US1/BISCAYNE BOULEVARD
MIAMI, FLORIDA

FULLY BUILT-OUT OFFICE SPACES
FOR LEASE

BAYPOINT CENTER
3915 BISCAYNE BLVD

chariff REALTY GROUP
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 Nicklaus Children's Hospital and more. 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>
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<tr>
<th>AVAILABLE SPACE</th>
<th>TARGET RATE</th>
<th>ZONING</th>
<th>YEAR BUILT</th>
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<tr>
<td>+/- 6,886 SF</td>
<td>$34.00 / SF</td>
<td>T6-8 O</td>
<td>1949</td>
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<tr>
<td>+/- 2,047 SF</td>
<td>Modified Gross</td>
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<td>RENOVATED 2011</td>
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11 ASSIGNED PARKING SPACES

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

AVAILABLE SPACE
+/- 6,886 SF

MINIMUM DIVISIBLE
+/- 2,076 SF

TARGET RATE
$34.00 / SF Mod. Gross

YEAR BUILT
1949

YEAR RENOVATED
2011
PARKING AVAILABLE IN THE BACK OF THE BUILDING

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