

COMMODORE PLAZA

30 WEST MASHTA DRIVE, KEY BISCAINE, FL 33149



PROPERTY INFORMATION

- PRIME OFFICE SPACE: PRIVATE ENTRANCE, BATHROOMS, AC, 24 HOUR ACCESS AND AMPLE PARKING.
- PROPERTY IS WELL MAINTAINED AND IN EXCELLENT CONDITION.
- UNDERSERVED UPSCALE LOCAL POPULATION.
- KEY BISCAINE IS AN ISLAND PARADISE WITH APPROXIMATELY 22,000 RESIDENTS DURING SEASON.
- OVER 2 MILLION VISITORS ANNUALLY COME TO KEY BISCAINE.
- INTERNATIONAL EVENTS & ATTRACTIONS ON THE ISLAND: MIAMI MARATHON, THE MIAMI SEAQUARIUM, SENIOR PGA TOURNAMENT, CAPE FLORIDA STATE PARK AND CRANDON PARK.

NICOLE CHRISTODOULOU

SENIOR LEASING ASSOCIATE

DIRECT: 305-365-2600 X 120

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COMMODORE REALTY, INC.

30 WEST MASHTA DRIVE | SUITE 400

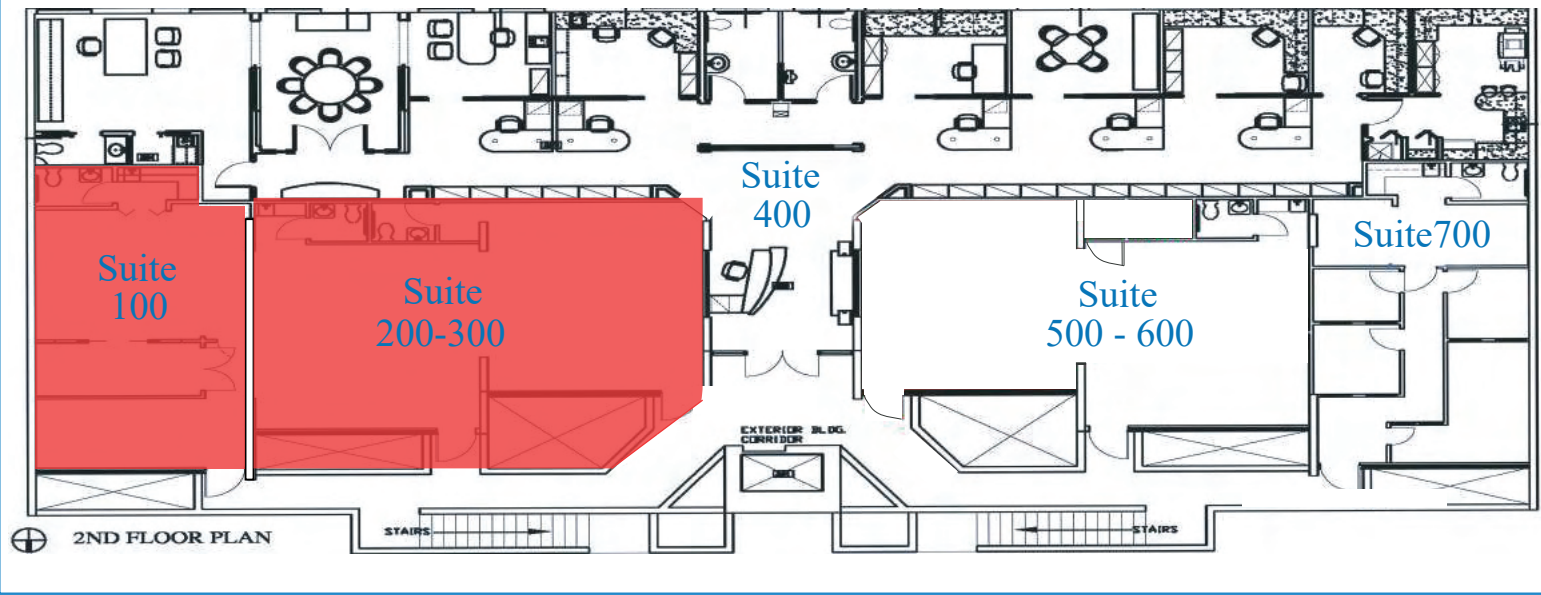
KEY BISCAINE, FL 33149

PHONE: 305.365.2600

FAX: 305.365.0800

WWW.COMMODOREREALTY.COM

COMMODORE PLAZA SITE PLAN



TENANTS

SUITE	TENANT	SQ. FT.
100	AVAILABLE	656
200-300	BUILT-OUT MEDICAL OFFICE	954
400	COMMODORE REALTY, INC.	2,974
500 - 600	SUSURRUS INTERNATIONAL	954
700	XCOAL ENERGY & RESOURCES	656



DEMOGRAPHICS

POPULATION	14,809
MEDIAN AGE	39.2
AVERAGE HOUSEHOLD INCOME	\$167,403
TOTAL CONSUMER SPENDING	\$621.93 M



PROPERTY INFORMATION

ADDRESS: 30 WEST MASHTA DRIVE,
KEY BISCAINE, FL, 33149
COUNTY: MIAMI-DADE
TOTAL SQUARE FOOTAGE: 6,194
NUMBER OF TENANTS: 5
PARKING SPACES: 25