

46 SW 1st St, Miami, FL 33130

\$5,590,000

Commonwealth Building in Downtown Miami

Comonwealth Office Building in Downtown Miami | 22,617 SF



Manny Chamizo

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Listing Added: 06/27/2024

Listing Updated: 03/17/2026

ONE | Sotheby's
INTERNATIONAL REALTY



Details

Asking Price	\$5,590,000	Property Type	Office
Sub Type	Creative Office, Executive Office, Traditional Office	Investment Type	Owner/User
Investment Sub Type	Investment, Owner/User	Class	C
Tenancy	Multi	Square Footage	22,617
Price per SqFt	\$280.76	Year Built	1962
Year Renovated	2023	Buildings	1
Stories	4	Zoning	6401 COMMERCIAL
Lot Size (SqFt)	5,650	APN	01-0112-040-1070
Ownership	100		

Marketing Description

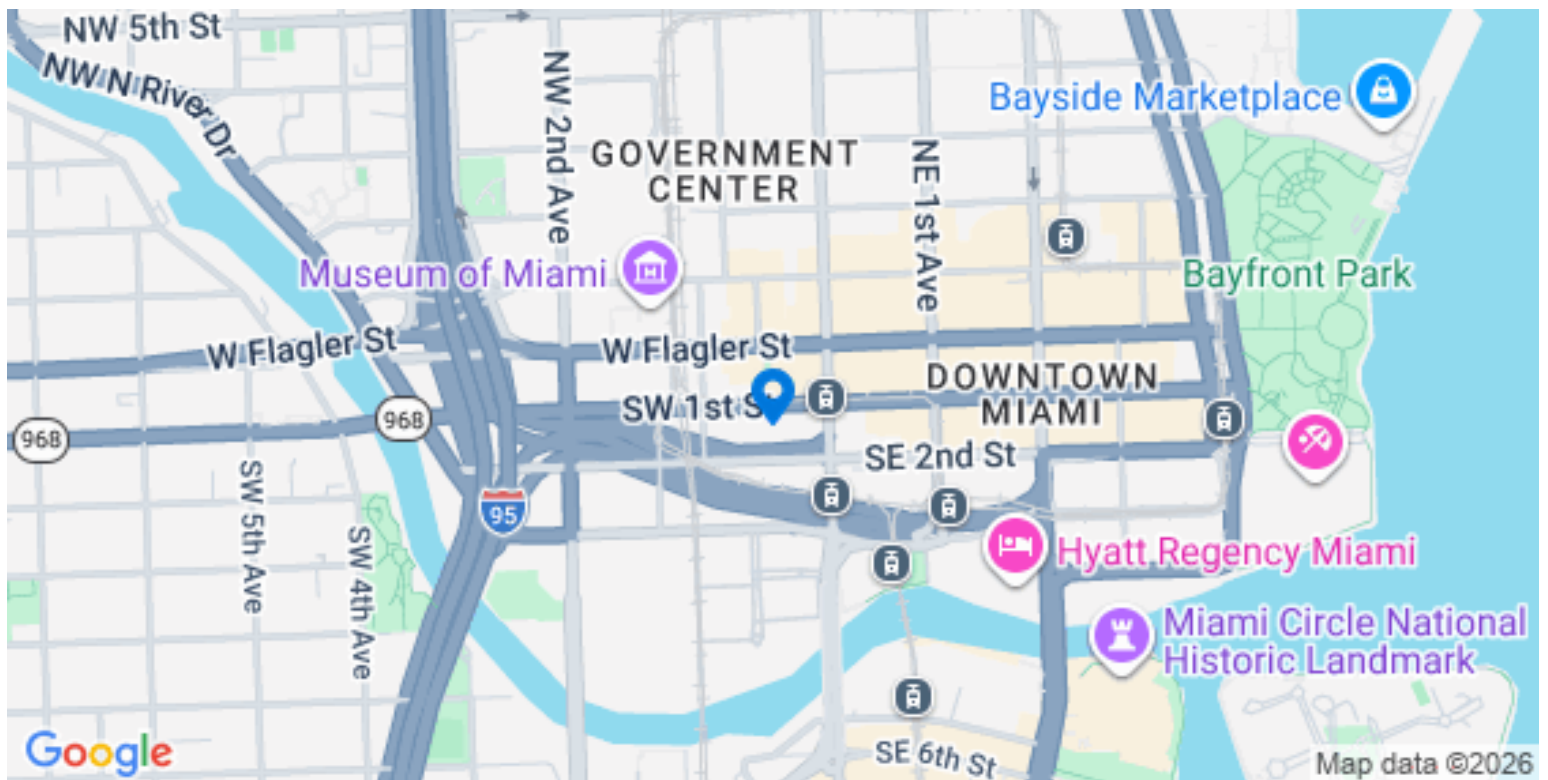
Positioned just north of the northbound I-95 ramp, running parallel to SE 1st St, this property boasts a prime location. Situated merely one block away from the Miami-Dade County courthouses and federal building, it offers unparalleled convenience. Additionally, its proximity to the Metro Mover ensures easy access to transportation. Within a short distance, you'll find the bustling Brickell City Centre, Kaseya Center and scenic Bayfront Park. Currently available on the third and fourth floor is a spacious area spanning 5,772 SF, for a total of 11,544 SF providing ample opportunities for customization and expansion for an owner/user. Its frontage along a high traffic corridor with over 100,000 daily passing vehicles also presents lucrative opportunities for advertising and billboard income.



Investment Highlights

- Located just North of north-bound I- 95 ramp parallel to Southwest 1st Street
- One block from Dade County Courthouses, Federal Building, and Metro Mover
- Short distance from Brickell City Centre, Miami-Dade Arena, Bayfront Park, and Brightline Virgin Miami Central Station
- Complete 3rd & 4th Floor Available for Owner/User- 5,772 sq ft each floor, for a total of 11,544 sq ft

Location (1 Location)



Demographic Insights

