

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: \$268,200	Street	<b>Coming Soon!</b> Contemporary Style Architecture, Beautiful Glass Front, Stylish Canopies Throughout, Up to 20' Ceiling Height, <b>Prime Location!</b> 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	\$327,000	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	<b>New Listing!</b> 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	<b>Coming Soon!</b> 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	<b>Flex Space</b> 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	<b>Flex Space</b> 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	<b>Shell Space</b> 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	<b>Flex Space</b> 3,600 +/- Sq. Ft. Total, 2,000 +/- Sq. Ft. of Office on two floors, 1 Street Level Door Ample Parking, <b>DO NOT DISTURB TENANTS- SHOWING BY APPT. ONLY</b>	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	<b>Reduced!!</b> 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 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 Monica Garcia

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**OFFICE / WAREHOUSE FOR SALE**

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1084-92 W 23 St Hialeah, FL	6,500	N/A	\$1,650,000	8 Street	Building AND Business, In business for over 25 years, 11 Lifts, Over \$200,000 worth of 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	1 Dock 1 Ramp	<b>New Listing!</b> 22' Ceiling Height, 3 Bathrooms, Frontage on two roads: NW 18 Street and NW 20 Street, Completely Renovated, 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
6900 NW 35 Ave Miami, FL	22,541	1,000	\$1,990,000	2 Dock	<b>New Listing!</b> 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 Monica Garcia
9500 NW 36 Ave Miami, FL	25,267	2,000	\$2,500,000	3 Dock	<b>New Listing!</b> 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	<b>INVESTMENT PROPERTY!</b> 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
2220 NW 114 Ave Doral, FL	30,000	4,144	\$5,502,060	8 Dock	<b>New Listing!</b> 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

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Dec-06

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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	<b>Coming Soon!</b> Contemporary Style Architecture, Beautiful Glass Front, Stylish Canopies Throughout, Up to 20' Ceiling Height, <b>Prime Location!</b> 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
6890 NW 35 Ave Miami, FL	5,800 - 16,600	Minimal	N/A	\$7.00	<b>New Listing!</b> Two Units Available, Unit A: 5,800 +/- Sq. Ft. Unit B: 10,800 +/- Sq. Ft. Combined Units: 16,600 +/- Sq. Ft. Impact Resistant Glass Windows, 19,000 +/- Sq. Ft. Adjoined Fenced Yard can be Leased Separately	Sanjeet Parvani Monica Garcia
<b>NW 248th Street and NW 112 Ave- BRAND NEW SHOPPING CENTER COMING SOON!!! SPACES AVAILABLE FOR LEASE... Details coming shortly.....</b>						
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**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  Plus Tax	<b>Reduced!!!</b> For the Month of December Only!!!  All Inclusive, Office Spaces Range from 500 +/- Sq. Ft. and up,  Building Fronting Milam Dairy Road, Abundant Parking, Available Immediately	Monica Garcia  Sanjeet Parvani
NW 122 ST & NW 112 Ave. Pinehurst Business Park	\$1,020.00	\$229,000.00	N/A	\$190.00	<b>Coming Soon!</b> 4 Units of Approx. 1,020 +/- of Office, Easy access to Florida Turnpike & all major Expressways	Reshma Parvani
2653 NW 79 Ave Universal Plaza	\$1,215.00	N/A	N/A	\$29.00  Plus CAM	<b>New Listing!</b> 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	\$2,000.00	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	\$5,000.00	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	<b>Ready for New Construction!</b> 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	<b>Ready for New Construction!</b> 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	<b>Ready for New Construction!</b> 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	<b>Ready for New Construction!</b> 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	<b>Ready for New Construction!</b> 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	Medley	\$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**

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	Monica Garcia
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	Monica Garcia
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	Monica Garcia
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	Monica Garcia
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	Monica Garcia
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	Monica Garcia
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	Monica Garcia

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

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