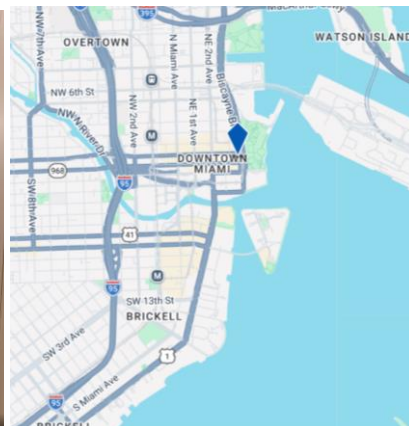


FOR LEASE

One Biscayne Tower

2 S Biscayne Blvd, Suite 1800, Miami, FL 33131 | 18th Floor • ~2,000 SF Office Sublease



~2,000 SF
AVAILABLE

\$66.00/SF/YR
\$5.50/SF/MO

Class A
4-STAR / 38 STORIES

Available Now
TERM NEGOTIABLE

PROPERTY OVERVIEW

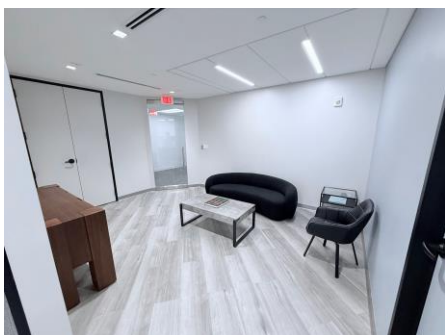
Discover the perfect office space for your business in Downtown Miami. This sublease offers approximately 2,000 square feet of premium office space with shared common areas including a kitchen and lunch area with gorgeous water views overlooking Bayfront Park. With its own entrance and reception area allowing for your firm's signage, this space lets a small firm present itself as a premier organization — a high-end environment without the commitment of a long-term lease.

Sublease space supports 7 professionals: 4 glass-front executive offices, 2 built-in workstations, and the potential for a receptionist desk. Modern design aesthetic with high-end fit and finishes throughout.

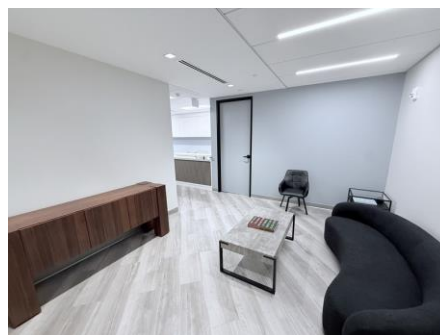
HIGHLIGHTS

- Private entrance and reception with signage opportunity
- Four glass-front executive offices and two workstations
- Shared kitchen and lunch area with water views
- Overlooks Bayfront Park in Downtown Miami
- High-end finishes in a newly constructed build-out
- Ideal for boutique firms seeking flexible lease terms

OFFICE PHOTOS



Reception Area



Reception Area (can add a reception desk)

SPACE DETAILS

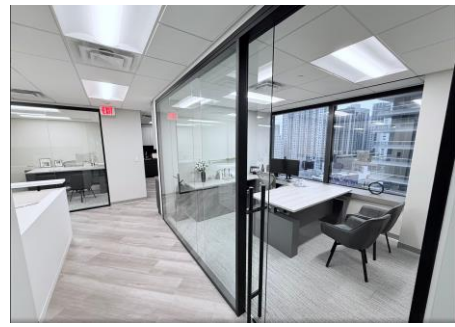
Floor	18th Floor
Space Available	~2,000 SF
Rental Rate	\$66.00/SF/YR
Monthly Rate	\$5.50/SF/MO (\$11,000/MO)
Annual Rate	\$132,000/YR
Service Type	Full Gross
Space Type	Sublease
Space Use	Office
Build-Out	Spec Suite
Lease Term	Negotiable
Available	Immediately
Capacity	4 – 8 People
Parking	Unlimited Spots Available

Rate includes utilities, building services and property expenses.

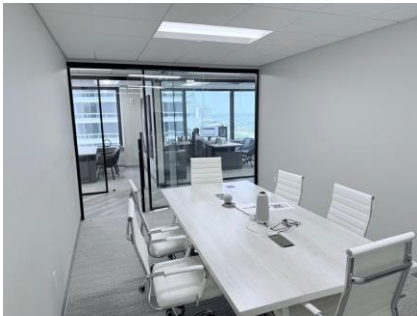
OFFICE PHOTOS



Private Office 1 & 2



Private Office 3



Private Office 4 (currently used as conference room)



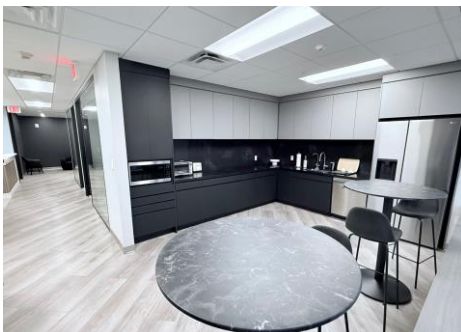
Workstations



Workstations



Entrance



Kitchen / Lunch Area



Kitchen / Lunch Area

BUILDING AMENITIES

- 24-Hour Access
- Fitness Center
- Restaurant & Food Service
- Banking & Convenience Store
- Dry Cleaner
- Energy Star Labeled / Air Conditioning
- 400 Covered Parking Spaces

BUILDING FACTS

Building Type	Office
Building Class	A
Year Built / Renovated	1972 / 2020
Building Height	38 Stories
Parking	Surface + 400 Covered
Walk Score	Exceptionally Walkable (90+)
Transit Score	Exceptional Public Transit

Connor Tatlow

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