

# ONE BISCAYNE TOWER



## RESTAURANT / RETAIL FOR LEASE

2 South Biscayne Boulevard, Miami, FL 33131



# PROPERTY HIGHLIGHTS

## Restaurant/retail space

- Ability to create flagship restaurant space with dedicated patio along Biscayne Boulevard
- Institutional landlord able to provide tenant improvement allowances
- Retail space for rent at the base of One Biscayne Tower, a +/- 692,000 SF Class A office tower
- One Biscayne Tower recently underwent a full renovation, including a new lobby, corridor and storefronts
- Located in the heart of Downtown Miami, steps from area attractions including Bayside Marketplace, Kaseya Center, MiamiCentral train station, Frost Science Museum and Perez Art Museum Miami (PAMM) among others

### 3 Mile Demographics

251,894  
population



38  
median age



\$129,503  
average household income



121,743  
estimated households



23,627  
total businesses



328,560  
daytime population



# GROUND FLOOR

**AVAILABLE**  
SUITE 1  
±7,306 SF  
ability to build additional patio space

**LEASED**



SUITE 1  
±7,306 SF

SE 1<sup>ST</sup> ST

E FLAGLER ST

BISCAYNE BLVD



# CONCEPT RENDERINGS



# ONE BISCAYNE TOWER

2 South Biscayne Boulevard  
Miami, FL 33131



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