

# DOWNTOWN MIAMI

1040 Biscayne Blvd, P4, Miami, Florida 33132

FOR LEASE

# MOVE-IN READY OFFICE SPACE FOR LEASE





## Designed to impress. Built for success.

This **3,400 SF move-in-ready office** is a rare find. **Floor-to-ceiling windows** flood the space with natural light, while unparalleled **panoramic views of Biscayne Bay and the South Beach skyline** create a breathtaking backdrop for your business.

With **five private offices, a spacious conference room, and an open-concept layout**, this workspace is designed for both productivity and prestige. **Fully automated lighting and shades** add a touch of modern luxury, ensuring comfort and convenience.

Located just **three blocks from Miami Worldcenter**, you'll be steps from world-class shopping, dining, and entertainment—perfect for impressing clients and energizing your team. **Onsite parking** is available for seamless accessibility.

**Opportunities like this are rare.** Schedule a tour today and secure this space before it's gone.

All information has been secured from the seller/lessor and Chariff Realty Group, Inc. and its agents, employees and representatives (collectively "Chariff") make no representations and/or warranties as to the accuracy thereof, all of which are expressly not warranted, disclaimed and must be verified by the buyer/lessee prior to purchase/lease. All information from Chariff is subject to errors, omissions, change, and withdrawal without notice. Any reference to age, market data, condition, suitability and/or square footage must be verified and is not guaranteed by Chariff. Buyer/lessee bears all risk of information provided by Chariff.

**www.chariff.com**  
**(305) 576-7474**



# EXECUTIVE SUMMARY



P4:

**3,400 SF ±**



LEASING RATE:

**\$59 /SF NNN**



PARKING:

**2/1,000 SF**



AVAILABILITY:

**Move-in Ready**



## Area Highlights

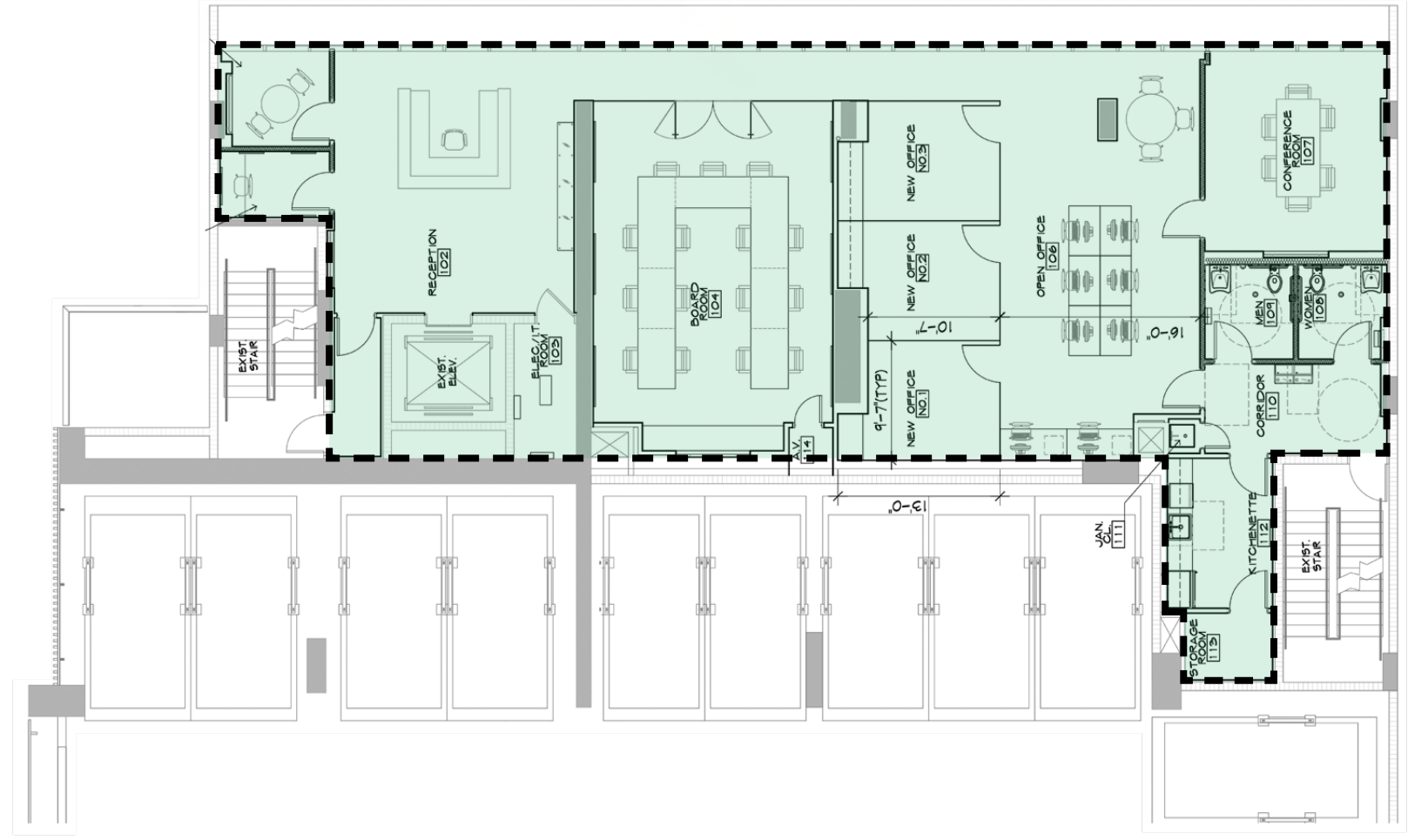
- Situated in the heart of Downtown Miami, offering easy access to **Wynwood, Edgewater & Brickell**
- Three blocks north of Miami World center with stores such as Apple (coming soon), Lululemon, Club Studio, Sephora, Earls Kitchen, Bowlero, and much more dining and entertainment.
- Close proximity to 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





# FLOORPLAN

## BISCAYNE BLVD (Approx. 75,500+ DTC)





# INTERIOR PHOTOS





# 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



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



CHAMPAGNE  
**PERRIER JOUTÉ**

Fill  
 your  
 world  
 with  
 wonder

PLEASE DRINK RESPONSIBLY. © 2017 PERRIER JOUTÉ USA, INC.

COMMERCIAL  
 OFFICE  
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**NE 11th St**



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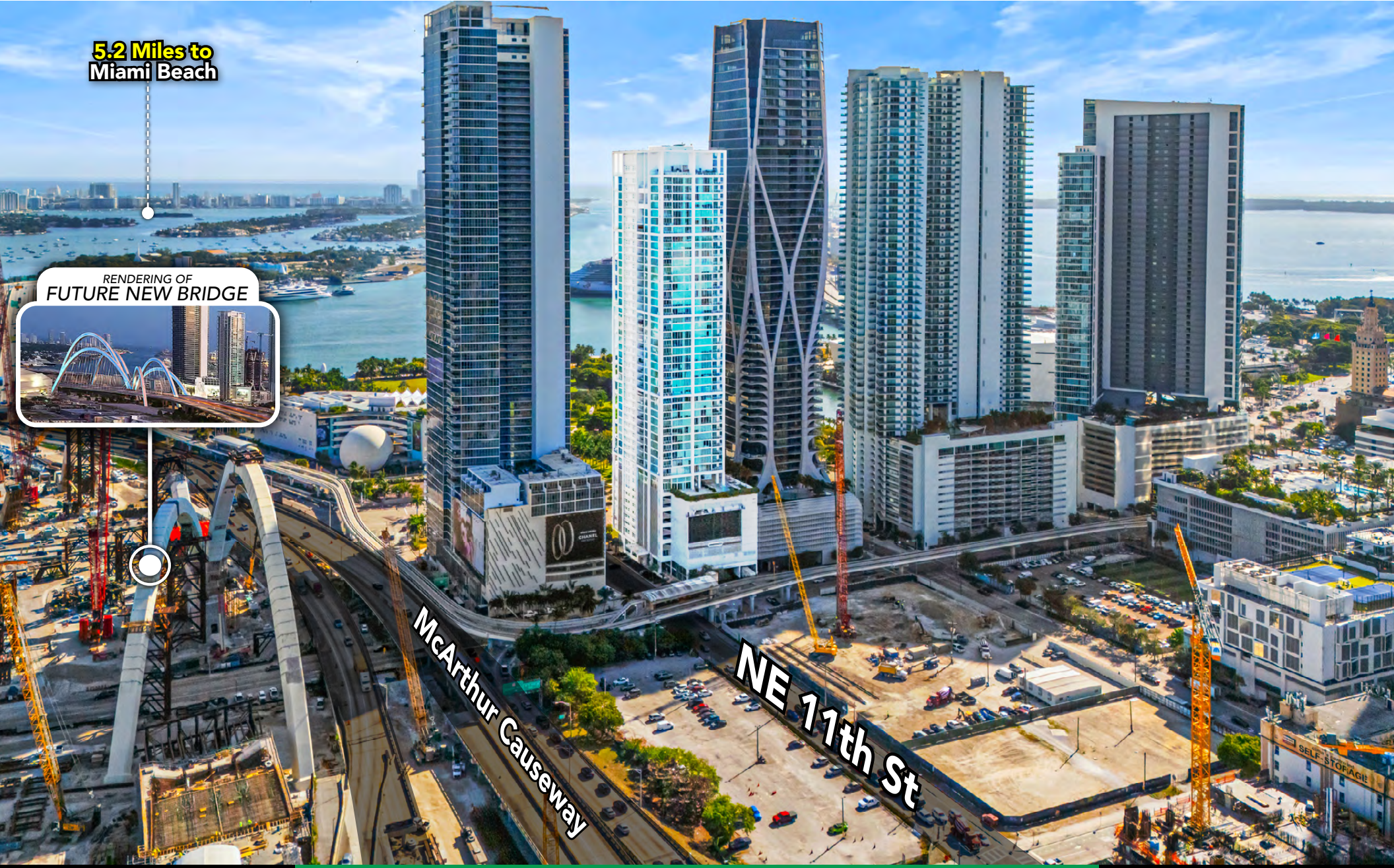


# AERIAL VIEW (West to East View)

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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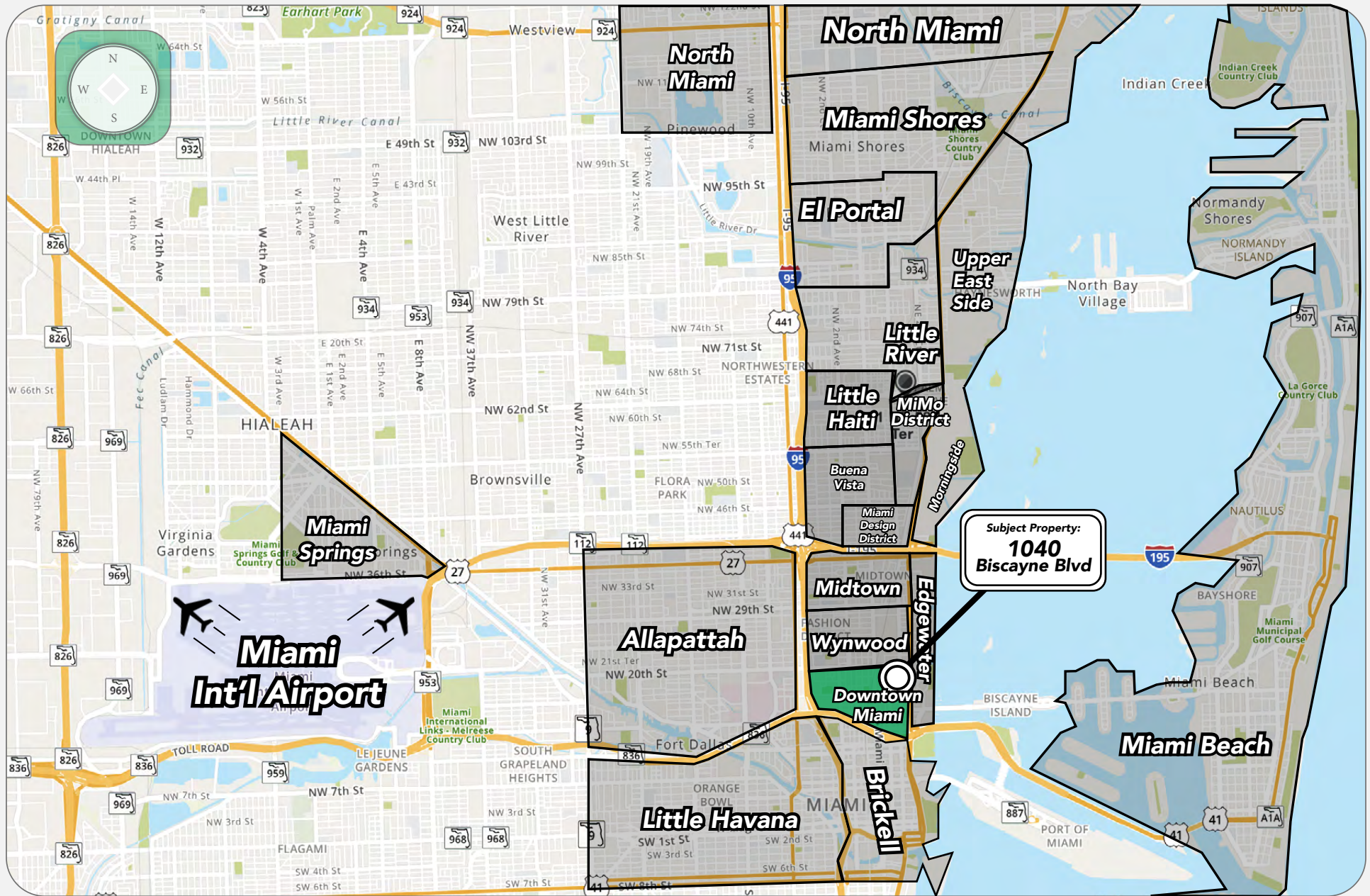


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# SURROUNDING AREAS



Subject Property:  
**1040**  
**Biscayne Blvd**



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**chariff**  
REALTY GROUP

5801 BISCAYNE BOULEVARD  
MIAMI, FLORIDA 33137

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

(O) 305-576-7474

(F) 305-576-7494

 @chariff

 @chariff

 @chariffrealty

**Contact us:**

**Lyle Chariff**

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

**Mauricio Zapata**

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