

EXECUTIVE SUMMARY

NOVA UNIVERSITY NMB CAMPUS REDEVELOPMENT OPPORTUNITY

1750 NE 167th Street, North Miami Beach, FL 33162

TIKTIN
— Real Estate —
INVESTMENT SERVICES



NOVA UNIVERSITY NMB CAMPUS REDEVELOPMENT OPPORTUNITY

1750 NE 167th Street, North Miami Beach, FL

OFFERING PRICE

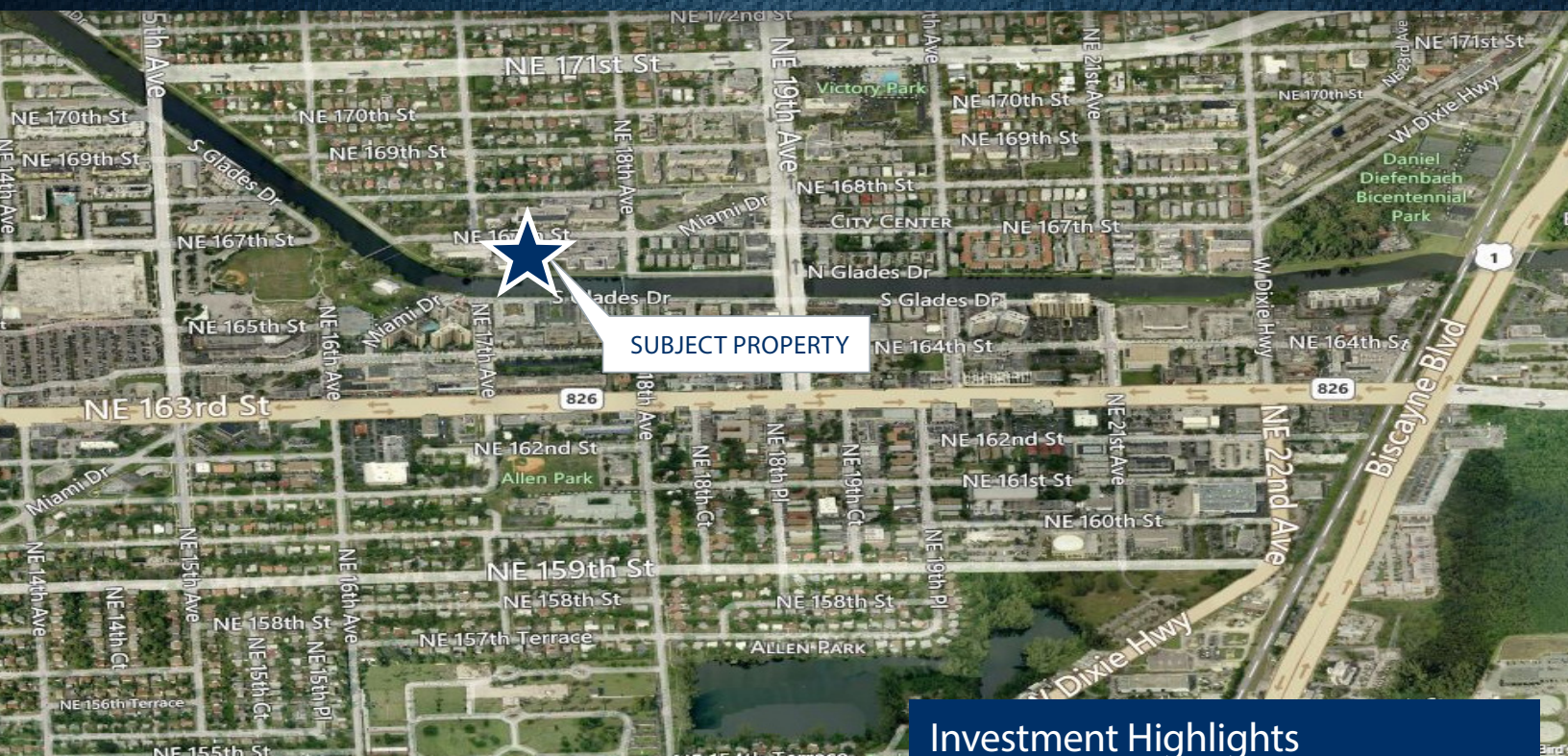
Price	\$32,000,000
Down Payment	100%/\$32,000,000
Gross Leasable Area	245,389 SF
Price/SF - (GLA)	\$130.40
Lot Size (SF)	360,804 SF
Price/SF - (Land)	\$88.69
Lot Size (Acres)	8.28 Acres
Price/Acre	\$3,863,336
Type of Ownership	Fee Simple

EXECUTIVE SUMMARY

NOVA UNIVERSITY NMB CAMPUS REDEVELOPMENT OPPORTUNITY

1750 NE 167th Street, North Miami Beach, FL 33162

TIKTIN
Real Estate
INVESTMENT SERVICES



Investment Highlights

- Opportunity for New Development or to Renovate Existing 245,389 Sq. Ft.
- 3 Buildings, 1 Parking Structure, 2 Parking Lots and a Vacant Lot Totaling 360,804 SF (8.28 Acres) of Land
- Located Within The Densely Populated North Miami Beach Sub-Market
- Potential Re-Zone the Site as the City Recently Upgraded the Building Codes in NMB
- Charter School/Office/Medical/Technology Campus Opportunity
- Centrally Located in the Heart of North Miami Beach, Less Than One Mile West of Biscayne Blvd

EXCLUSIVE LISTING

Tiktin Real Estate Investment Services is pleased to present NOVA University Campus Redevelopment Opportunity, located in North Miami Beach, FL. This is the site of the Nova Southeastern University's North Miami Beach Campus, and consists of 4 parcels totaling 8.28 Acres (360,804 SF). NOVA will be consolidating its operations into 28k Sq. Ft. at the site, and is willing to relocate for the right Buyer/Developer or extend a new Lease.

Currently, there are 3 separate buildings totaling 245,389 adjusted square feet; 2 parking lots measuring 94,605 square feet; and 1 vacant lot with a total of 53,452 square feet. The buildings were built in 1961 and 1982. There is an opportunity to renovate the current structures for an investor's intended use or to redevelop on the 8.28 acre site. Located along Snake Creek and conveniently situated close to I-95 and the Florida Turnpike, this site is an ideal location for a Charter School, a University Campus, a Office Campus, or Multi-Family use.

This opportunity is located in one of the most sought after markets in Miami-Dade County. This area boasts tremendous demographics with a population in excess of 400,000 people located within a 5 mile radius, and an average household income exceeding \$58,000. Additionally, this building is situated just .9 miles west of Biscayne Blvd (US1), another heavily traveled retail corridor, which experiences traffic counts in excess of 57,000 cars per day.

TIKTIN REAL ESTATE INVESTMENT SERVICES

Tel: (305) 363-4750 Tel: (844) 4- TIKTIN

Fax: (305) 675-0774 TiktinRealEstate.com

Adam J. Tiktin

President

atiktin@tiktinrealestate.com

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify for any inaccuracies.