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Office condo project slated for downtown Miami



Creative HQ will have 104 office condos within the Natiivo Miami building at 159 N.E. Sixth St. COURTESY OF ONE COMMERCIAL

By [Brian Bandell](#) – Senior Reporter, South Florida Business Journal

An office condo project has begun sales in downtown Miami, as another developer looks to add to the rebound of office construction in the city.

Creative HQ will have 135,000 square feet of office space within [Natiivo](#), a condo planned at 159 N.E. Sixth St. The 51-story tower will have mostly

condos, which will be geared towards home-sharing services like Airbnb. Floors five through eight will contain the office condos.

Brokered by ONE Commercial Real Estate, Creative HQ will have 104 office condo units, ranging from 431 to 2,499 square feet. Prices will start in the \$290,000s and 40% deposits will be required.

“We are committed to creating the most innovative living and working spaces, and we’ve integrated those same concepts from Natiivo into Creative HQ,” said [Keith Menin](#), who is involved in the development team. “Real estate development is changing to appeal to the modern-day buyer seeking flexibility and technology in a central location. We’re building that same atmosphere within our creative office spaces.”

The office development is led by 6th Street Miami Partners LLC, owned by the family of [Russell Galbut](#), head of Crescent Heights. [Harvey Hernandez](#), CEO of Newgard Development Group, is working with them on the condo element of the project.

Office construction in Miami-Dade County is at its highest level in the past 10 years, after a long period of little activity. The biggest challenge for office developers in this market has been pre-leasing. There are few large tenants in South Florida, so it’s difficult to get a commitment for the bulk of a new office building. That leaves office developers to pursue small tenants, which often don’t like to commit to office space several years in advance.

The office condo model gets around this. Space can be sold in small pieces at a time, and each sale generates a deposit that funds construction and makes the project more viable for potential lenders.

Anticipated for delivery in late 2022, Creative HQ office condos will come tenant ready and fully-finished. They will have open floor plans, amenity space on each floor, 13-foot ceilings, wiring for HD TVs, and smart technology control. Owners will have access to the three floors of amenity spaces at Natiivo.

"Downtown Miami has become a thriving neighborhood and continues to draw in a variety of businesses, from the startup to the established corporation," said [Daniel de la Vega](#), CEO of ONE Commercial Real Estate. "With capital flowing to the downtown corridor, we’re redefining the office market with Creative HQ."

The project was designed by Arquitectonica, with interiors by Urban Robot. The 604-unit condo has yet to break ground.

It's close to Miami Worldcenter and the Virgin Trains USA passenger rail station