

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.





EXECUTIVE SUMMARY

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P4:

3,400 SF ±



LEASING RATE:

\$39 /SF NNN



PARKING:

2/1,000 SF



AVAILABILITY:

Move-in Ready



Area Highlights

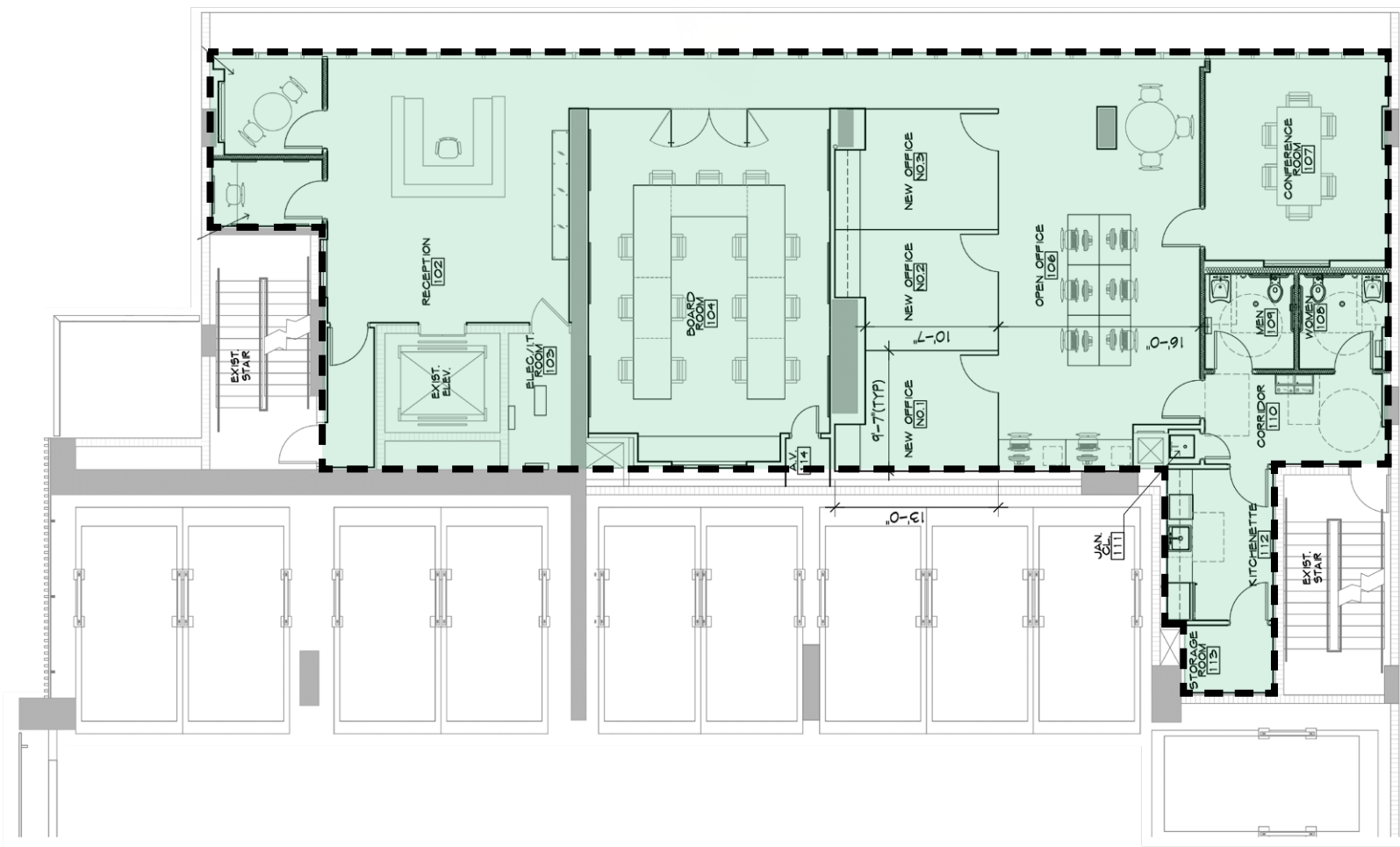
- Situated in the heart of Downtown Miami, offering easy access to **Wynwood, Edgewater & Brickell**
- Three blocks north of Miami World center with stores such as Apple (coming soon), Lululemon, Club Studio, Sephora, Earls Kitchen, Bowlero, and much more dining and entertainment.
- Close proximity to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





FLOORPLAN

BISCAYNE BLVD (Approx. 75,500+ DTC)





INTERIOR PHOTOS

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INTERIOR PHOTOS

6





INTERIOR PHOTOS





INTERIOR PHOTOS

8





INTERIOR PHOTOS





AERIAL VIEW (North to South View)





AERIAL VIEW (East to West View)





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





AERIAL VIEW

13



NE 11th St



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

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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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