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# State Attorney's Office building sells for \$6.07M

South Florida Business Journal

Date: Friday, September 14, 2007, 12:38pm EDT

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Civic Park Plaza has been sold for \$6.07 million to the Gutierrez Group, said CB Richard Ellis, which represented the seller, Civic Park Plaza Group.

The 34,112-square-foot property has been net leased to the Florida State Attorney since its construction in 1990.

It also includes a separate, 7,000-square-foot vacant land parcel.

Paul Cohen and Cary Cohen of the CB Richard Ellis Private Client Group represented the seller. A broker did not represent the buyer.

"This is an excellent investment in an emerging section of Miami," Paul Cohen said in a release. "Two of the county's largest employers, Jackson Memorial Hospital and the Miami Court System, are within blocks of Civic Park Plaza, and the result is vacancies below 2 percent in the Civic Park area of Miami. The State Attorney is a great tenant that provides strong returns with the long-term projection for opportunistic gains."