

9350

FINANCIAL
CENTRE



DADELAND'S PREMIER CLASS A OFFICE

9350 S. Dixie Highway, Miami, FL 33156 | 9350financial.com

INTRODUCING THE NEW 9350 FINANCIAL CENTRE

With almost \$4 million in top to bottom renovations just completed, 9350 Financial Centre is a premier, 16-story glass tower near the Dadeland South Metrorail station. The Class A property features first floor retail, seven floors of covered parking, and eight floors of office space. Amongst extensive improvements, 9350 Financial Centre boasts a refurbished main lobby, newly designed common areas, fully modernized elevators, an enhanced garage with air-conditioned elevator vestibules, a new energy efficient roof, and a fully reconditioned HVAC system. Its prominent US-1 address grants tenants and visitors immediate access to the Palmetto Expressway.

The 16-story, 106,000 square foot property is located within the Dadeland Office Market, Kendall's Class A office district, and walking distance to key amenities such as restaurants, hotels and shopping. Accessibility to mass transit via the Dadeland South Metrorail Station provides companies at 9350 Financial Centre convenient access to Brickell Avenue and Downtown Miami while working closer to home.

SPACE DESIGNS:

9350 Financial Centre provides move-in ready office spaces that have been appointed with high-end finishes. The floor to ceiling window line offers inspiring views and natural light throughout the entire office.



NEW LOBBY



NEW ELEVATORS



NEW SPEC SUITES



NEW RESTROOM



NEW COMMON AREAS



NEW SPEC SUITES



NEW COMMON AREAS



NEW SPEC SUITES



NEW SPEC SUITES



KEY PROPERTY FEATURES

PROMINENT LOCATION

- ◆ High profile location on US 1
- ◆ Walk Score of 90 by Walker's Paradise

RENOVATIONS

- ◆ Newly renovated lobby
- ◆ Newly designed common areas
- ◆ Refurbished restrooms
- ◆ Energy efficient roof
- ◆ Re-painting and waterproofing of entire building

SEPARATELY METERED

- ◆ All suites are separately metered for electric
- ◆ Tenants can have 24/7/365 utilization without overtime charges

ELEVATORS

- ◆ Four fully modernized elevators offering market-best elevator ratio to leasable SF
- ◆ Each garage level has a refurbished, air condition vestibule providing direct access to tenant floors

MOVE-IN READY SUITES

- ◆ Move-in ready, highly finished modern suites
- ◆ Variable layouts allow for social distancing

HVAC

- ◆ Entire system recently refurbished
- ◆ Each suite has a separate HVAC system controlled by the tenant
- ◆ Air is exclusive to each suite, never shared with other occupants

GARAGE PARKING

- ◆ Seven floors of parking
- ◆ 3: 1,000 ratio
- ◆ New access equipment and wide standard spaces

METRORAIL ACCESS

- ◆ Adjacent to metrorail station (Dadeland South)
- ◆ Easy access to Brickell Avenue/Downtown Miami
- ◆ Adjacent to metrobus station

DINING

- ◆ Multiple dining options nearby
- ◆ Close to Dadeland Mall
- ◆ Walk to Downtown Dadeland

QUALITY OWNERSHIP

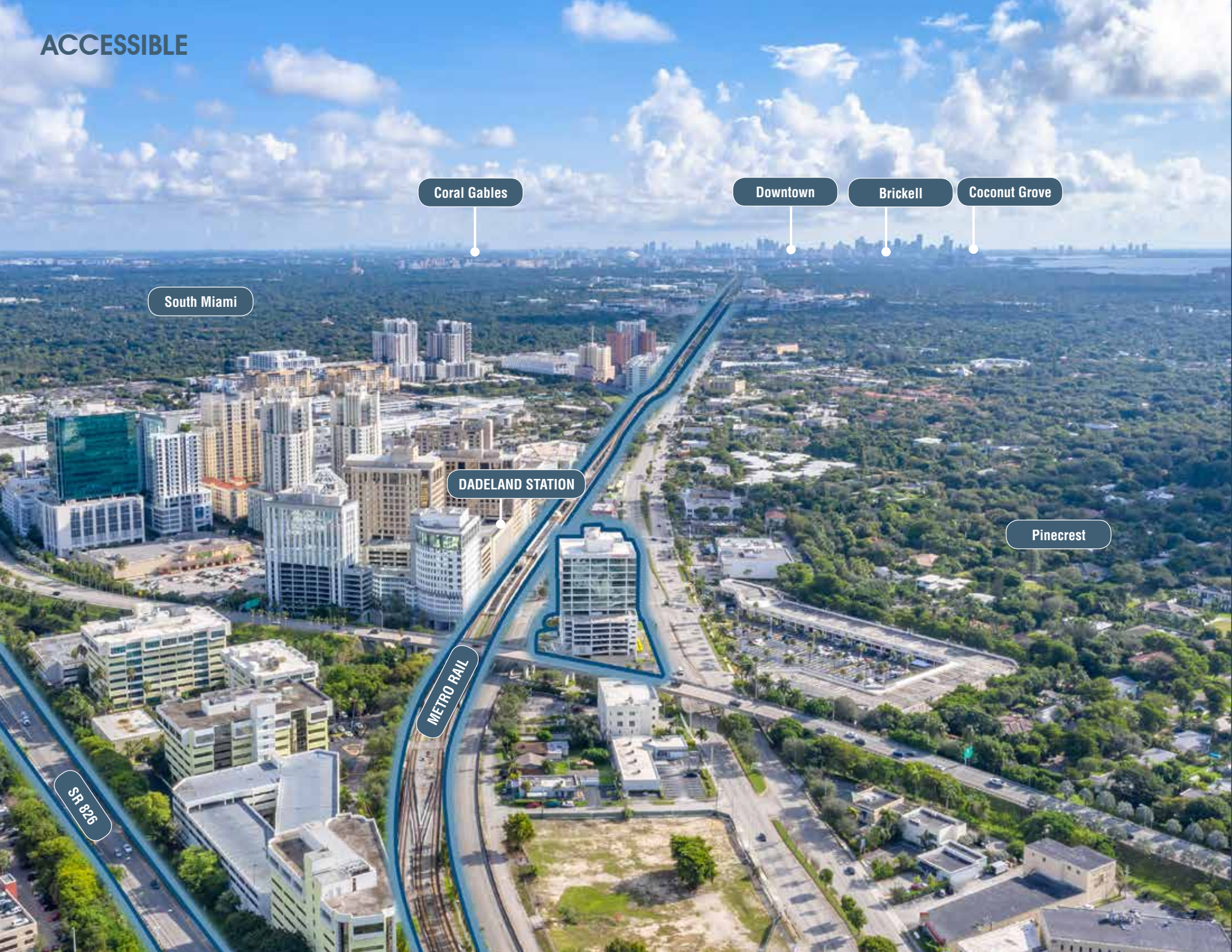
- ◆ Premier owner and operator of office buildings
- ◆ Over 12 million square feet and \$3 billion in total office assets
- ◆ On-site property management by owner

FLOORPLATE AND WINDOW-LINE

- ◆ Efficient floorplate
- ◆ Spaces sized to the market
- ◆ Natural light from floor to ceiling window-line



ACCESSIBLE



Coral Gables

Downtown

Brickell

Coconut Grove

South Miami

DADELAND STATION

Pinecrest

SR 826

METRO RAIL

WORK CLOSE TO HOME

BRICKELL/DOWNTOWN/AIRPORT

- ◆ Dadeland South Station to Brickell Station | **18 minutes**
- ◆ Dadeland South Station to Miami-Dade Courthouse | **23 minutes**
- ◆ Dadeland South Station to Miami International Airport Station | **43 minutes**



RESTAURANTS

- ◆ Cheesecake Factory
- ◆ Dr. Limon Ceviche
- ◆ Evos
- ◆ Five Guys
- ◆ PHO 79
- ◆ Pollo Tropical
- ◆ Rincon Español
- ◆ Roasters & Toasters
- ◆ Shorty's
- ◆ Starbucks
- ◆ Texas de Brazil
- ◆ Trattirua Luna
- ◆ Burger King
- ◆ Chick-fil-A

POINTS OF INTEREST:

- ◆ Marriott
- ◆ AC Hotel
- ◆ Aloft
- ◆ Courtyards
- ◆ Baptist Hospital
- ◆ Dadeland Mall
- ◆ Trader Joe's
- ◆ The Falls
- ◆ Publix

PANORAMIC VIEWS



SR 826

AT THE ENTRANCE OF MIAMI-DADE'S BEST SUBURBS

NEIGHBORHOODS

- ◆ Pinecrest – Home to over 18,000 residents.
- ◆ Palmetto Bay – Home to over 24,000 residents.
- ◆ Kendall – Home to over 79,000 residents.

EDUCATION – Nearby private schools:

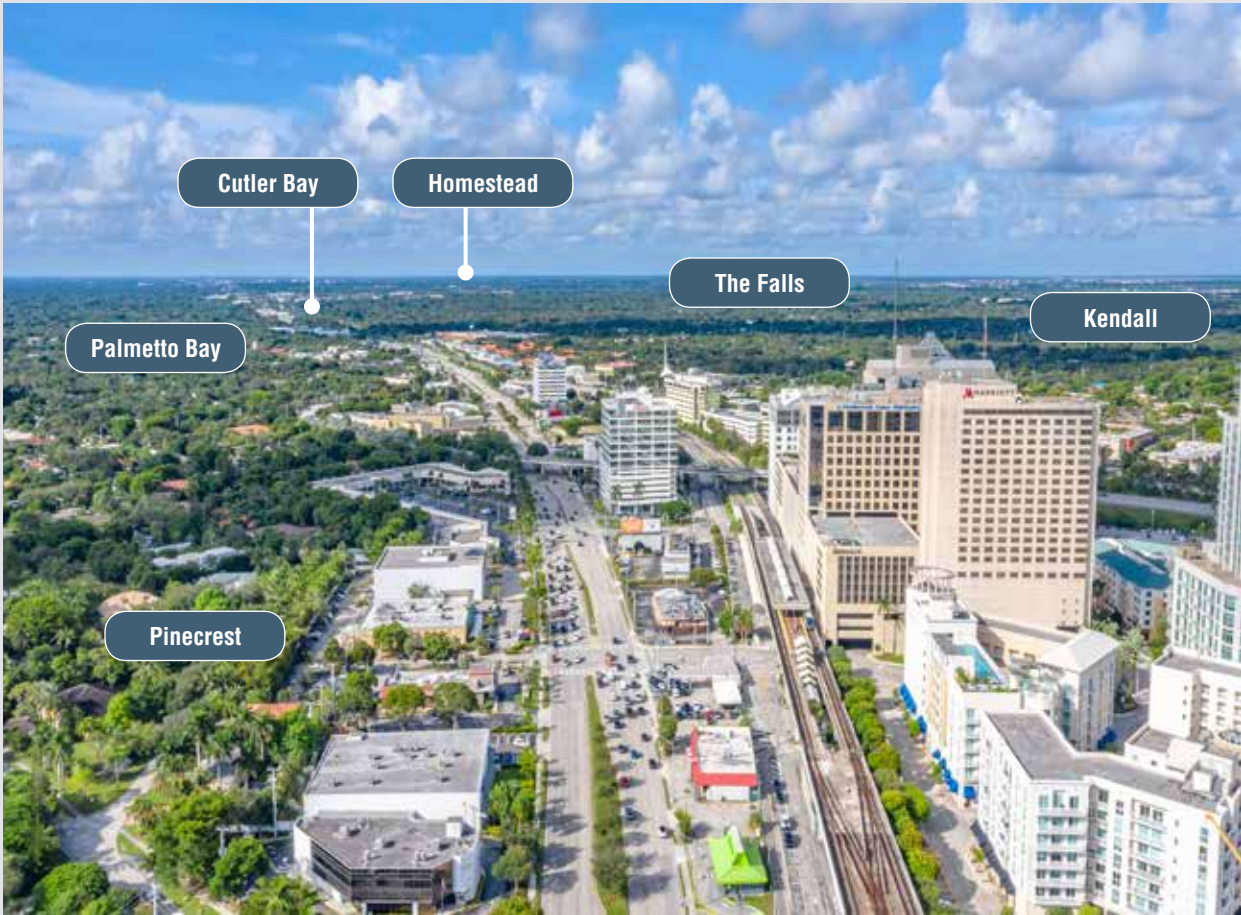
- ◆ Gulliver Preparatory School
- ◆ Temple Beth AM Day School
- ◆ Cattoira Montessori School
- ◆ Westminster Christian School

EDUCATION- Nearby Public Schools

- ◆ Pinecrest Elementary
- ◆ Leewood K-8 Center
- ◆ Palmetto Elementary
- ◆ Miami Palmetto High School

EDUCATION – Nearby Universities

- ◆ Miami-Dade College
- ◆ University of Miami
- ◆ Florida International University



FLORIDA TAX ADVANTAGES:

- ◆ No corporate income tax
- ◆ No personal income tax
- ◆ No corporate franchise tax
- ◆ No property tax on business inventory
- ◆ Homestead protection

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
◆ Population	26,371	102,976	295,110
◆ Household Income	\$66,197	\$90,468	\$80,361

AVAILABILITY



SPEC SUITE



SPEC SUITE



PROPERTY

BUILDING FACTS

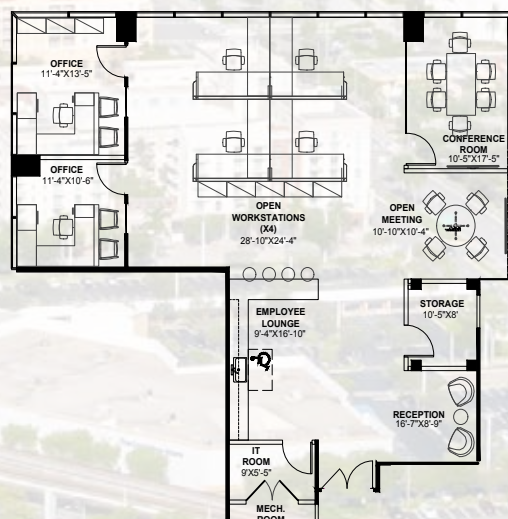
- ◆ 106,000 SF total size
- ◆ Renovated 2020
- ◆ 16 stories
- ◆ Office floors begin on the 9th Floor
- ◆ Ground Floor retail
- ◆ Average floor size of 13,500 SF

PARKING GARAGE

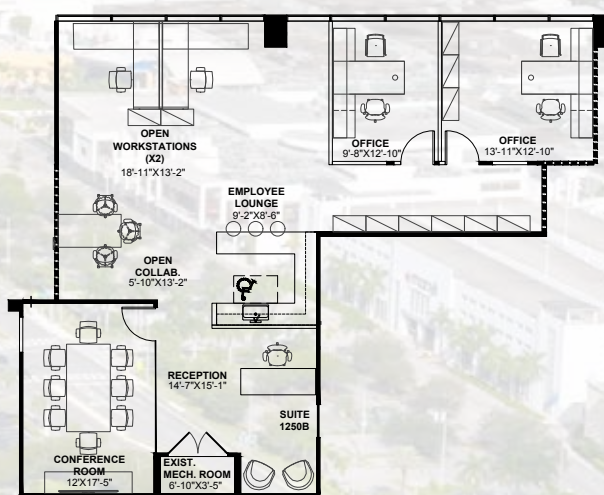
- ◆ Seven floors of parking
- ◆ Parking available for employees and visitors
- ◆ 3:1,000 parking ratio
- ◆ Recently restriped spaces provide convenient parking



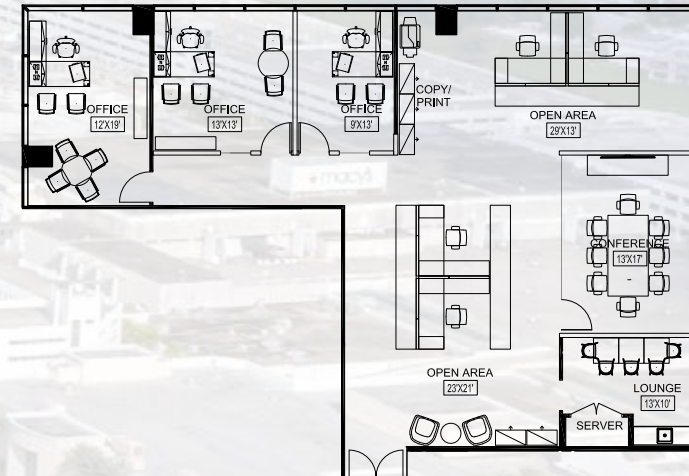
SUITE 1240 | 2,223 RSF



SUITE 1250 | 1,863 RSF



SUITE 1550 | 2,641 RSF



LOCATION

- ◆ Prominent location on US 1
- ◆ Walking distance to restaurants, shops, and hotels
- ◆ Walk Score of 90 by Walker's Paradise
- ◆ Easy access to US 1, Turnpike, and SR 826
- ◆ Access to Pinecrest, Kendall and Palmetto Bay neighborhoods

CONNECTED

- ◆ Across the street from the Dadeland South Metrorail Station
- ◆ Mass transit bus tops in walking distance
- ◆ Rapid transit to Brickell Avenue and Downtown Miami
- ◆ Eight electric vehicle charging stations within 2 miles



BANYAN STREET
CAPITAL
banyanstreet.com

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