FULLY BUILT-OUT OFFICE SPACES

MIAMI, FLORIDA

FOR LEASE

BAYPOINT CENTER

3915 BISCAYNE BLVD

FLEXIBLE SPACES

FOR LEASE

RELOCATION SERVICES

FULLY FURNISHED

FOR LEASE

OFFICE SPACES

FOR LEASE

3915 BISCAYNE BLVD

BAYPOINT CENTER

US1/BISCAYNE BOULEVARD

FOR LEASE

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All information has been secured from the seller broker and/or the owner thereof and 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 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>
<thead>
<tr>
<th>AVAILABLE SPACE</th>
<th>TARGET RATE</th>
<th>ZONING</th>
<th>YEAR BUILT</th>
</tr>
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<tr>
<td>+/- 6,886 SF</td>
<td>$31.00 / SF</td>
<td>T6-8 O</td>
<td>1949</td>
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<tr>
<td>+/- 2,047 SF</td>
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**Floorplan shows a proposed build-out for this space**

BAY 402
+/- 2,047 SF

BAY 403
+/- 2,763 SF

BAY 404
+/- 2,076 SF

**Floorplan shows a proposed build-out for this space**

This floorplan shows the current condition of the space.

**Floorplan shows a proposed build-out for this space**

11 ASSIGNED PARKING SPACES

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

AVAILABLE SPACE
+/- 6,886 SF

MINIMUM DIVISIBLE
+/- 2,047 SF

TARGET RATE
$31.00 / SF Mod. Gross

YEAR BUILT
1949

YEAR RENOVATED
2011

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