

# 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:

**\$39/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

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# 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

11



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*



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