

Downtown Miami

1040 Biscayne Blvd #M2

Miami, Florida 33132

FOR LEASE





OVERVIEW

Move-in ready and brimming with character, this unique space is designed to inspire productivity and impress with its distinctive style. Featuring three private offices, a fully-equipped conference room, a sleek kitchenette, and a private bathroom, it offers everything you need to work comfortably and efficiently.

Crafted with a bold, man-cave-inspired aesthetic, the interior perfectly balances sophistication and function. Its inviting atmosphere fosters creativity, collaboration, and focus, making it an ideal setting for entrepreneurs, small teams, or businesses seeking a standout workspace.

Whether you're hosting clients or tackling your next big project, this space is ready to elevate your workday experience.





EXECUTIVE SUMMARY



MEZZANINE-2:

1,500 SF ±



LEASING RATE:

\$35 /SF NNN



PARKING:

2/1,000 SF



AVAILABILITY:

Move-in Ready



Area Highlights

- Situated in the heart of Downtown Miami, offering easy access to **Wynwood, Edgewater & Brickell**
- Three blocks north of Miami World center with stores such as Apple (coming soon), Lululemon, Club Studio, Sephora, Earls Kitchen, Bowlero, and much more dining and entertainment.
- Close proximity to major public transportation routes, I-395, I-95 and Biscayne Blvd
- Surrounded by multimillion dollar condominiums such as 1000 Museum, Aston Martin Residences, Marquis, 900 Biscayne, Marina Blue, among many others
- Near art galleries, theaters, and museums that enrich the local cultural landscape, including the Frost Science Museum, Pérez Art Museum Miami (PAMM), the arena, and Maurice A. Ferré Park





INTERIOR PHOTOS





INTERIOR PHOTOS





AERIAL VIEW (North to South View)



1.2 Miles to Brickell

Kaseya Center

MAURICE A. FERRE PARK

FROST SCIENCE

Biscayne Blvd

McArthur Causeway



RENDERING OF FUTURE NEW BRIDGE



AERIAL VIEW (East to West View)



1.2 Miles to Brickell

Kaseya Center

Biscayne Blvd

FROST SCIENCE

MAURICE A. FERRE PARK



RENDERING OF FUTURE NEW BRIDGE

McArthur Causeway



AERIAL VIEW (S.E. to N.W. View)



1.9 Miles to Wynwood

2.1 Miles to Midtown

Acrienne Arsht Center
FOR THE PERFORMING ARTS OF MIAMI-DADE COUNTY



FROST SCIENCE

MAURICE A. FERRE PARK

Biscayne Blvd

McArthur Causeway



AERIAL VIEW



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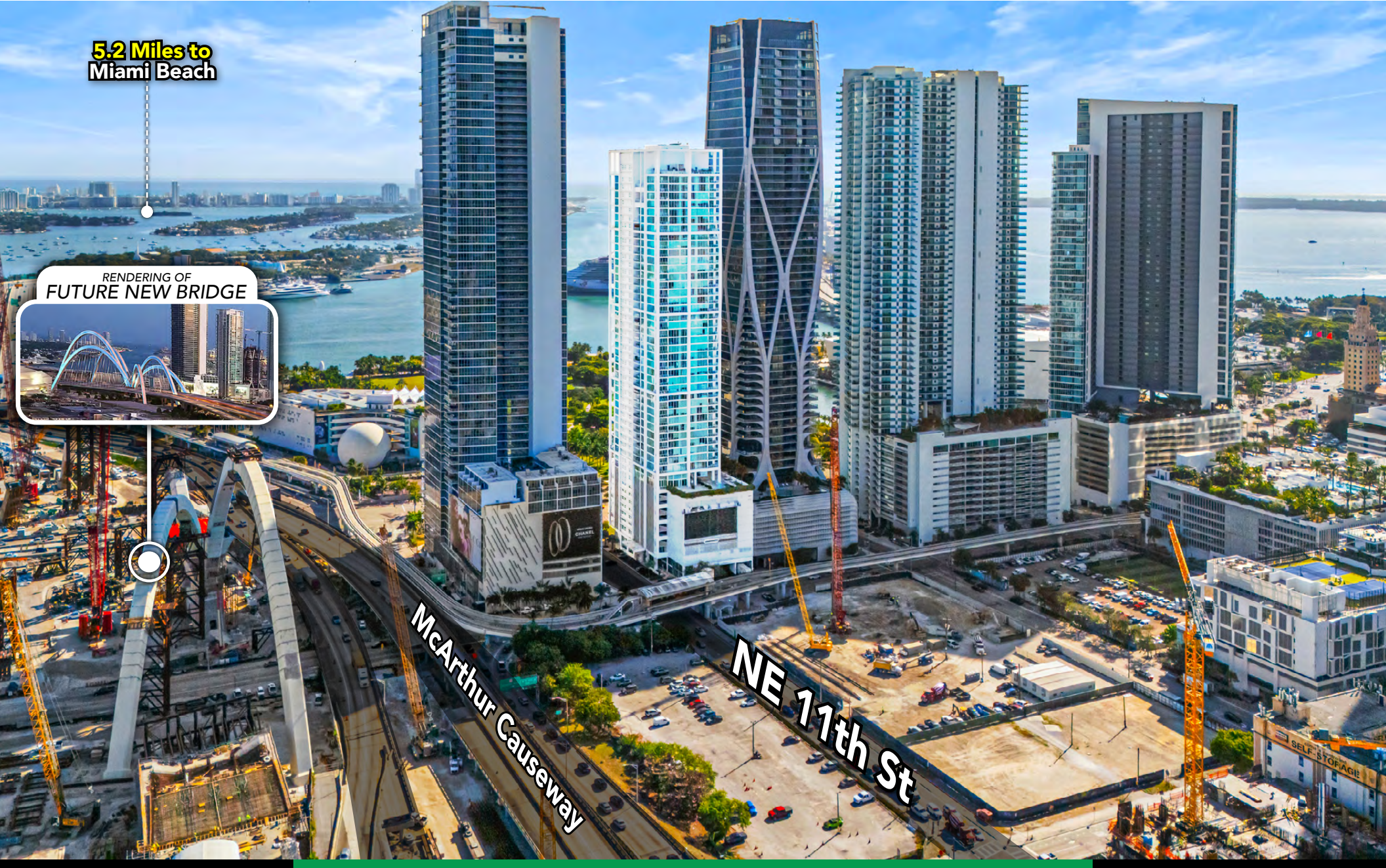


AERIAL VIEW (West to East View)

5.2 Miles to Miami Beach



RENDERING OF FUTURE NEW BRIDGE



McArthur Causeway

NE 11th St



NEXT TO THE FUTURE NEW BRIDGE

TEN MUSEM PARK is located next to the upcoming SIGNATURE BRIDGE Full Completion is Scheduled for 2024

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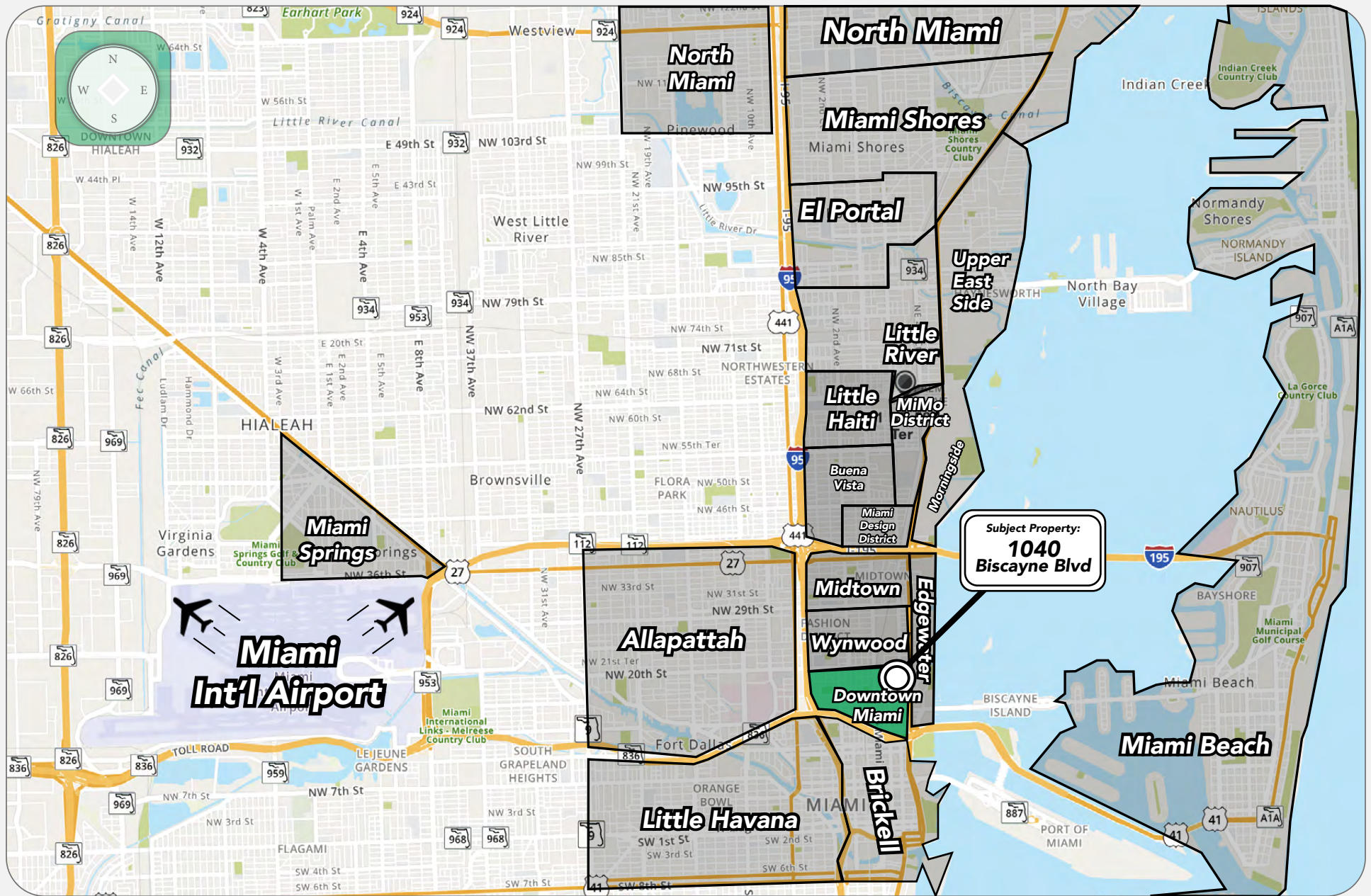


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SURROUNDING AREAS



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