FOR LEASE

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COMMERCIAL SPACES

TEN MUSEUM PARK

1040 BISCAYNE BLVD
DOWNTOWN MIAMI

BISCAYNE BLVD

COMMERCIAL SPACES

TEN MUSEUM PARK

1040 BISCAYNE BLVD
DOWNTOWN MIAMI
Take advantage of these prime commercial spaces for lease located at Ten Museum Park - a premier luxury residential skyscraper designed by renowned design firm, Oppenheim Architecture + Design.

The subject property is situated at 1040 Biscayne Blvd with high visibility right off of MacArthur Causeway/I-395 and adjacent to Perez Art Museum, Phillip and Patricia Frost Museum of Science, American Airlines Arena, Bayfront Park and more.

Assigned parking and guest parking available + street parking abutting the area, and the easy access to the commuter rail makes these spaces very sought-after.

- Prime commercial spaces for lease located in the heart of the Arts & Entertainment District in Downtown Miami
- Excellent exposure with views fronting Biscayne Blvd (approx. 75,000+ daily commuters) and MacArthur Causeway/I-395 (approx. 157,000+ daily commuters)
- Branding opportunity on the side of the building with views that can be seen from afar
- Opportunity to service hundreds of residential units in the upper floors + thousands of units in the adjacent buildings
- Adjacent to local and touristic draws such as Perez Art Museum, Phillip and Patricia Frost Museum of Science, American Airlines Arena, Bayfront Park, Adrienne Arsht Center and more
- Minutes to Miami Design District, Wynwood, Midtown, Brickell and more

<table>
<thead>
<tr>
<th>GROUND FLOOR RETAIL</th>
<th>RAW OFFICE SPACE</th>
<th>MOVE-IN READY</th>
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<tr>
<td>3,790 SF +/-</td>
<td>3,400 SF +/-</td>
<td>1,000 SF +/-</td>
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<tr>
<td>LEASING RATE</td>
<td>LEASING RATE</td>
<td>LEASING RATE</td>
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<tr>
<td>$50/ SF NNN</td>
<td>$39/ SF MG</td>
<td>$49/ SF MG</td>
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</tbody>
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<tr>
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<td><a href="http://www.chariff.com">www.chariff.com</a></td>
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THE UPCOMING
ONE THOUSAND MUSEUM
BUILDING
(Developed by the same team behind
Ten Museum Park)

This high rise residential condo (currently under construction) was
designed by the world-renowned architect Zaha Hadid and is located
across from Museum Park. This 62-story skyscraper is expected
to rise over 709 feet (216m) when completed, making it one of the
tallest buildings in Miami. Being situated next to it brings a certain
prestige and recognition to any tenant.
Ground Floor Retail (Photos)

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1040 Biscayne Blvd
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SUITE 201:
1,000 SF +/-
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The subject property is also easily accessible via the Miami Metromover system that runs throughout Downtown Miami, The Arts & Entertainment District and Brickell, while connecting directly with the Miami MetroRail System - ideal for your business, clients and employees alike!
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