

**OFFICE / WAREHOUSE FOR SALE**

	Property Address	Size +/-	Office Size	Price	Loading Doors	Details	Agent
	9625 NW 33 Street Miami, FL <b>Costa Corporate Park</b>	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
<b>Property of the Month</b>							
	7280-90 NW 7 Street Doral, FL <b>Miami Mart Plaza</b>	1,200 - 3,000	258- 704	Contact us for Price List	Street	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
	3300 NW 112 Avenue Doral, FL <b>Sakhil Center at Doral</b>	1,308 - 1,314	N/A	\$250 PSF	1 Street	Brand new Office - Warehouses, 4 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	Reshma Parvani
	19101 SW 108 Ave, Unit #16 Miami, FL <b>Southland Commerce Center</b>	1,593	170	\$189,999	1 Street	18' Ceiling height, New warehouse condo, Property located minutes away from the Florida Turnpike	Sanjeet Parvani
	7957 NW 64 Street Miami, FL <b>Crown Park Condos</b>	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
	2051 NW 112 Avenue, Unit #127 Miami, FL <b>Dolphin Park of Commerce</b>	2,480	460	\$625,000	1 Street	Located within the Dolphin Park of Commerce, 2,480+/- Sq. Ft. Total, includes 460+/- Sq. Ft. of habitable mezzanine space, 1 street level door, 18' ceiling height, 2 parking spaces.  <b>ALSO AVAILABLE FOR LEASE-SEE PAGE 3</b>	Reshma Parvani Sanjeet Parvani
	8145 NW 33 Street Miami, FL <b>Airways Center</b>	3,500	0 to 1,200	<b>UNDER CONTRACT</b>	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
	10850 NW 21 Street Unit # 150 Miami, FL <b>VP Warehouses</b>	4,000	1,000	<b>UNDER CONTRACT</b>	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
	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

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	Property Address	Size +/-	Office Size	Price	Loading Doors	Details	Agent
	10800 NW 21 Street, Unit 200-210 Hialeah, FL <b>VP Warehouses</b>	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
	302 NW 1 St Dania Beach, FL	8,966	N/A	\$1,200,000	2 Street  2 Dock	<b>Reduced!!</b> Rail Serviced Property, 15' Clear height, CBS, Twin "T" New Roof  Owner would consider lease, Available for Occupancy in one Month	Reshma Parvani
	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 Ave Miami, FL	22,541	1,000	\$1,800,000	2 Dock	<b>Reduced!!</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
	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
	7280-90 NW 7 Street Doral, FL <b>Miami Mart Plaza</b>	1,200 - 3,000	258- 704	N/A	Contact us for Price List	Contemporary Style Architecture, Beautiful Glass Front, Stylish Canopies Throughout, Up to 20' Ceiling Height, <a href="#">Prime Location!</a> Located conveniently on the intersection of SR826 and SR836	Reshma Parvani
	3300 NW 112 Ave Doral, FL <b>Sakhil Center at Doral</b>	1,296 2,592	N/A	\$1,728.00- \$3,456.00	\$16.00	<b>Available Immediately!!</b> Pre-Construction Office - Warehouses, 4 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	Reshma Parvani
	2051 NW 112 Ave Unit #127 Doral, FL <b>Dolphin Park of Commerce</b>	2,480	460	\$3,500.00	\$18.15	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
	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
	1778 NW 82 Avenue Doral, FL <b>MICC</b>	4,400	N/A	\$4,000.00	\$10.90	4,400 +/- Sq Ft of Warehouse, 1 Double wide dock door, 5 Parking Spaces, 20' Ceiling Height Sublease Expires April 2009, Great Location! Close to the FI Turnpike, Palmetto & Dolphin Expy Miami International Airport and both international & Dolphin Malls	Sanjeet Parvani
	2714 NW 112 Ave Miami, FL <b>Tradezone</b>	5,213	1,000	\$5,213.00	\$12.00	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
	11014 NW 33 Street Miami, FL <b>Beacon Center</b>	6,300	100	\$4,462.50	\$8.50	6,300 +/- Sq. Ft. Total, 5 Dock height Doors, 1 Bathroom, Private Entry, Available November 2007, Sub-Lease expires December 2011.	Reshma Parvani
	9625 NW 80 Avenue Miami, FL	8,000	1,600	\$5,400.00	\$8.10	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
	3850 NW 114 Avenue Miami, FL <b>MIBP</b>	19,000	3,000	\$20,460.00	\$12.92	13,000 +/- Sq. Ft. of Warehouse, 3,000 +/- Sq. Ft. of Mezzanine on the 2nd floor, 3 Dock Doors 1 Ramp, 20' Ceiling Height, 33 Parking Spaces, Built in 2001, Located within MIBP.	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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10850 NW 21 Street, Suite 110 Miami, FL 33172 Office 305.477.2084 Fax 305.477.2016

**OFFICE/RETAIL FOR SALE/LEASE**

	Property Address	Size +/-	PRICE	Monthly Rent	Rate PSF	Details	Agent
	3401 NW 82 Avenue, Ste 370 Doral, FL	1,000-3,008	N/A	Contact us for Price List	\$21.00	Located on the third floor, spacious offices, glass panels throughout, and a conference room	Reshma Parvani
	9910 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 October 2007, Great location, near 836 & Turnpike	Jose Val
	3300 NW 112 Avenue, #13 Doral, FL <b>Sakhil Center at Doral</b>	2,000	N/A	\$2,833.00	\$17.00	Located on second floor of building, plenty of windows give this office an elegant touch, brand new construction, 7 parking spaces total, great for insurance company, great location!	Reshma Parvani
	1530 NW 98 Court # 103 Miami, FL <b>ICP</b>	2,000	N/A	\$3,666.66	\$22.00	2,000 Sq Ft, Brand new construction, 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
	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	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

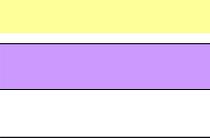
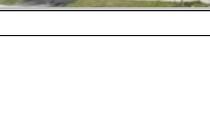
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**LAND**

	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
	Between NW 109-112 Ave & NW 122 Street, Lot #7 <b>Pan American Business Park</b>	Medley	\$1,304,380.00	\$22.00	1.36	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
	Between NW 109-112 Ave & NW 122 Street, Lot #8 <b>Pan American Business Park</b>	Medley	\$1,304,380.00	\$22.00	1.36	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
	Between NW 109-112 Ave & NW 122 Street, Lot #9 <b>Pan American Business Park</b>	Medley	\$1,477,425.00	\$24.00	1.36	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 112 Ave. Medley, FL <b>Pinehurst Business Park</b>	Medley	\$3,319,512.00	\$28	2.72	118,554 +/- Sq. Ft. , project and plans included in purchase price, project will consist of 27 units of approx 1,800 +/- Sq. Ft. and 4 office units of approx 1,020 +/- Sq. Ft. Street Level Loading, A/C office and restrooms, please contact us for additional information.	Reshma Parvani
	5495/ 5627 NW 7 Street Miami, FL	Blue Lagoon	\$32,500,000.00	\$82.90	9	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 Futher Information on Blackcreek Homes Please call Reshma Parvani at 305-477-2084**

**Additional Residential Properties for Sale/Lease**

	Property Address	Area	Price	Zoning	Size +/-	Details	Agent
	11068 NW 80 Lane <i>Islands at Doral- Menorca Series</i>	Doral	\$3,500 Per Month	Residential	3,100 Living Area	Brand New! Two story beautiful Isabella model, 4 Beds, 4 Baths, Spectacular lake view, brand new appliances, located in Doral, minutes away from Miami International Airport, Florida Turnpike, Palmetto and Dolphin Expressways, and both Intl and Dolphin Malls.	Reshma Parvani
	10948 NW 80 Lane <i>Islands at Doral-Menorca Series</i>	Doral	\$3,500 Per Month	Residential	3,100 Living Area	Brand New! Two story beautiful Isabella model, 4 Beds, 4 Baths, Spectacular lake view, brand new appliances, located in Doral, minutes away from Miami International Airport, Florida Turnpike, Palmetto and Dolphin Expressways, and both Intl and Dolphin Malls.	Reshma Parvani

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