



Date: December 18th, 2007
Address: 11975 SW 140th Terrace
Miami, Florida
Seller: Burger King Corp.
Buyer: Regional Properties
Size: 22,000 Sq. Ft.
Price: \$3,500,000 or \$159 psf

For More Information Contact:

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'The Burger King Bunker' now Home to Health Care Company

Edward Redlich, SIOR, CCIM, Vice-President and part of the Industrial Division of ComReal Miami, Inc., announce the successful sales and purchase of the 22,000 sq. ft. office building at 11975 SW 140th Terrace. The sale price was \$3,500,000 or about \$159 psf. ComReal represented the Seller, Burger King Corporation.

The building was originally custom-constructed in 1986 by Burger King Corporation for their backup data operations for their Miami World Headquarters. The facility's walls and roof are of all-concrete construction. The building is fully-sprinklered and has a built-in UPS backup and generator systems with heavy electrical power. In 1992, the building served them well as it secured dozens of employees and their families from Hurricane Andrew. Given this reputation, it has earned the nickname: "The Burger King Bunker." Several years later, Burger King vacated the property and leased the facility long-term to Precision Response Corporation (PRC). In December, PRC vacated the property and it was sold to Regional Properties, which will lease to The Sunrise Group, a health care company.

"This is a great real estate property," states Edward Redlich. "It has gone from a data center to a call center and will now be used for a health care facility. It is rare that so many different types of businesses can all benefit from the same facility with little changes."

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