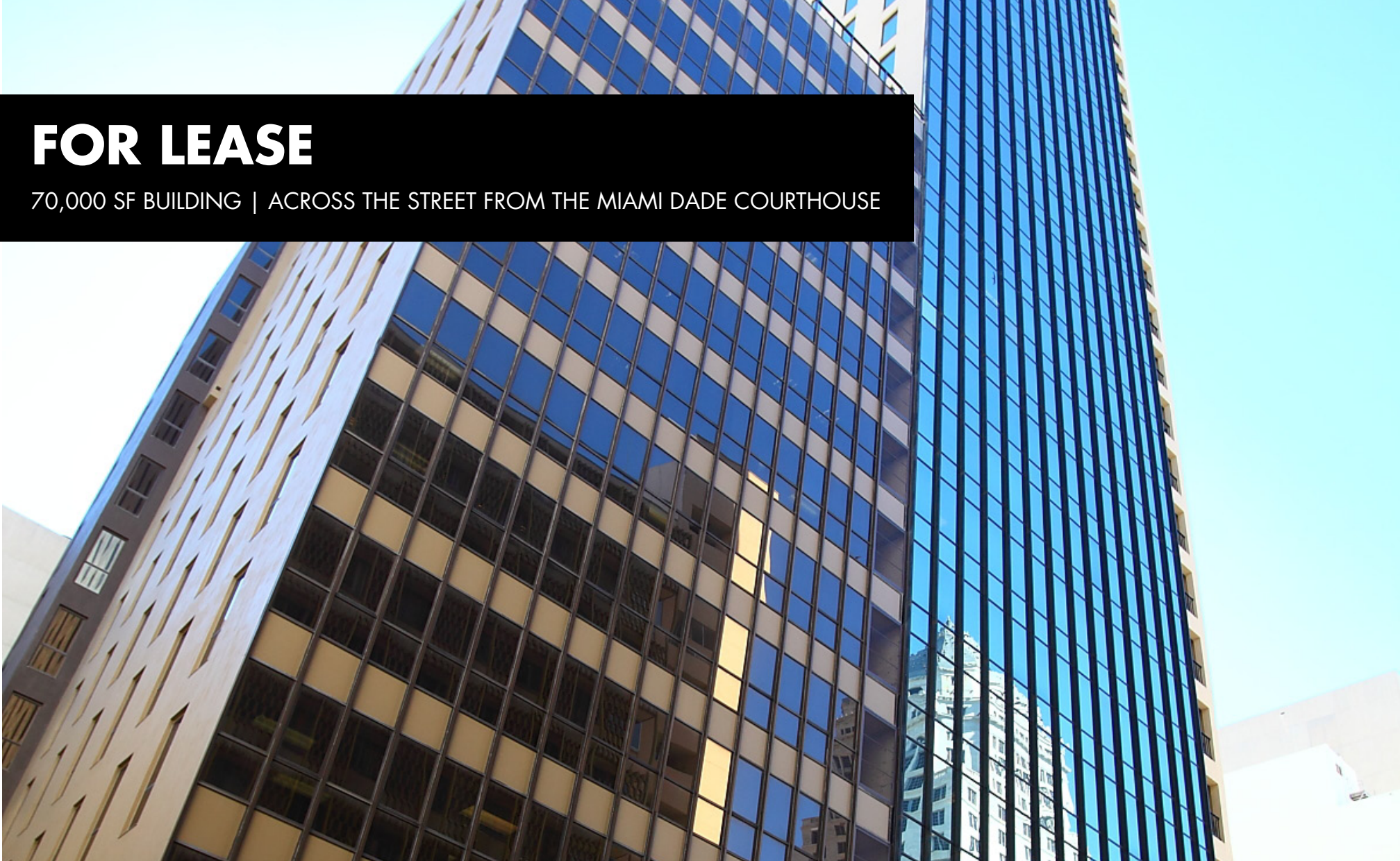


# FOR LEASE

70,000 SF BUILDING | ACROSS THE STREET FROM THE MIAMI DADE COURTHOUSE



COURTHOUSE PLAZA

# COURTHOUSE PLAZA

28 West Flagler St., Miami

## DESCRIPTION

This 70,000 sf building is a 12 story office tower. Our tower has 2 entrances one through West Flagler street and the other through SW 1st street. The West Flagler entrance opens to a luxurious lobby which is serviced by 3 elevators. The SW 1st street entrance is reached through the parking lot that connects and services the building. All offices have plenty of clear views to the North, South and East. The entrances to the buildings are controlled by access control systems. The lobby, elevators and all the floors are monitored by a 24 hour CCTV recording system. The property is conveniently located across the street from the Miami Dade County Courthouse, ½ a block from the Bankruptcy Court, and less than 2 blocks from the metro rail. Nearby is also the Brickell area. Our facility has plenty of parking and is easily accessible. The building is managed through our local on site management office and maintenance staff. Our property is centrally located and has easy access to all the major highways. Our property is also located on the bus route is near many shopping areas, banks, and restaurants. We offer the best deals and provide the best service to our tenants. We will beat any deal offered and will create a lease to meet your needs.

# COURTHOUSE PLAZA

28 West Flagler St., Miami

## OWNERSHIP

Courthouse Plaza is owned by LeaseFlorida a subsidiary of the Waserstein Companies. LeaseFlorida owns and operates a portfolio of more than 600,000 square feet in South Florida and throughout the United States. LeaseFlorida is a value investor and efficient operator providing its tenants with exceptionally well located, professionally managed properties at below market rents. LeaseFlorida self manages, does its own construction and build outs and passes these efficiencies and savings on to its clients.

LeaseFlorida is a family owned and managed operation with institutional capability and stability, has been a leading South Florida property owner for more than 20 years.

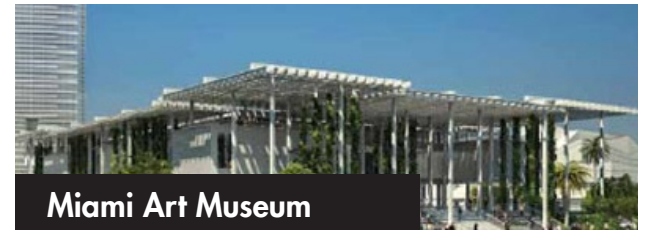
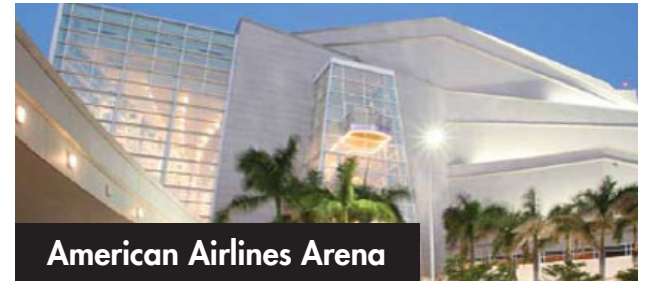


# COURTHOUSE PLAZA

28 West Flagler St., Miami

## AMENITIES

- Covered connected parking
- On-site management and maintenance
- On site cafe
- Two entrance points, easy access
- Location in front of Miami-Dade Courthouse and bankruptcy court
- 24-hour CCTV recording cameras with viewing access
- ATM
- Near the American Airlines Arena
- Blocks from Knight and Government Center



# COURTHOUSE PLAZA

28 West Flagler St., Miami



# COURTHOUSE PLAZA

28 West Flagler St., Miami

## LOCATION



**benchmark**  
REALTY GROUP

# COURTHOUSE PLAZA

28 West Flagler St., Miami

## AERIAL



# COURTHOUSE PLAZA

28 West Flagler St., Miami

Can't beat the: Location. Parking. Price.  
**Call us today to set up an appointment!**

