, 936 +/- Sq Ft of Office 1 Street Level Door, 20' Ceiling Height, Available Immediately, Former Rossini Location. Exposure on Palmetto Expressways	Reshma Parvani
	7331 NW 7 Street Miami, FL	15,000	7,000	\$15,500.00	\$12.00 NNN	15,500 +/- Total Sq Ft, Upgraded Office with high Ceilings, Fully Air conditioned, 1 Double wide dock door + 1 Dock Door, 1 Ramp, 24 Parking spaces, Fenced property, Built in 2001, Great Location!!!	Reshma Parvani Sanjeet Parvani
	1766-1778 NW 82 Avenue Doral, FL <b>MICC</b>	17,600	1,600	\$13,200.00	\$9.00	17,600 +/- Total Sq Ft, 16,000 +/- Sq Ft of Warehouse, 1,600 +/- Sq Ft of Office, 5 Parking Spaces, 20' Ceiling Height, 4 Double wide dock doors. Sublease Expires April 2009 Close to Miami International Airport and both International & Dolphin Malls	Sanjeet Parvani
	5275 NW 163 Street Miami Lakes, FL	34,000	2,200	\$25,500	\$9.00	34,000 +/- Total Sq Ft, 2,200 +/- Sq Ft of Office, 4 Offices, 1 Showroom, 2 Bathrooms, 5 Loading Doors, Heavy Power, New Roof, New Offices, New Landscaping, Freestanding Building Located within Palmetto Lakes Industrial Park with close Proximity to Palmetto Expressway	Reshma Parvani

**NW 248th Street and NW 112 Ave- BRAND NEW SHOPPING CENTER COMING SOON!!! SPACES AVAILABLE FOR LEASE... Details coming shortly.....**

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**OFFICE/RETAIL FOR SALE/LEASE**

	Property Address	Size +/-	PRICE	Monthly Rent	Rate PSF	Details	Agent
	2765 NW 79 Avenue Doral, FL <b>Universal Plaza</b>	1,192	N/A	\$2,781.34	\$28.00 Plus CAM	Located in the Universal Plaza Shopping Center, Great Exposure on NW 79 Avenue, Easy Access to SR826 and SR836, <b>Available February 2008</b>	Reshma Parvani
<b>New Listing</b>							
	2653 NW 79 Avenue Doral, FL <b>Universal Plaza</b>	1,215	N/A	\$2,835.00	\$28.00 Plus CAM	1,215 +/- Total Sq Ft, Small Office within the Showroom, 2 Bathrooms, Located in the Universal Plaza, Exposure o NW 79th Avenue, Easy Access to SR826 and SR836, FL Turnpike and More!!!	Reshma Parvani
<b>New Listing</b>							
	1530 NW 98 Court # 103 Miami, FL <b>ICP</b>	2,000	N/A	\$3,000.00	N/A	2,000 Sq Ft, Brand new consuction, Private entry, 5 Offices, 2 Bathrooms, 10 Parking spaces, Air conditioning, electricity & security 24 hours , Great location! Close proximatly to Turnpike Palmetto and Dolphin Expressways, Miami International Airport And both Dolphin & Int'l Malls	Reshma Parvani
	2761 NW 79 Avenue Miami, FL <b>Universal Plaza</b>	2,799	N/A	\$5,131.50	\$22.00 Plus CAM	Located in the Universal Plaza Shopping Center, Great Exposure on NW 79 Avenue Easy Access to SR826 and SR836, Available Immediately	Reshma Parvani
	7510 & 7524 NW 72 Avenue Miami, FL	2,800-3,100	N/A	Contact us for Price List	\$10.00	Unit 7510 is 3,100 +/- Total Sq Ft , 500 +/- Sq Ft of Office, 800 +/- Sq Ft of Mezzanine, 1,800+/- Sq Ft of Warehouse, Unit 7524 has 2,800 +/- Total Sq Ft, 500 +/- Sq Ft of Office 500 +/- Sq FT of Mezzanine, 1,800 +/- Sq Ft of Warehouse, Frontage on 72nd Avenue	Sanjeet Parvani
<b>New Listing</b>							
	1691 NW 107 Ave Doral, FL	2,000-5,000	N/A	Contact us for Price List	\$17.50 NNN	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
	2533 NW 79 Ave Doral, FL <b>Universal Plaza</b>	2,600 Will Sub-Divide	N/A	N/A	\$40.00+CAM	Exposure on NW 79 Avenue, Easy Access to SR826 and SR836, Available December 2007	Reshma Parvani
	1691 NW 107 Ave Doral, FL	17,000	\$4,250,000.00	N/A	\$250.00	45,000 +/- Sq. Ft. Lot, 55 Parking Spaces, Built in 1986, Great for Title Company, Real Estate Office, Corporate Headquarters or Insurance Office, 2006 Taxes: \$28,105.43  Sold with a brand new roof	Reshma Parvani

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**LAND**

	Property Address	Area	Price	Price PSF	Size +/- Acres	Details	Agent
	Intersect. W. Okeechobee Rd. and NW 138 St., Lot #3	Hialeah Gardens	\$885,480.00	\$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	\$1,978,340.00	\$28.00	1.62	BU-1 Zoning will allow: Bank, Restaurant, Self-storage, etc. Subject to BU-1A limited business district zoning	Reshma Parvani
	Between NW 109-112 Ave & NW 122 Street, Lot #5 <b>Pan American Business Park</b>	Medley	\$1,169,872.00	\$22.00	1.22	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, M-1 Zoning	Reshma Parvani
	NW 122 ST & NW 115 Ave Lot #1 Medley, FL <b>Pinehurst Business Park</b>	Medley	\$1,659,756.00	\$28	1.36	59,277 +/- Sq. Ft. , project and plans included in purchase price, Builds approx 24,000+/- SqFt Comined lots will yeild a building in the 50,000+/- Sq Ft Range. Excellent Location!!!	Reshma Parvani
	NW 122 ST & NW 115 Ave Lot #2 Medley, FL <b>Pinehurst Business Park</b>	Medley	\$1,659,756.00	\$28	1.36	59,277 +/- Sq. Ft. , project and plans included in purchase price, Builds approx 24,000+/- SqFt Comined lots will yeild a building in the 50,000+/- Sq Ft Range. Excellent Location!!!	Reshma Parvani
	5495/5627 NW 7 Street Miami, FL	Blue Lagoon	\$32,500,000.00	\$83	\$9.00	R-4 High Density, Zoning permits Residential, Hotel, Motel, Adjacent to Blue Lagoon SR836, Nw 57Ave, Miami International Airport, can build 650 Units	Reshma Parvani

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**Blackcreek Homes**

	Property Address	Area	Price	Zoning	Size +/- Acres	Details	Agent
	20384 SW 129 Place	Homestead	\$459,990	A/1	7,500 SF	One Story, 4 Beds, 2 1/2 Baths Family, Living, Dining Room, 2 Car Garage	Reshma Parvani
	20370 SW 129 Place	Homestead	\$459,990	A/1	7,500 SF	One Story, 4 Beds, 2 1/2 Baths Family, Living, Dining Room, 2 Car Garage	Reshma Parvani
	20328 SW 129 Place	Homestead	\$459,990	A/1	7,500 SF	One Story, 4 Beds, 2 1/2 Baths Family, Living, Dining Room, 2 Car Garage	Reshma Parvani
	20354 SW 129 Court	Homestead	\$459,990	B/2	7,579 SF	Two Story, 4 Beds, 2 1/2 Baths, Family, Living, Dining Room, 2 Car Garage	Reshma Parvani
	20340 SW 129 Court	Homestead	\$459,990	A/1	12,178 SF	One Story, 4 Beds, 2 1/2 Baths Family, Living, Dining Room, 2 Car Garage	Reshma Parvani
	12932 SW 203 Lane	Homestead	\$459,990	A/1	7,500 SF	One Story, 4 Beds, 2 1/2 Baths Family, Living, Dining Room, 2 Car Garage	Reshma Parvani
	12948 SW 203 Lane	Homestead	\$459,990	A/1	7,500 SF	One Story, 4 Beds, 2 1/2 Baths Family, Living, Dining Room, 2 Car Garage	Reshma Parvani

**For Further Information on Blackcreek Homes Please call Reshma Parvani at 305-477-2084**