

Two-Story 21,448 SF Office Building In the Heart of North Miami Beach

For Sale at \$2,150,000.
Possible Sale/Leaseback



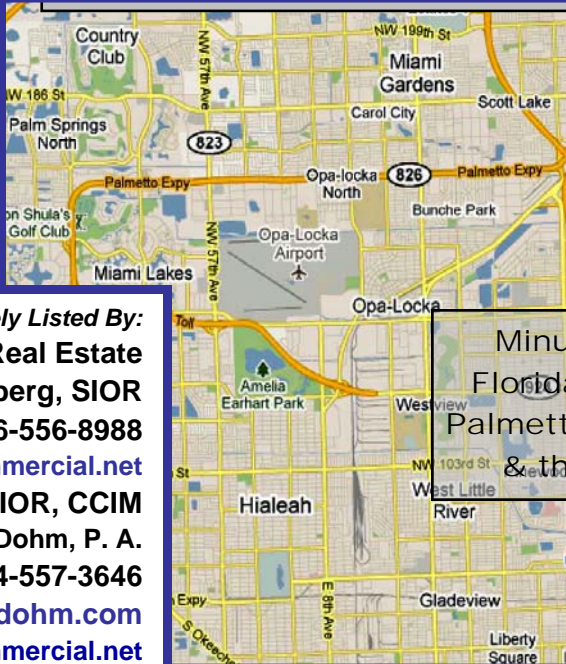
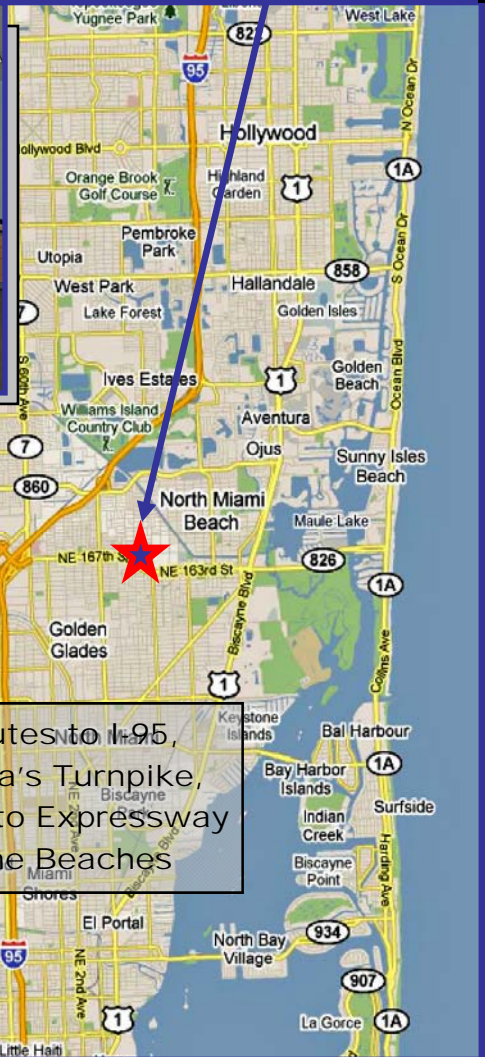
**SBA FINANCING
AVAILABLE!**



975 North Miami Beach Boulevard
(SR 826 East, causeway to beaches)



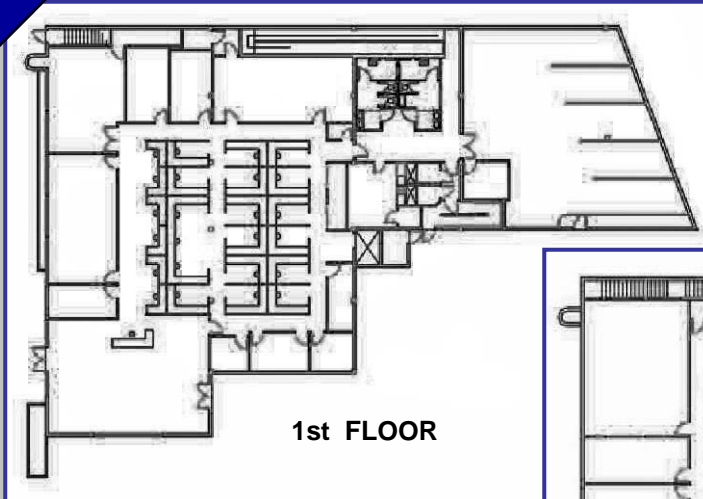
- 21,448 SF 2-story office building on 23,250 SF site, right on SR 826 East
- Over 60,000+ vehicles pass by daily: minutes to Aventura, Sunny Isles, Bal Harbor, etc.
- Neighbors include Kmart, Publix, Wells Fargo Bank, numerous great restaurants
- Owner would sell & vacate, or sell and sign lease for 1st floor



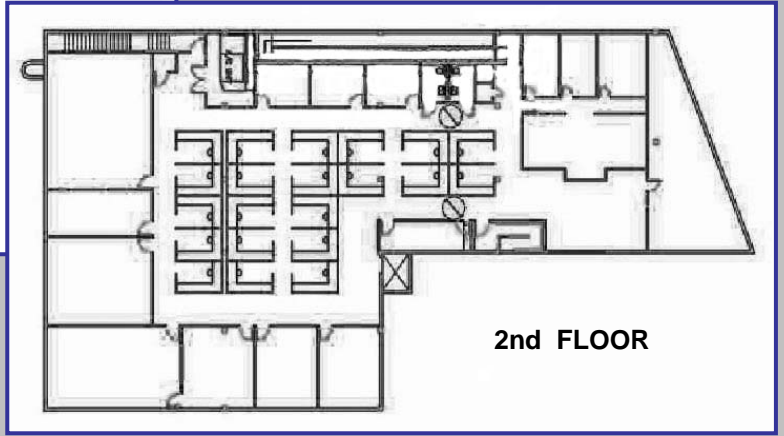
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Minutes to I-95,
Florida's Turnpike,
Palmetto Expressway
& the Beaches

Floor Plans



1st FLOOR



2nd FLOOR

- "Bomb shelter" construction
- 2 floors of elevator-served, very high-end offices
- Multiple interior amenities

- Private indoor parking garage
- Surrounded by shopping, restaurants, retail amenities

GREAT LOCATION! 2 Blocks West of The Mall at 163rd Street



Executive Offices



Theater



Side Parking



Kitchen/Break Room



Indoor Parking

The information contained within this multi-page document is believed to be accurate, and has been obtained from sources deemed to be reliable. All information should be verified independently. We are not responsible for misstatements of facts, errors, omissions, prior sale, prior lease, price change or withdrawal without notice.



Building Lobby



SBA LOAN FINANCING EXAMPLE

Sale Price	Down Payment	Principal Financed at 90%	Monthly Mortgage Payment
\$2,150,000.00	\$215,000.00	\$1,935,000.00	Blended Interest 5.92% Blended Maturity 23 years Monthly Payment \$13,012.00

PLEASE NOTE:

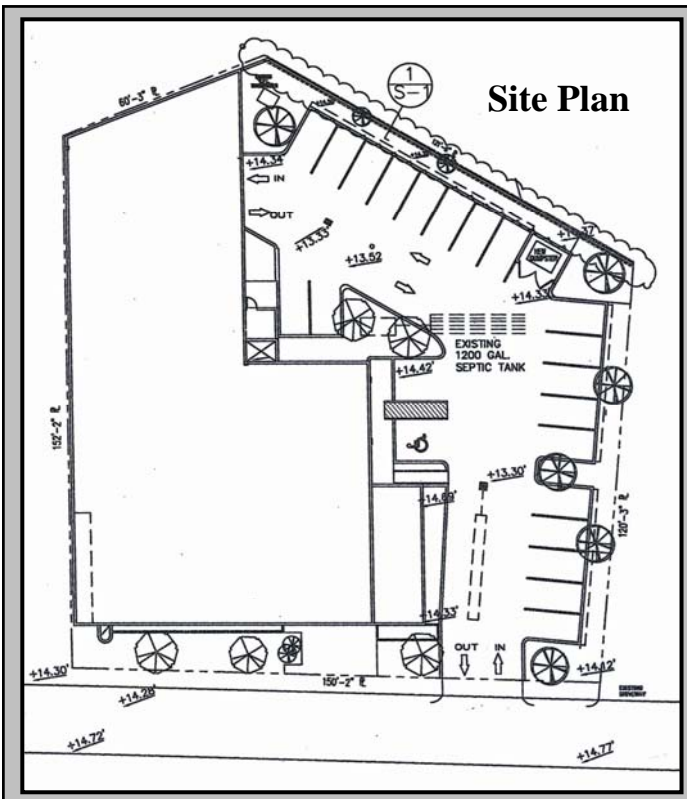
Rates subject to change.
 Loan approval subject to SBA and EuroBank credit approval.
 Monthly payments include principal and interest only.
 Loans can include property improvements and eligible closing costs.

**EuroBank
SBA 504 Loan Program**

- **Mortgage Terms:**
- As low as 10% down
- Up to 25-year amortization
- Up to \$12 Million with 90% financing
- Variable rate tie to prime
- Assumable with qualification
- **Timeframes:**
- Prequalification within 48 hours (no charge or obligation)
- Loan commitment within 10 business days
- Funding as fast as 45 days



For further information, please contact:
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Meeting/Conference Rooms



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Recording Studio



Editing Room



Typical 1st Floor Workstations



Training Room



Elevator/Lobby

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Typical 2nd Floor Workstations

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