US1/BISCAYNE BOULEVARD
MIAMI, FLORIDA
FULLY BUILT-OUT OFFICE SPACES
FOR LEASE
BAYPOINT CENTER
3915 BISCAYNE BLVD
Chariff Realty Group is proud to present for lease 3915 Biscayne Blvd. Located directly at the entrance of the Design District and wedged in between the Wynwood Arts District and Mimo Historic District, this office space for lease is strategic for a business that wants to project the sophistication and popularity of both areas, but reap the benefits of exposure to automobile and pedestrian traffic. Built in 1949, the building was fully renovated in 2011, including but not limited to: new flooring, electrical, plumbing, elevators, impact glass windows and a brand new parking lot.

There are 5 Executive Office Spaces featuring big open areas, for conference rooms, break room, filing rooms, etc. Although not primarily for medical use, this building has been approved for medical offices, with current tenants such as: Midtown Dental, Nicklaus Children’s Nivair Chowdhury Midtown Center, The Osteopathic Center, etc. The presence of several affluent neighborhoods in the immediate vicinity support the solidity of the demographics of the area. Plus, the anticipation of several new residential and commercial projects on the horizon such as One Bay, which is located directly behind the property, will likely serve to increase the density and appeal of the area.

HIGHLIGHTS
- Optimal exposure on Biscayne Boulevard
- Ample parking on site
- Easy access to I-95 and I-195
- Ground floor space with Biscayne frontage
- Minutes from Miami International Airport and the beaches

<table>
<thead>
<tr>
<th>AVAILABLE SPACE</th>
<th>TARGET RATE</th>
<th>ZONING</th>
<th>YEAR BUILT</th>
</tr>
</thead>
<tbody>
<tr>
<td>+/- 6,891 SF</td>
<td>$34.00 / SF</td>
<td>T6-8 O</td>
<td>1949</td>
</tr>
<tr>
<td>+/- 1,800 SF</td>
<td>Modified Gross</td>
<td></td>
<td>RENOVATED 2011</td>
</tr>
</tbody>
</table>

TARGET RATE

- AVAILABLE SPACE +/- 6,891 SF
- MINIMUM DIVISIBLE +/- 1,800 SF
- TARGET RATE $34.00 / SF Modified Gross
- ZONING T6-8 O
- YEAR BUILT 1949 RENOVATED 2011

BISCAYNE BOULEVARD

AMPLE PARKING AVAILABLE ON SITE
SUITE 401
+/- 6,891 SF

11 ASSIGNED PARKING SPACES
31 VISITOR PARKING SPACES, ON A FIRST COME FIRST SERVE BASIS

AVAILABLE SPACE
MINIMUM DIVISIBLE
+/- 1,800 SF
TARGET RATE
$34.00 / SF Mod. Gross
YEAR BUILT
1949
YEAR RENOVATED
2011
The Design District is a thriving neighborhood in Miami that continues to expand as a fashion center and is now home to luxurious brands such as Louis Vuitton, Prada, Christian Louboutin, Chanel, Givenchy, Valentino, etc. It also houses the Miami Institute Of Contemporary Arts (ICA), as well as the artistic Museum Garage.

The Wynwood Art District is an emerging neighborhood with a multitude of vacant industrial buildings. In the last couple of decades the local arts scene has been dominated by local street artists and muralists who have repurposed old warehouse buildings into lofts, restaurants, galleries, and event spaces.

Midtown is a thriving residential and retail community built around the synergy mimicking New York’s SOHO community. With the Design District focused on securing luxury retailers, Midtown has become a hub for big box retailers, you’ll definitely want a spot here.

Downtown Miami is Miami’s bustling epicenter, packed with gleaming skyscrapers, sweeping bay views, and hidden places to explore. It’s a neighborhood of layers—decades of history overlapping and colliding; tourism destinations like Port of Miami alongside local favorites like American Airlines Arena, home to the Miami Heat; century-old buildings among new pockets of young residents who call the neighborhood home.
3915 BISCAYNE BLVD | Suite 401

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.

JENNA COHEN
(786) 262-8279
jenna@chariff.com

LYLE CHARIFF
Broker/President
lyle@chariff.com

MAURICIO ZAPATA
Broker/Principal
mauricio@chariff.com

5801 BISCAYNE BOULEVARD
MIAMI, FLORIDA 33137
www.chariff.com