

DOWNTOWN MIAMI

1040 Biscayne Blvd, Miami, FL 33132

FOR LEASE

SUITE M1

Suite M1
3,795 SF ±

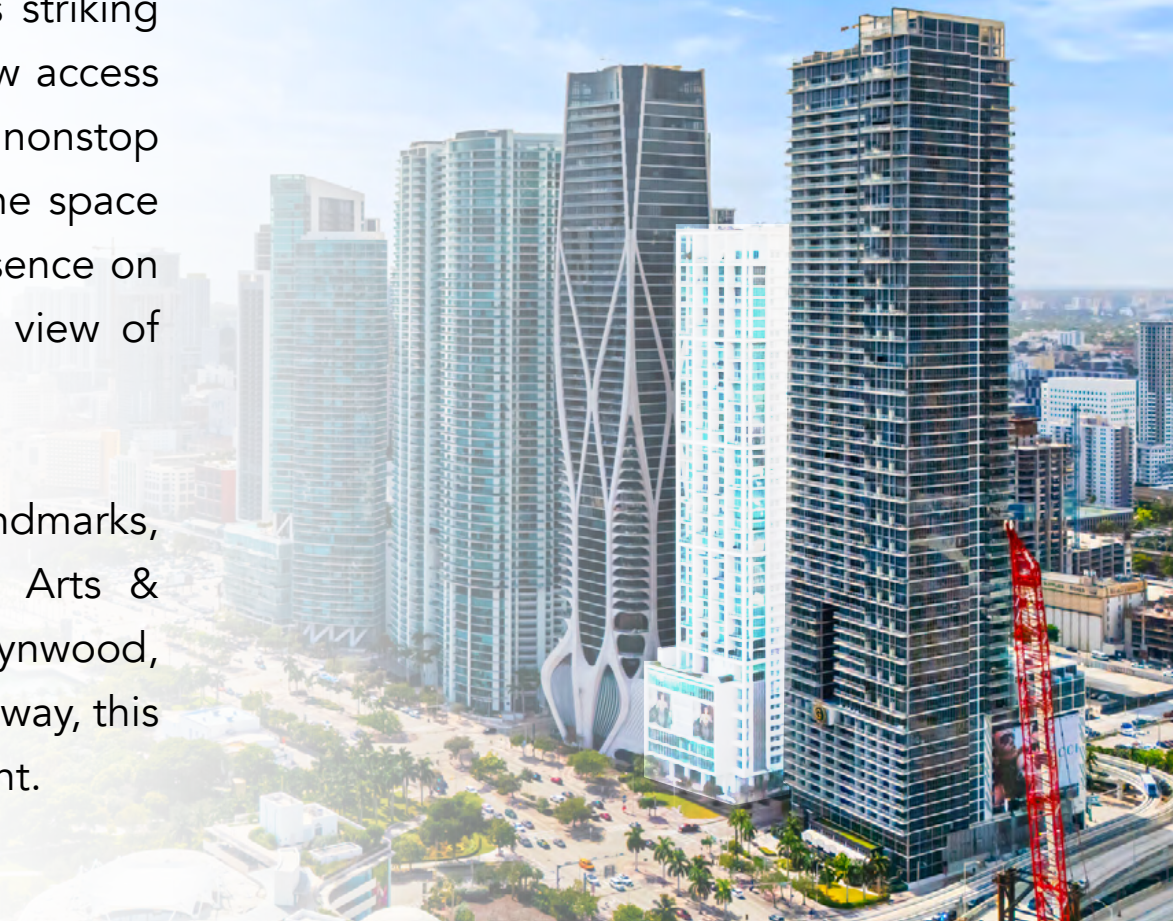
Biscayne Blvd



Where visibility meets prestige — welcome to 1040 Biscayne Blvd.

Set within the iconic Ten Museum Park, this striking Office Suite M1 gives your business front-row access to Downtown Miami's energy, elegance, and nonstop foot traffic. Floor-to-ceiling windows flood the space with natural light, while its prime corner presence on Biscayne Boulevard puts your brand in full view of 75,000+ daily commuters.

You're steps from Miami's top cultural landmarks, elite residential towers, and the booming Arts & Entertainment District. With direct access to Wynwood, Brickell, and the Design District just minutes away, this is more than an office — it's a power statement.





EXECUTIVE SUMMARY

3



AVAILABLE SPACE:

3,795 SF ±



LEASING RATE:

\$29 /SF NNN

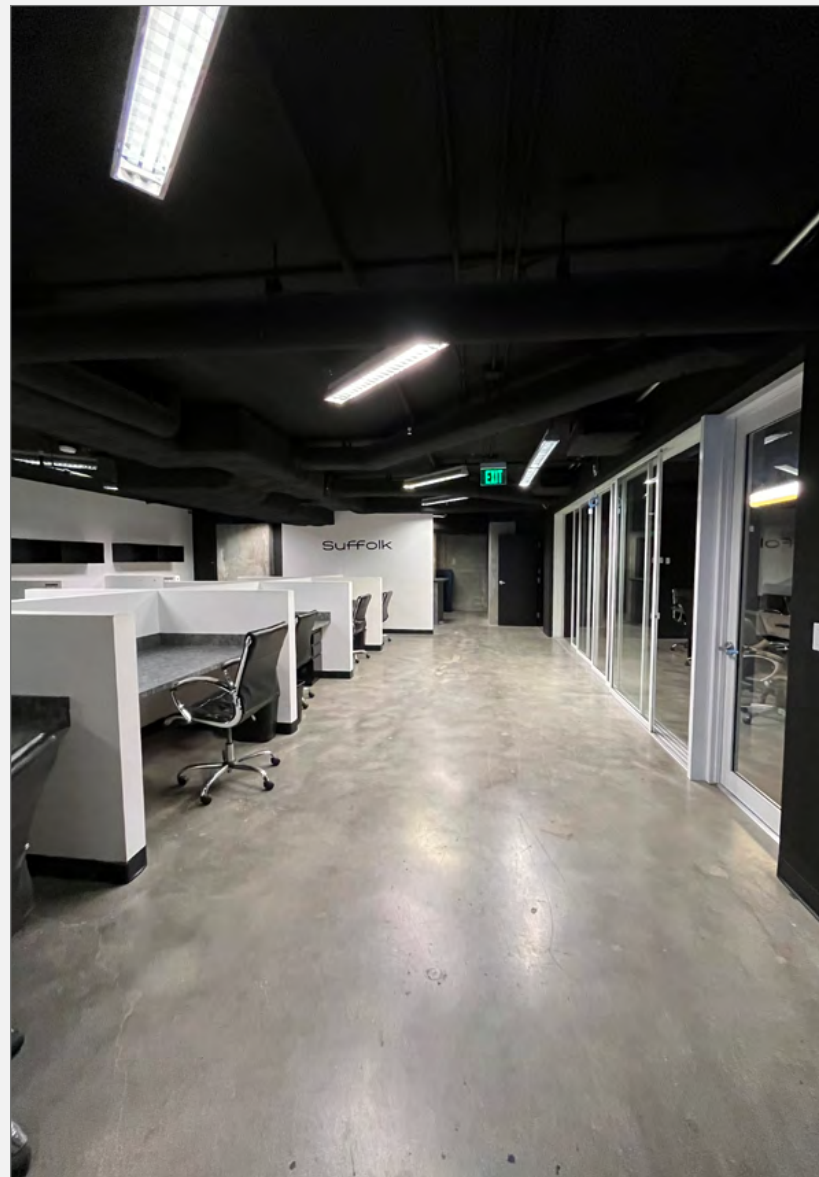


AVAILABILITY:

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





INTERIOR PHOTOS



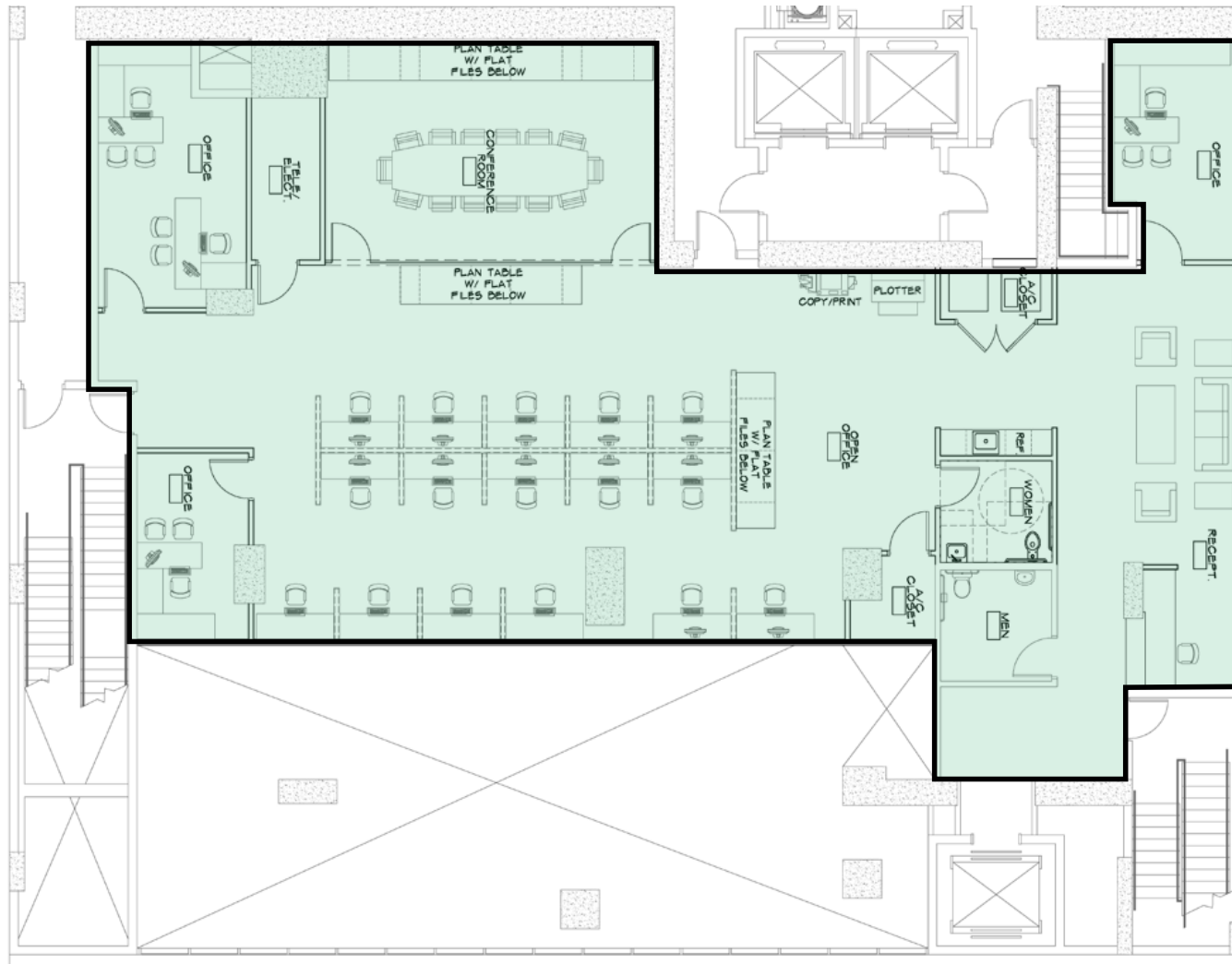


INTERIOR PHOTOS





FLOORPLAN



Biscayne Blvd



AERIAL VIEW (North to South View)



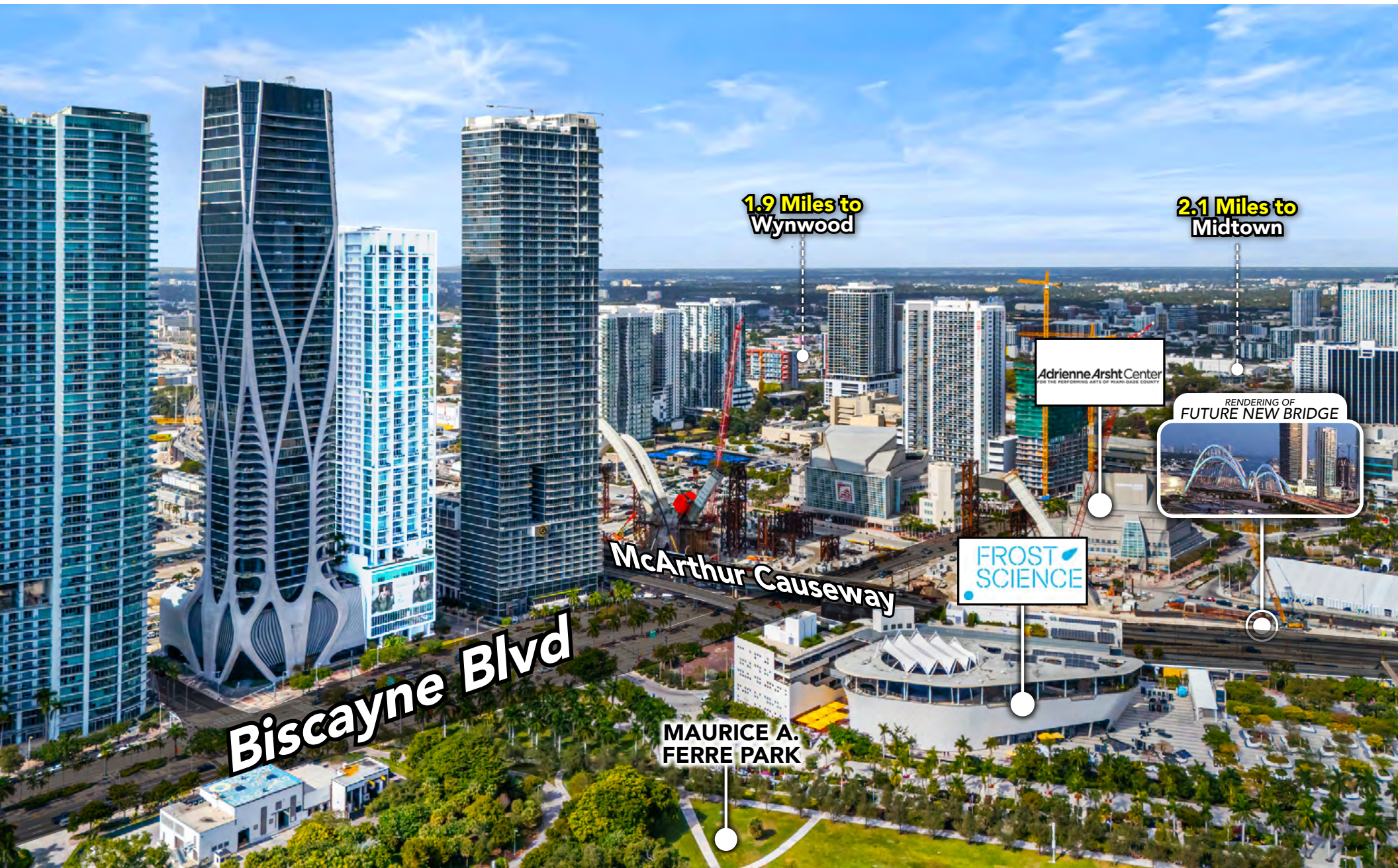


AERIAL VIEW (East to West View)





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

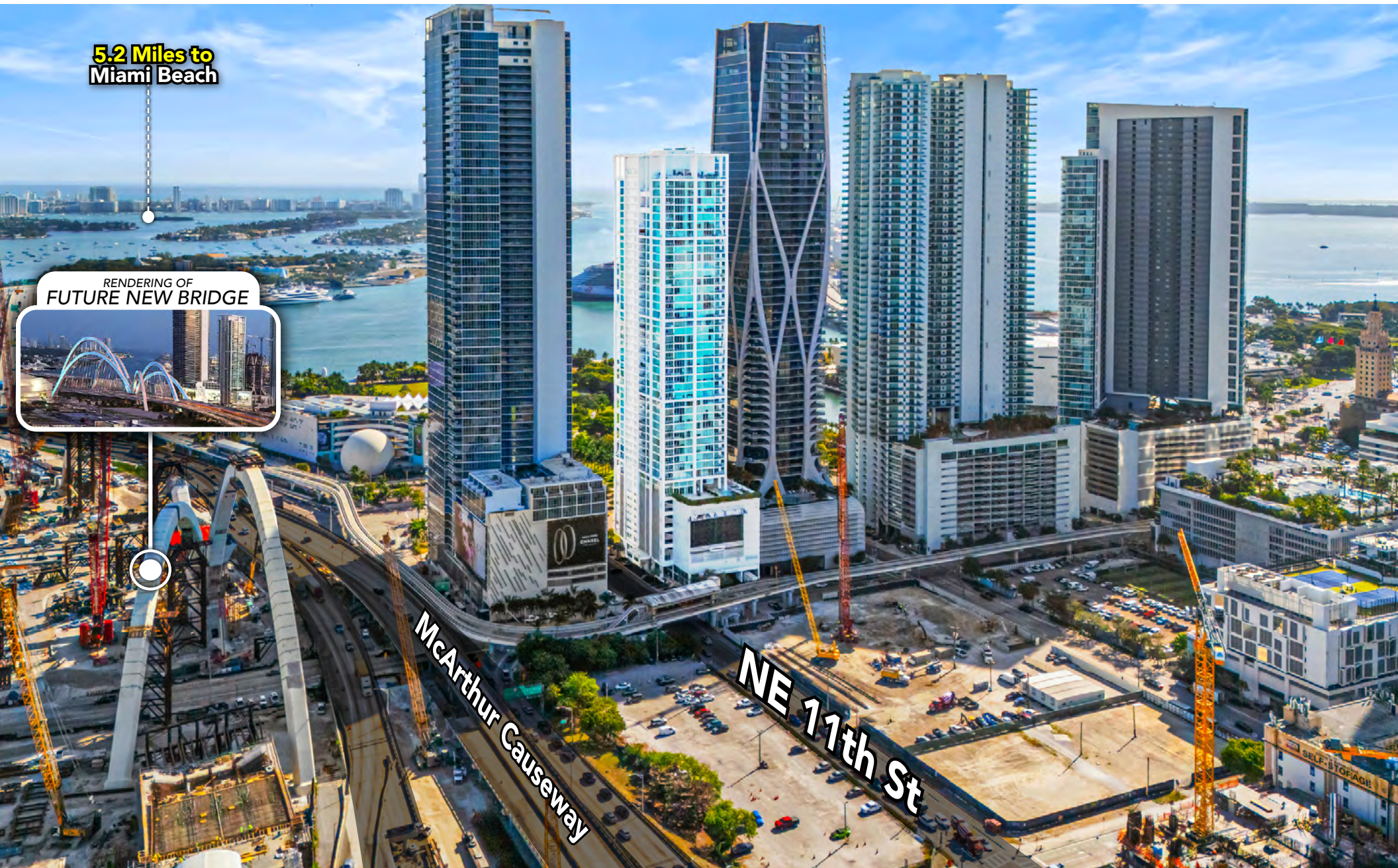




AERIAL VIEW (West to East View)

**5.2 Miles to
Miami Beach**

RENDERING OF
FUTURE NEW BRIDGE



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www.chariff.com
(305) 576-7474



NEXT TO THE FUTURE NEW BRIDGE

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





chariff

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