

DOWNTOWN MIAMI

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

FOR LEASE

MOVE-IN READY OFFICE SPACE FOR LEASE





OVERVIEW

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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

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P-2S:

1,300 SF ±



LEASING RATE:

\$7,350/Month MG



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



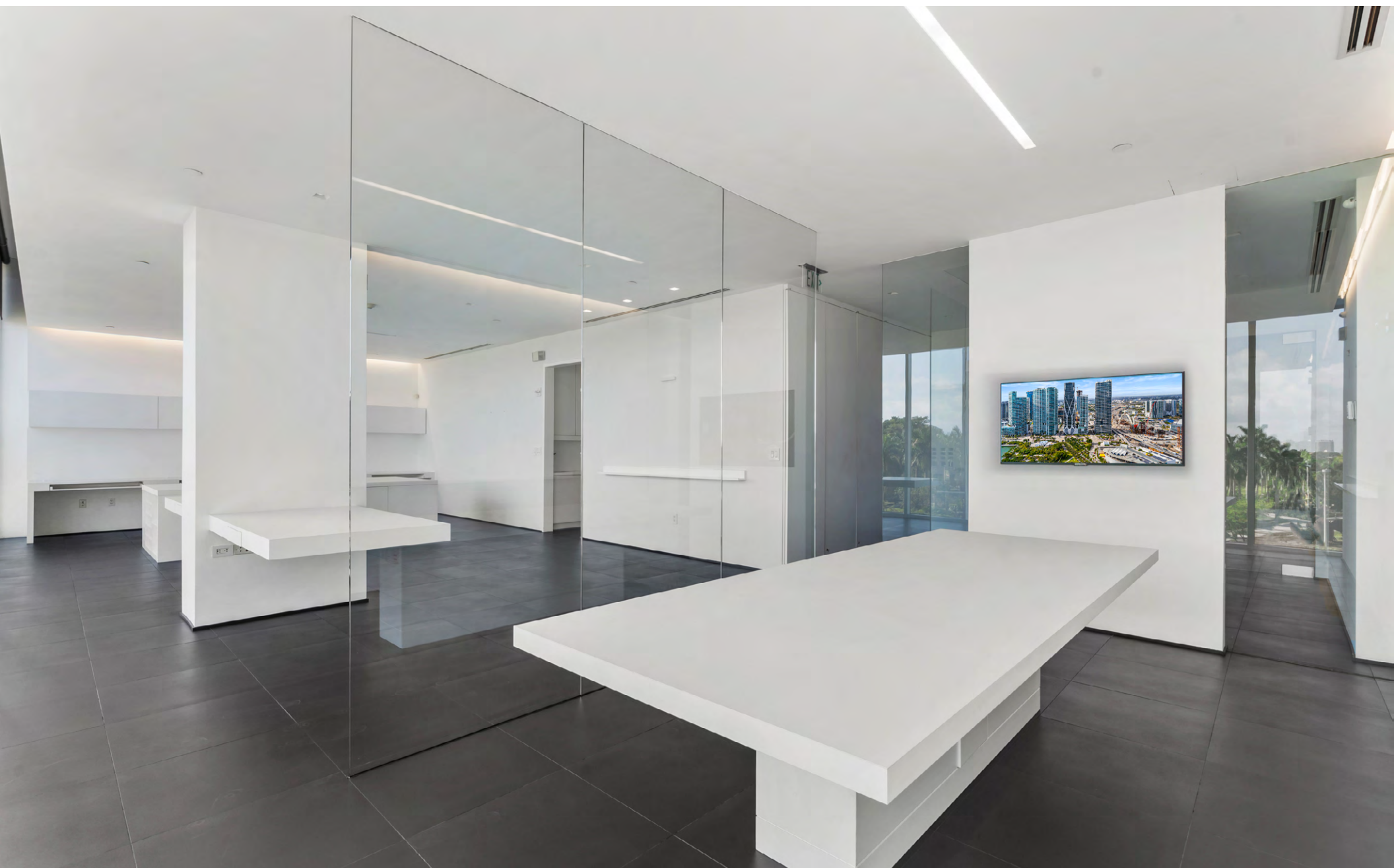


INTERIOR PHOTOS





INTERIOR PHOTOS





INTERIOR PHOTOS

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INTERIOR PHOTOS





AERIAL VIEW (North to South View)





AERIAL VIEW (East to West View)





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





AERIAL VIEW

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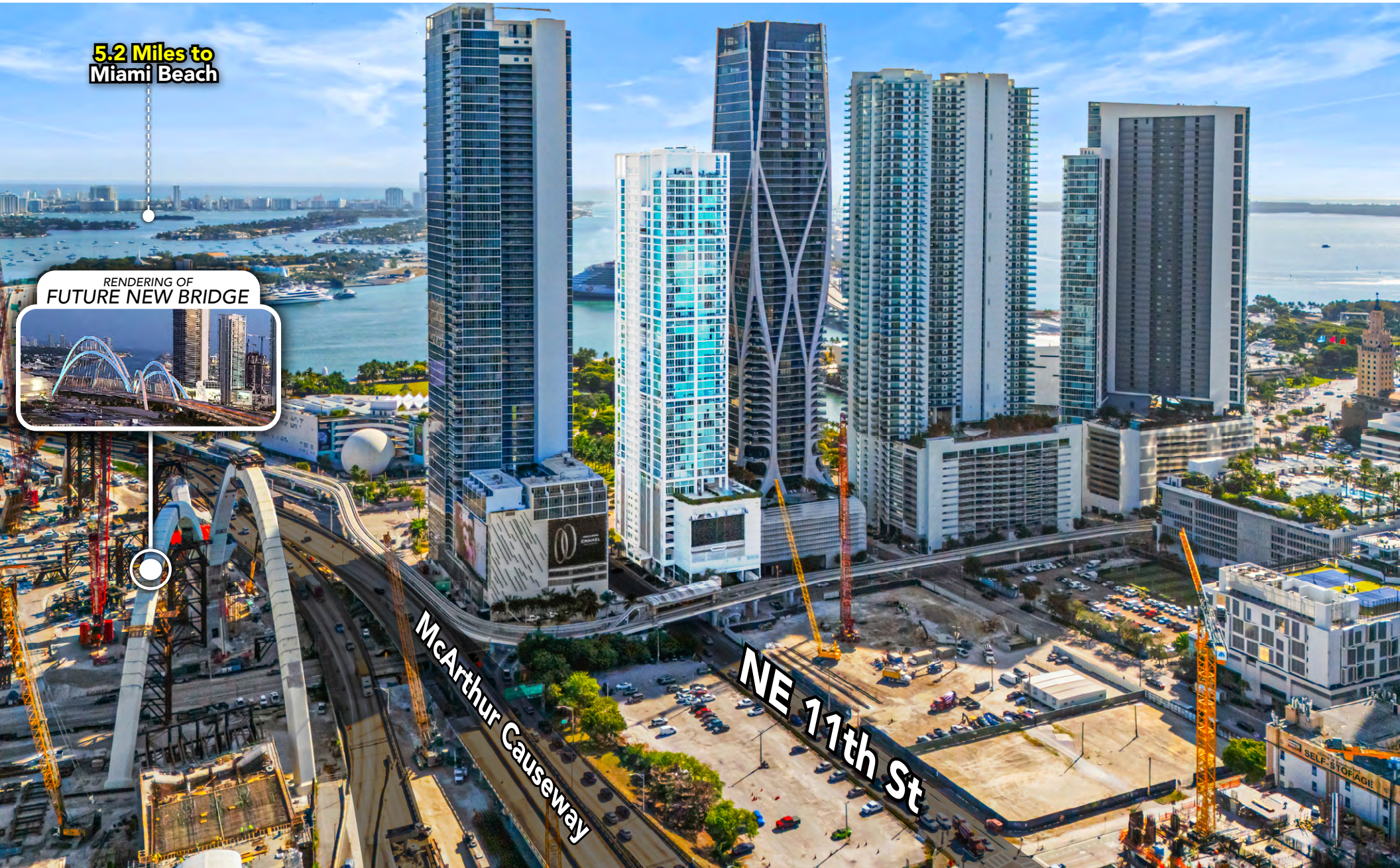
NE 11th St



AERIAL VIEW (West to East View)

**5.2 Miles to
Miami Beach**

RENDERING OF
FUTURE NEW BRIDGE



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(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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