2200 Biscayne Blvd
Miami, Florida 33137

FOR LEASE

SOUTH TOWER

2ND FLOOR OFFICES

All information has been secured from the seller/lessor and the accuracy thereof is not warranted and therefore must be verified by the buyer/lessee prior to purchase/lease. All information is subject to errors, omissions, change, and withdrawal without notice. Any reference to age or square footage must be verified and is not guaranteed. Buyer/lessee bears all risks.
Chariff Realty Group is pleased to bring you this unique opportunity for lease. 2200 Biscayne Boulevard, a Modern building in Edgewater offering turn-key offices for lease with great views fronting Biscayne Boulevard. Perfect for businesses that wish to be in the heart of the Edgewater market and its surrounding demographics. One of the few buildings in the Biscayne Corridor that offers plentiful on-site parking and access for staff and customers alike. Offices are poised for immediate occupancy, offering expansive views and already built out spaces. Most businesses headquartered at 2200 Biscayne are small to mid-sized enterprises with uses varying from law practices, technology, design to specialized consulting and more.

- Fully built-out offices for lease in Edgewater, Miami
- Featuring elevators, breakrooms, conference room and more
- On-site parking available
- Minutes to Miami Design District, Wynwood, Downtown Miami and more
- Easy access to I-395, I-195 and I-95 Expressways
- Ideal for Consulting agencies, Design firms, law practices, tech start-ups and more

<table>
<thead>
<tr>
<th>AVAILABLE OFFICE SPACE</th>
<th>LEASING RATE</th>
<th>ZONING</th>
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<tr>
<td>8,610 SF +/-</td>
<td>$35/ SF</td>
<td>T6-36a-O</td>
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Modified Gross

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PHOTOS (Cont.)

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SOUTH TOWER

info@chariff.com 305-576-7474 www.chariff.com
PHOTOS (Cont.)

NORTH TO SOUTH VIEW

SOUTH TO NORTH VIEW

EDGewater

Minutes to
DOWNTOWN
MIAMI/BRICKELL

Minutes to
COCONUT
GROVE

SUBJECT PROPERTY:
2200 Biscayne Blvd

Public
Storage

Minutes to
MIAMI DESIGN DISTRICT

Minutes to
DOWNTOWN
MIAMI/BRICKELL

SUBJECT PROPERTY:
2200 Biscayne Blvd

Minutes to
MIAMI/BRICKELL

SUBJECT PROPERTY:
2200 Biscayne Blvd

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