

Latitude One

175 SW 7TH STREET, SUITE 2003, MIAMI, FL 33130



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Executive Summary



Offering Summary

Available SF: 994 SF

Lease Rate: \$40.00 SF/yr
(Full Service)

Year Built: 2007

Building Size: 230,000 SF

Property Overview

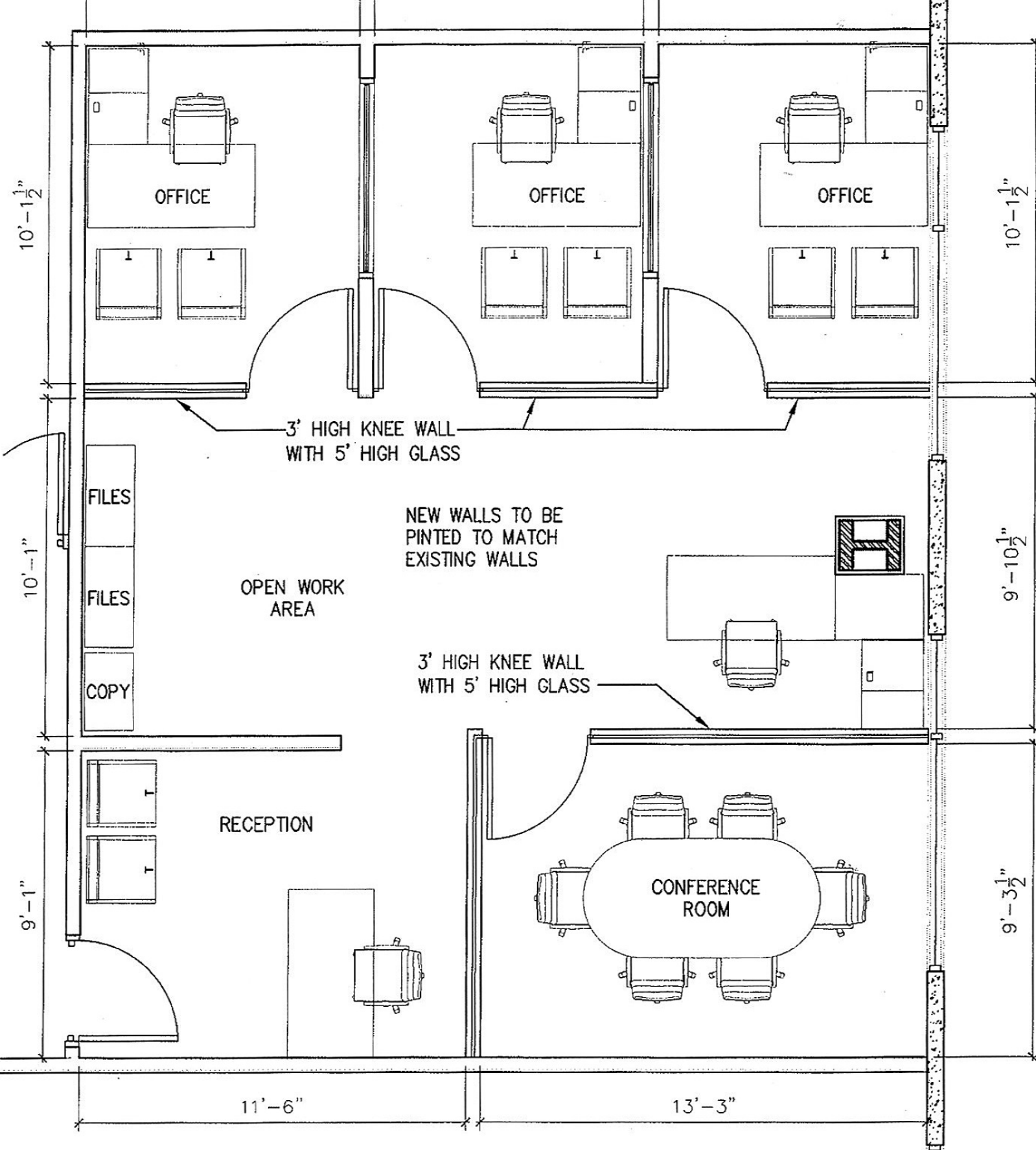
- 3 Private Offices
- Conference Room with Eastern Exposure
- Reception Area
- Collaborative Workspace
- 2 Covered Parking Spaces

Location Overview

The Latitude One building presents a Business the opportunity to occupy Office space in the heart of Brickell and Downtown Miami. Fantastic location provides the building with walkability to major shopping and restaurant centers such as Brickell City Centre and Mary Brickell Village. Additionally, the building is located within blocks of I-95 North and South ramps enabling convenient access for visitors.

Additional Photos



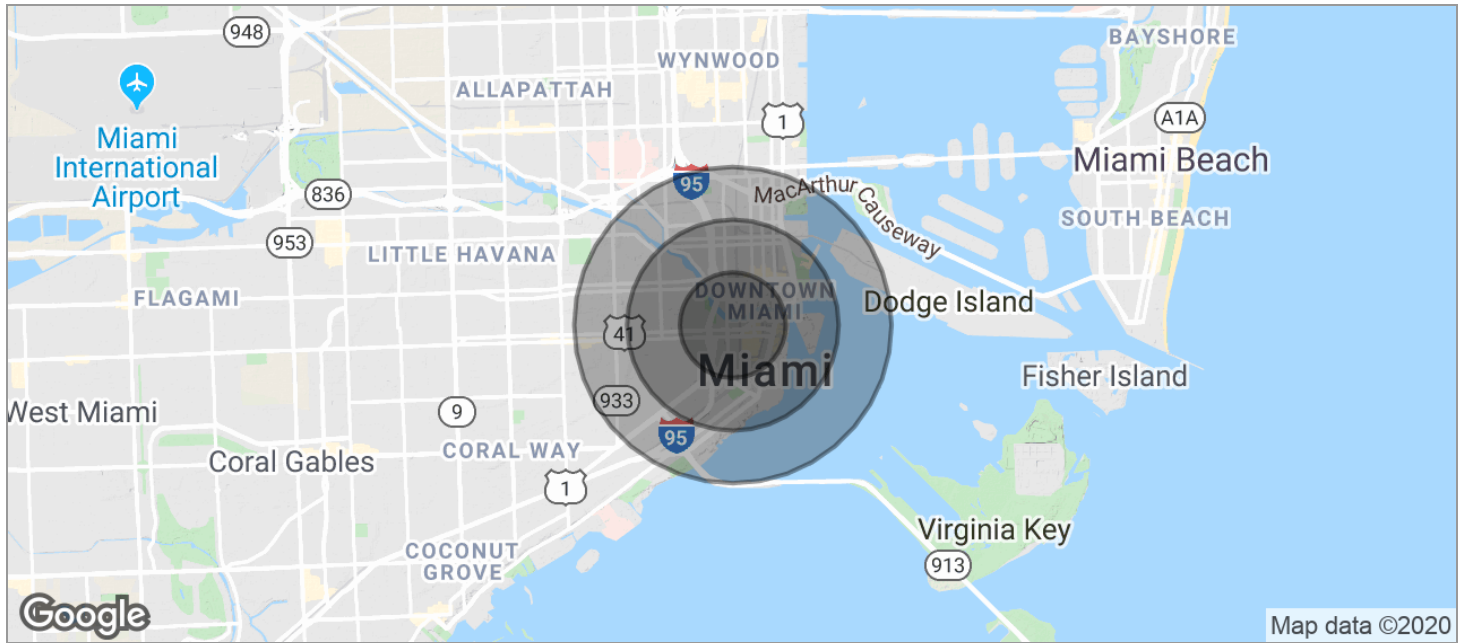


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ASSOCIATES
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Location Maps



Demographics Map



HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	5,188	19,564	34,042
# OF PERSONS PER HH	2.1	2.1	2.2
AVERAGE HH INCOME	\$41,447	\$58,555	\$56,943
AVERAGE HOUSE VALUE	\$337,882	\$473,810	\$468,138

POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	11,035	41,745	76,539
MEDIAN AGE	37.2	37.7	37.5
MEDIAN AGE (MALE)	36.8	36.9	36.5
MEDIAN AGE (FEMALE)	37.3	38.1	38.6

* Demographic data derived from 2010 US Census