

# 3050 BISCAYNE BLVD

FULLY BUILT-OUT OFFICE SPACES



## EDGEWATER

Miami, Florida

FOR LEASE



[www.chariff.com](http://www.chariff.com)

**Lyle Chariff**  
President/Broker  
(305) 576-7474  
[lyle@chariff.com](mailto:lyle@chariff.com)

305-576-7474

**Mauricio Zapata**  
Principal/Broker  
(305) 576-7474  
[mauricio@chariff.com](mailto:mauricio@chariff.com)

5801 Biscayne Blvd  
Miami, Florida 33137

**Jenna Cohen**  
Realtor Associate  
(786) 262-8279  
[jenna@chariff.com](mailto:jenna@chariff.com)

[info@chariff.com](mailto:info@chariff.com)

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**MODERN BUILDING IN EDGEWATER**



Offering several turn-key offices with great views fronting Biscayne Boulevard. Perfect for businesses that wish to be in the heart of the Edgewater market and it's surrounding demographics. One of the few buildings in the Biscayne Corridor that offers ground floor 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 3050 Biscayne are small to mid-sized enterprises with uses varying from law practices, technology, design to specialized consulting and more.

Office spaces are fully air conditioned, with great natural light and tall windows.

**AVAILABLE SPACES**

	<p>SUITE 201 <b>1,469 SF +/-</b></p>	<p>LEASING RATE <b>\$35/ SF MG</b></p>
	<p>SUITE 202 <b>2,904 SF +/-</b></p>	<p>LEASING RATE <b>\$35/ SF MG</b></p>



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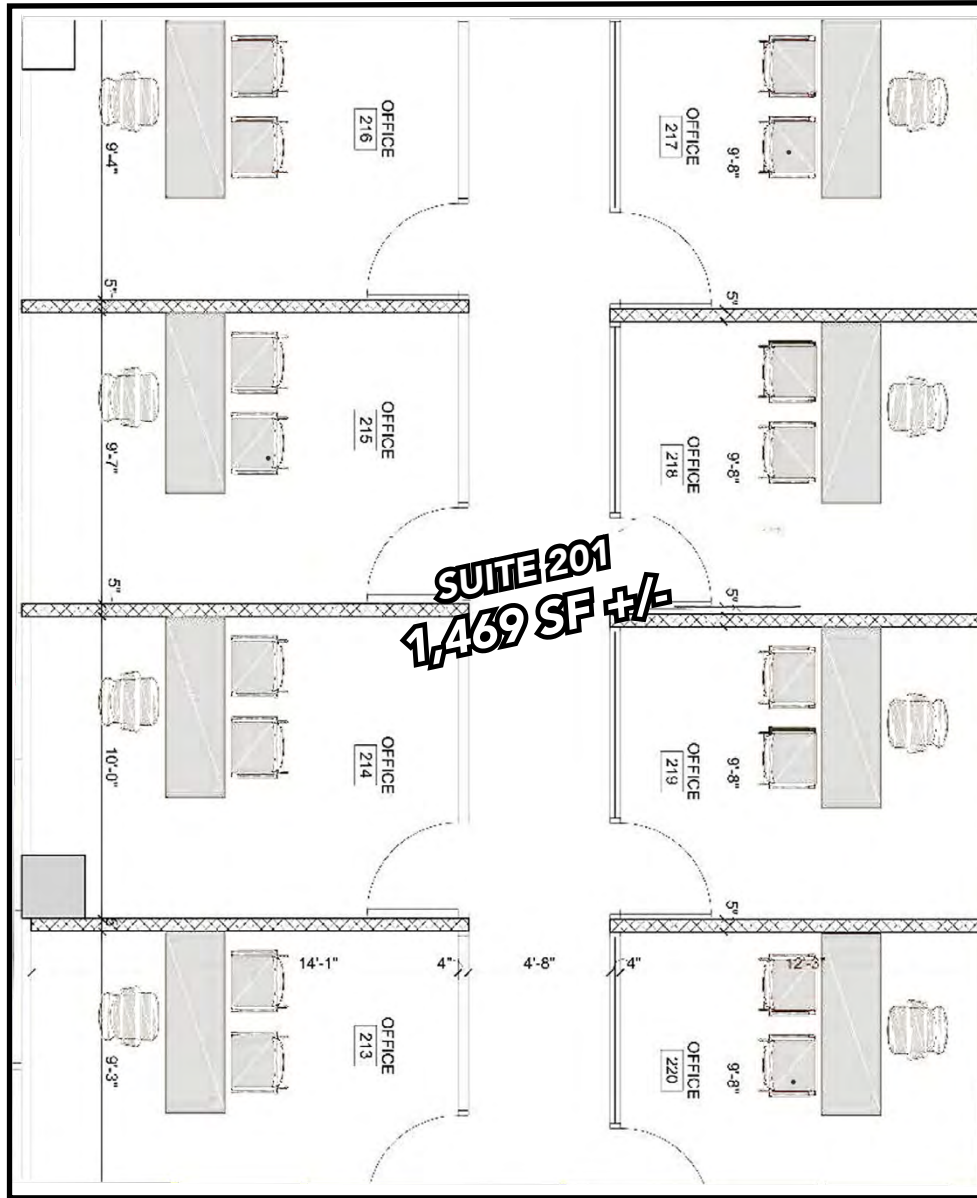
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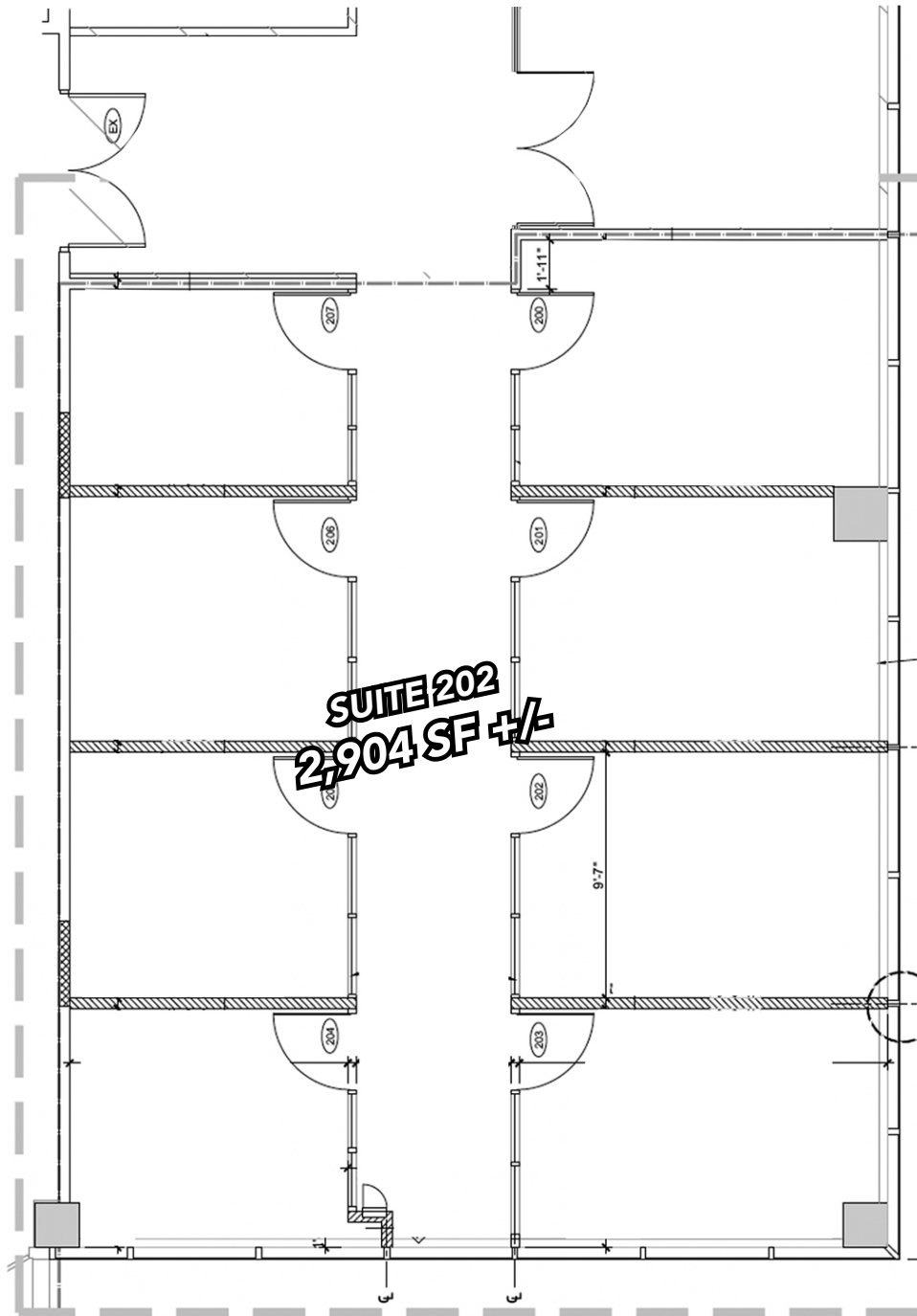
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# EDGEWATER

## New Developments

### 7,000+ Units



#### NEMA

**2900  
Biscayne Blvd**  
Miami, FL 33137

- 588 Units
- Whole Foods



#### VILLA MIAMI

**700  
NE 29th St**  
Miami, FL 33137

- 70 Units
- 20,000 SF Commercial  
Major Food Group  
Restaurant



#### EDGEWATER COLLECTIVE

**1900-2000  
Biscayne Blvd**  
Miami, FL 33132

- 1,292 Units
- 19,300 SF Commercial



#### 2626 BISCAYNE

Miami, FL 33137

- 399 Units
- 109,643 SF Office
- 6,122 SF Commercial



#### RESIDENCE 23

**212  
NE 23rd St**  
Miami, FL 33137

- 369 Units
- 13,500 SF Retail



#### URBAN22 Two Towers

**2200  
NE 2nd Ave**  
Miami, FL 33137

- 441 Units
- 7,168 SF Retail
- 5,692 SF Office



#### BISCAYNE 21 Three Towers

**2121  
N Bayshore Dr**  
Miami, FL 33137

- 705 Units
- 8,433 SF  
Commercial



#### EDITION RESIDENCES

East Tower of  
Biscayne 21



#### 1775 BISCAYNE

**1775  
Biscayne Blvd**  
Miami, FL 33132

- 544 Units
- 50,000 SF Commercial
- 10,000 SF Retail



#### METRO EDGEWATER

**452  
NE 31st St**  
Miami, FL 33137

- 279 Units



#### THE EDGE

**490  
NE 29th St**  
Miami, FL 33127

- 96 Units
- 5,373 SF Retail



#### ARIA RESERVE Two Towers

**710  
NE 24th St**  
Miami, FL 33137

- 792 Units



#### HAMILTON ON THE BAY

**555  
NE 34th St**  
Miami, FL 33137

- 241 Units



#### COVE MIAMI

**456  
NE 29th St**  
Miami, FL 33137

- 116 Units



#### VIDA EDGEWATER

**410  
NE 35th Terr**  
Miami, FL 33137

- 68 Units
- 70 Hotel Rooms



#### 419 NE 19th St

Miami, FL 33132

- 463 Units
- 20,000 SF  
Commercial



#### 445-455 NE 36th St

Miami, FL 33137

- 180 Hotel Rooms
- 7,290 SF Retail



#### 2900 TERRACE

**401  
NE 29th Terr**  
Miami, FL 33137

- 324 Units
- 22,354 SF Office
- 13,108 SF Commercial



# EDGEWATER Proximity Points

M.I.A. AIRPORT



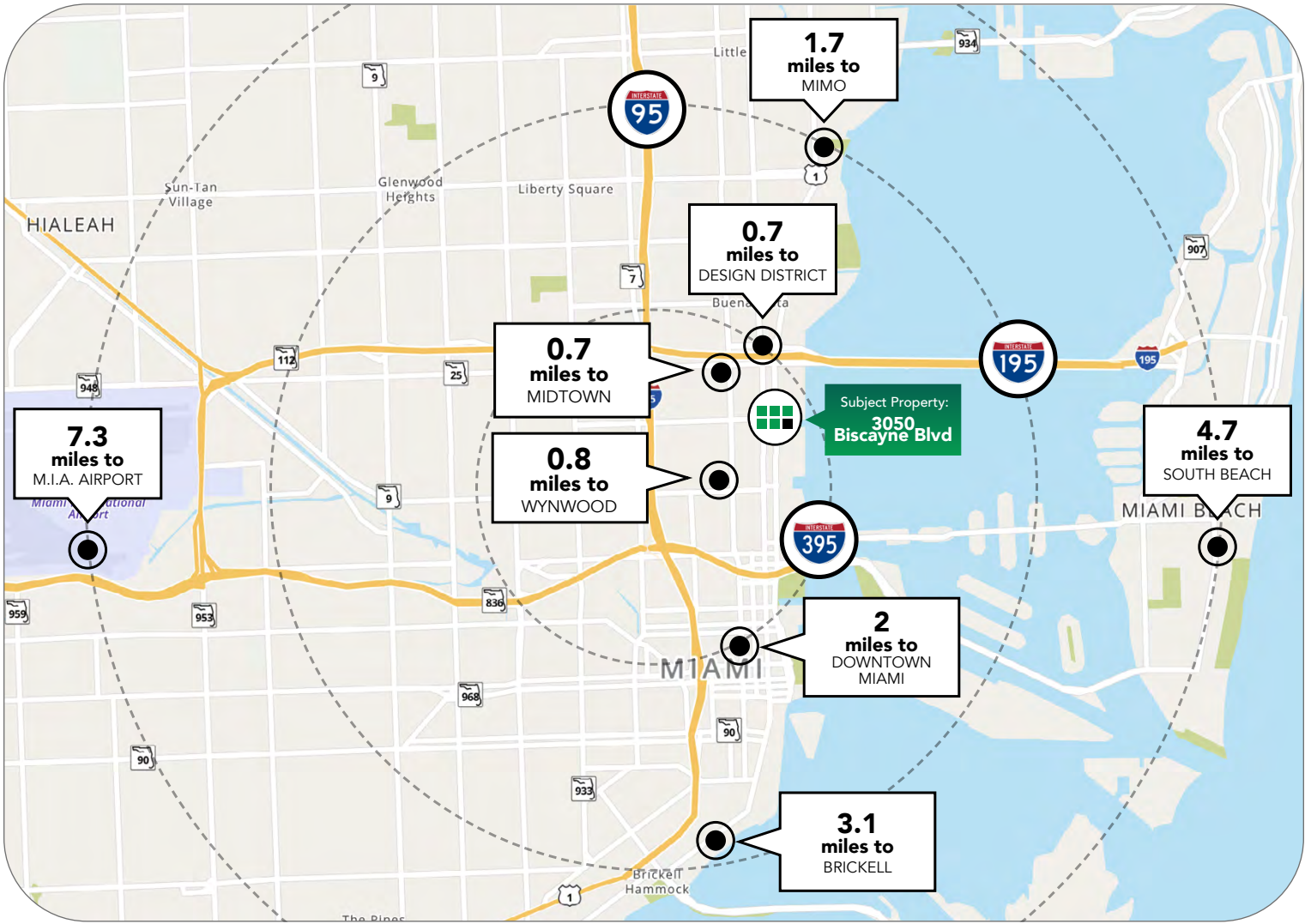
SOUTH BEACH



BRICKELL



DOWNTOWN



WYNWOOD



MIDTOWN



MIMO DISTRICT



DESIGN DISTRICT





**WEST TO EAST VIEW**



**NORTH TO SOUTH VIEW**



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 Realtor Associate  
 (786) 262-8279  
 jenna@chariff.com

**Alejandro Agudelo**  
 Realtor Associate  
 (954) 995-8555  
 alejandro@chariff.com

@chariff

@chariff

@chariffrealty

www.chariff.com

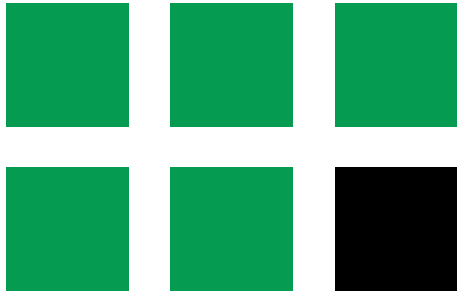
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MIAMI, FLORIDA 33137

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