Long Island Brokers Heat Up Miami

Miami, FL Zere Real Estate Services and David R. Maltz & Co. teamed

Michelle Marie Zere

up together for the sale of the Golden Glades Office Tower located at 18350

Patrick Caroleo

NW 2nd Ave The building is better known to locals as the Bank of America building because it occupies much of the building with five car drive through windows for easy access banking. The size of the commercial office building is 37,000 s/f situated on 3.51 acres with active

Golden Glades Office Tower, Miami

cell towers on the roof of the premises.

The building was supposed to go directly into a dual auction, simultaneously taking place in both Plainview, N.Y. and the Miami Airport Hilton. Despite the serious economic turndown in the Southwest region of Florida a serious buyer emerged and came through with a highly attractive offer before the auction even had a chance to take place.

"The offer had terrific

terms that sealed the deal for the owner of the property to move ahead for a quick transaction." Patrick Caroleo, senior managing director, Zere Real Estate Services.

"The deal worked because the buyer understood commercial building management and was aggressive, they moved quickly to accommodate the tight time frame of the seller." Richard Maltz, vice president, David R. Maltz & Co Inc.

The building was well maintained and highly attractive with the traditional art deco architecture theme throughout its interior and exterior of the premises. The building also had great income from the rent roll of primary tenants onsite some of them where T-Mobile, Verizon, Bank of America, Stat Mobile, Nursing Plus, Nationwide Healthcare, etc.

"The cooperation of the existing tenants was key in coordinating this deal with signed Estoppels Certificates and new management changes. We are grateful to all of the parties involved especially the attorneys and the title company that worked with us every step of the way." Michelle Marie Zere, vice president, Zere Real Estate Services.