

3050 BISCAYNE BLVD

FULLY BUILT-OUT OFFICE SPACES



EDGEWATER

Miami, Florida

FOR LEASE



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MODERN BUILDING IN EDGEWATER





Offering several turn-key offices with great views fronting Biscayne Boulevard. Perfect for businesses that wish to be in the heart of the Edgewater market and it's surrounding demographics. One of the few buildings in the Biscayne Corridor that offers ground floor parking and access for staff and customers alike.

Offices are poised for immediate occupancy, offering expansive views and already built out spaces. Most businesses headquartered at 3050 Biscayne are small to mid-sized enterprises with uses varying from law practices, technology, design to specialized consulting and more.

Office spaces are fully air conditioned, with great natural light and tall windows.

AVAILABLE SPACES

	SUITE 505:	2,137 SF +/-
	LEASING RATE:	\$48/ SF MG



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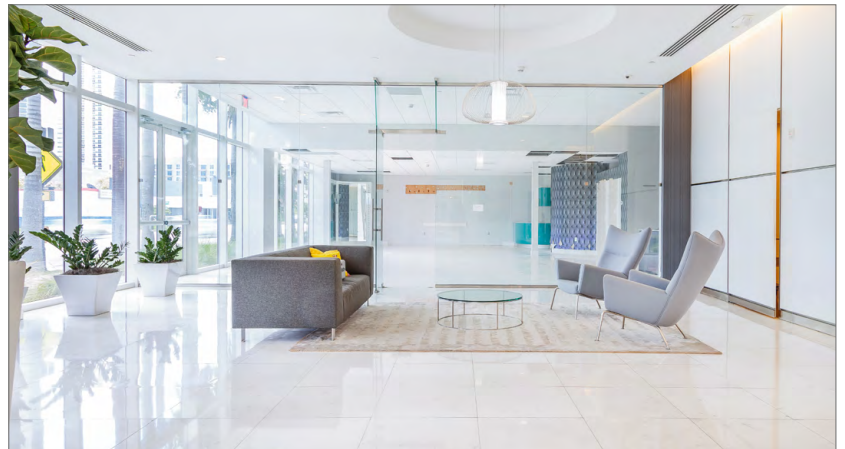
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EDGEWATER

New Developments

7,000+ Units



NEMA

**2900
Biscayne Blvd**
Miami, FL 33137

- 588 Units
- Whole Foods



VILLA MIAMI

**700
NE 29th St**
Miami, FL 33137

- 70 Units
- 20,000 SF Commercial
Major Food Group
Restaurant



EDGEWATER COLLECTIVE

**1900-2000
Biscayne Blvd**
Miami, FL 33132

- 1,292 Units
- 19,300 SF Commercial



2626 BISCAYNE

Miami, FL 33137

- 399 Units
- 109,643 SF Office
- 6,122 SF Commercial



RESIDENCE 23

**212
NE 23rd St**
Miami, FL 33137

- 369 Units
- 13,500 SF Retail



URBAN22 Two Towers

**2200
NE 2nd Ave**
Miami, FL 33137

- 441 Units
- 7,168 SF Retail
- 5,692 SF Office



BISCAYNE 21 Three Towers

**2121
N Bayshore Dr**
Miami, FL 33137

- 705 Units
- 8,433 SF
Commercial



EDITION RESIDENCES

East Tower of
Biscayne 21



1775 BISCAYNE

**1775
Biscayne Blvd**
Miami, FL 33132

- 544 Units
- 50,000 SF Commercial
- 10,000 SF Retail



METRO EDGEWATER

**452
NE 31st St**
Miami, FL 33137

- 279 Units



THE EDGE

**490
NE 29th St**
Miami, FL 33127

- 96 Units
- 5,373 SF Retail



ARIA RESERVE Two Towers

**710
NE 24th St**
Miami, FL 33137

- 792 Units



HAMILTON ON THE BAY

**555
NE 34th St**
Miami, FL 33137

- 241 Units



COVE MIAMI

**456
NE 29th St**
Miami, FL 33137

- 116 Units



VIDA EDGEWATER

**410
NE 35th Terr**
Miami, FL 33137

- 68 Units
- 70 Hotel Rooms



419 NE 19th St

Miami, FL 33132

- 463 Units
- 20,000 SF
Commercial



445-455 NE 36th St

Miami, FL 33137

- 180 Hotel Rooms
- 7,290 SF Retail



2900 TERRACE

**401
NE 29th Terr**
Miami, FL 33137

- 324 Units
- 22,354 SF Office
- 13,108 SF Commercial

EDGEWATER Proximity Points

M.I.A. AIRPORT



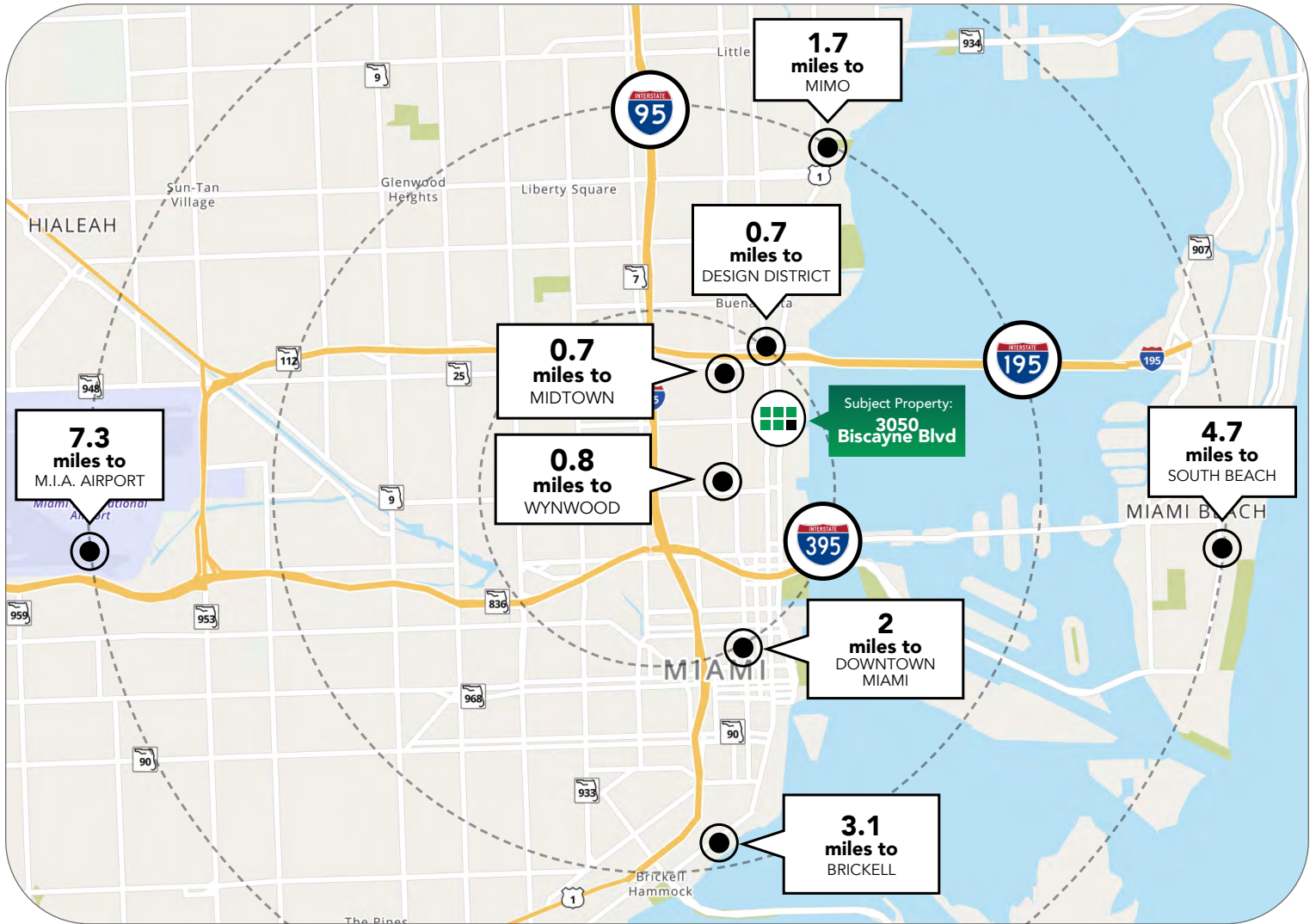
SOUTH BEACH



BRICKELL



DOWNTOWN



WYNWOOD



MIDTOWN



MIMO DISTRICT



DESIGN DISTRICT



WEST TO EAST VIEW



NORTH TO SOUTH VIEW



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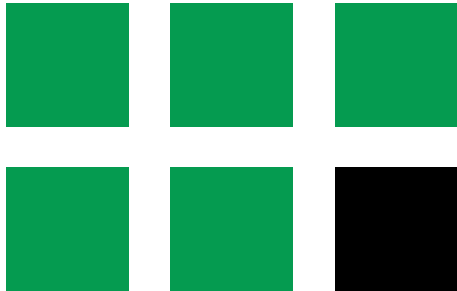
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