

Downtown Miami

1040 Biscayne Blvd, P-2S
Miami, Florida 33132

FOR LEASE



OVERVIEW

Formerly occupied by a renowned interior design firm, P-2S was meticulously designed to impress high-end clientele, including visitors from multi-million-dollar homes.

The space boasts floor-to-ceiling windows that flood the interior with exceptional natural light, creating an atmosphere of brightness and clarity. With an open layout perfect for teamwork, a state-of-the-art conference room, and fully automated shades and lighting, this workspace is as functional as it is stylish.

Sign the lease, and you'll be ready to start working immediately.





EXECUTIVE SUMMARY



P-2S:

1,300 SF ±



LEASING RATE:

\$59 /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



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INTERIOR PHOTOS





INTERIOR PHOTOS





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



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



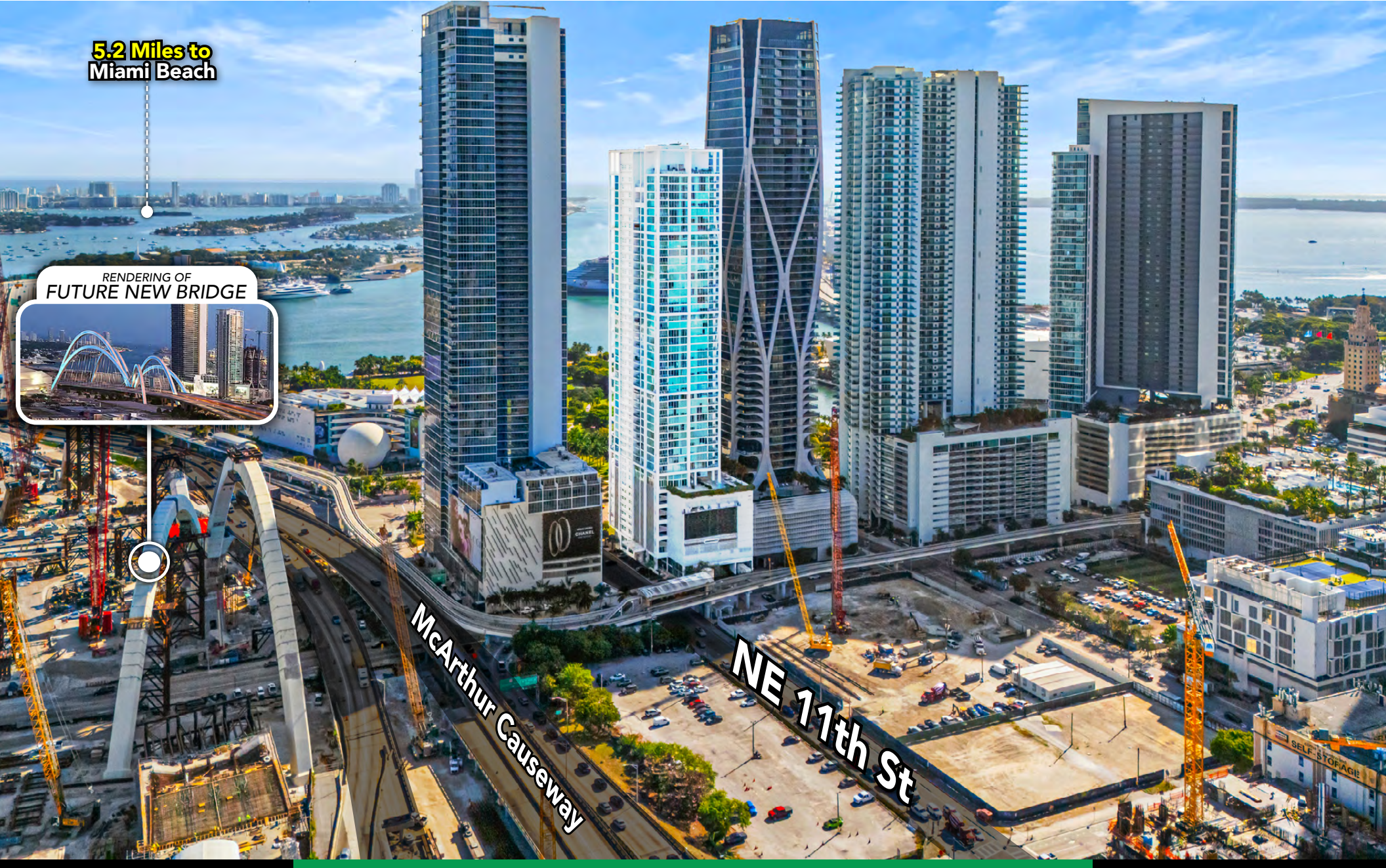
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AERIAL VIEW (West to East View)

5.2 Miles to Miami Beach



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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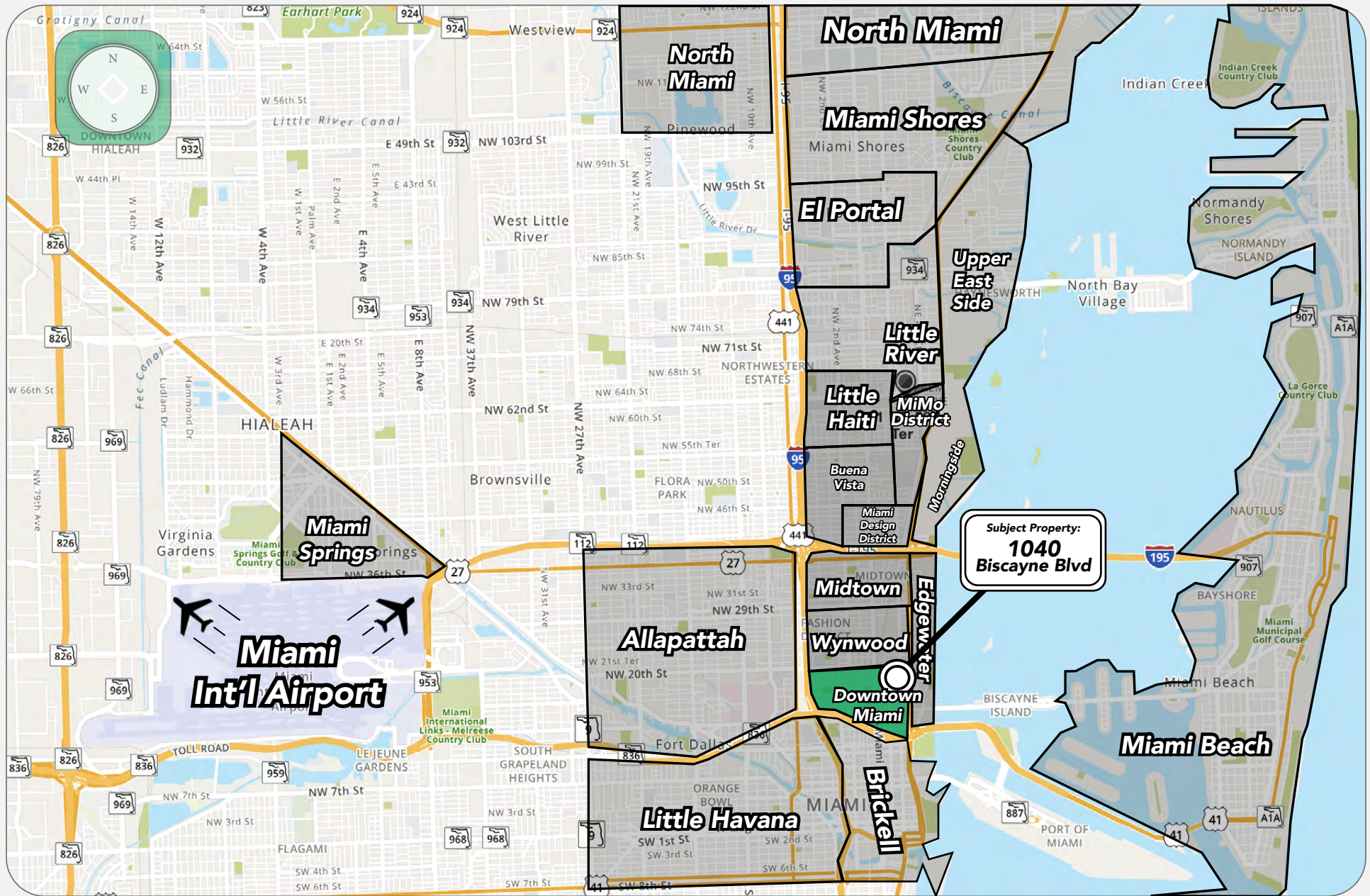


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SURROUNDING AREAS



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