

MiMo District

5999 Biscayne Blvd, Miami, Florida 33137

FOR LEASE

FREESTANDING COMMERCIAL BLDG.

Biscayne Boulevard Presence. HQ-Level Potential.



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EXECUTIVE SUMMARY

5999 Biscayne Blvd is a rare **freestanding commercial** opportunity on Biscayne Boulevard, offering the **visibility, identity, and flexibility** today's tenants struggle to find. Located in the **heart of MiMo** near Morningside, the property combines strong **street presence, on-site parking,** and a polished interior environment **suited for office, wellness, showroom, or other boutique commercial uses.**

More than just space, this is a **branding opportunity.** With its distinctive architecture, **clean open layout,** and prime corridor exposure, the building offers tenants the chance to create a true destination presence in one of **Miami's most desirable urban neighborhoods.**



Visibility. Location. Execution

Freestanding Presence on Biscayne Blvd

PROPERTY DETAILS

BUILDING SIZE
6,055 SF ±

LEASING RATE
\$39/SF NNN

ZONING
T4-O

SUBMARKET
MiMo

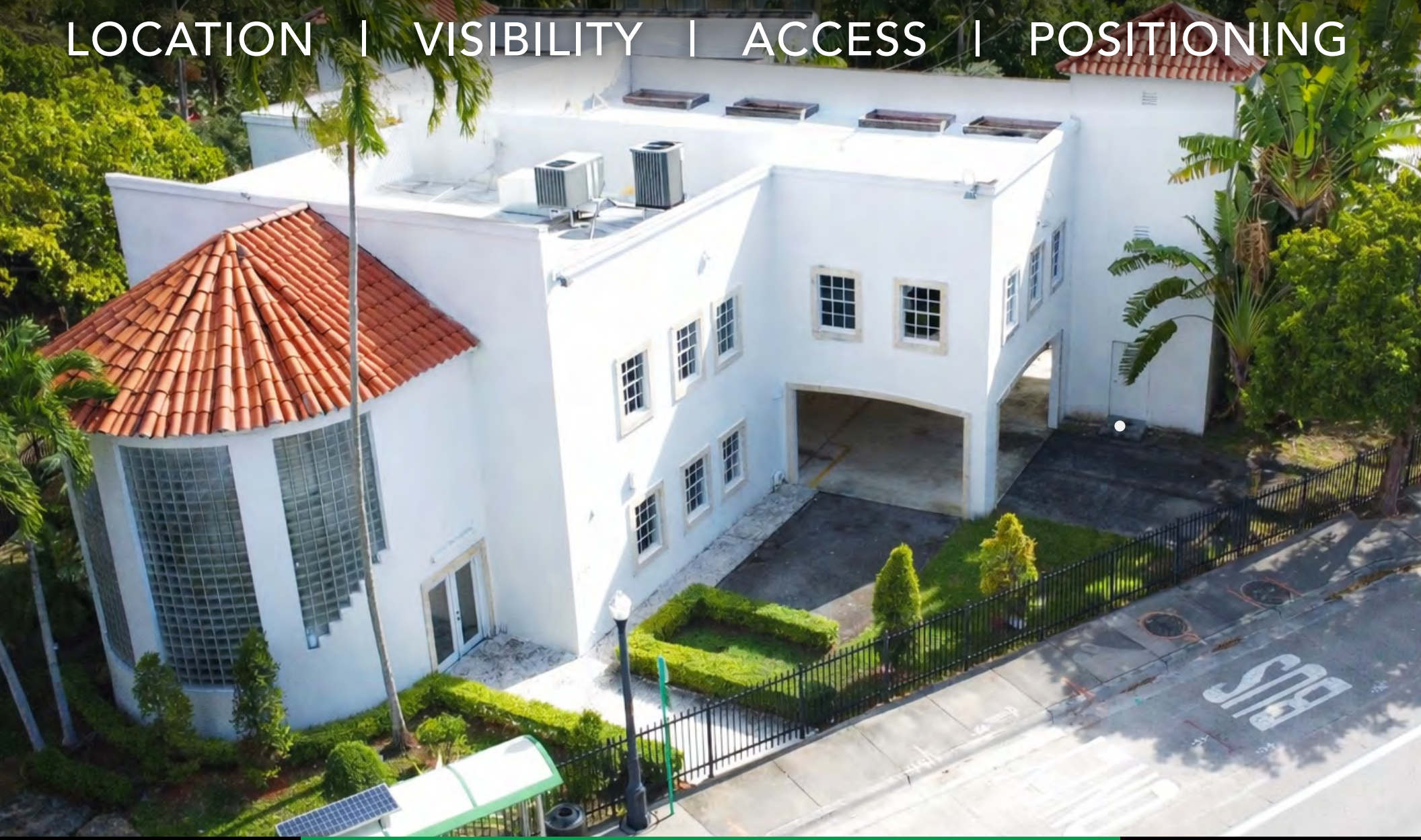
HIGHLIGHTS

- 6,055 SF ± freestanding commercial building
- Prime corner location in Miami's MiMo District
- Ideal for creative office, medical, or retail/showroom use
- Strong Biscayne Blvd exposure with signage opportunity
- Ample on-site parking
- Private offices, open co-working areas, and high ceilings
- Minutes to Design District, Wynwood, Edgewater, Little River, I-95 and I-195



THIS IS IT.

LOCATION | VISIBILITY | ACCESS | POSITIONING



STAIRCASE



CREATIVE OPEN AREA



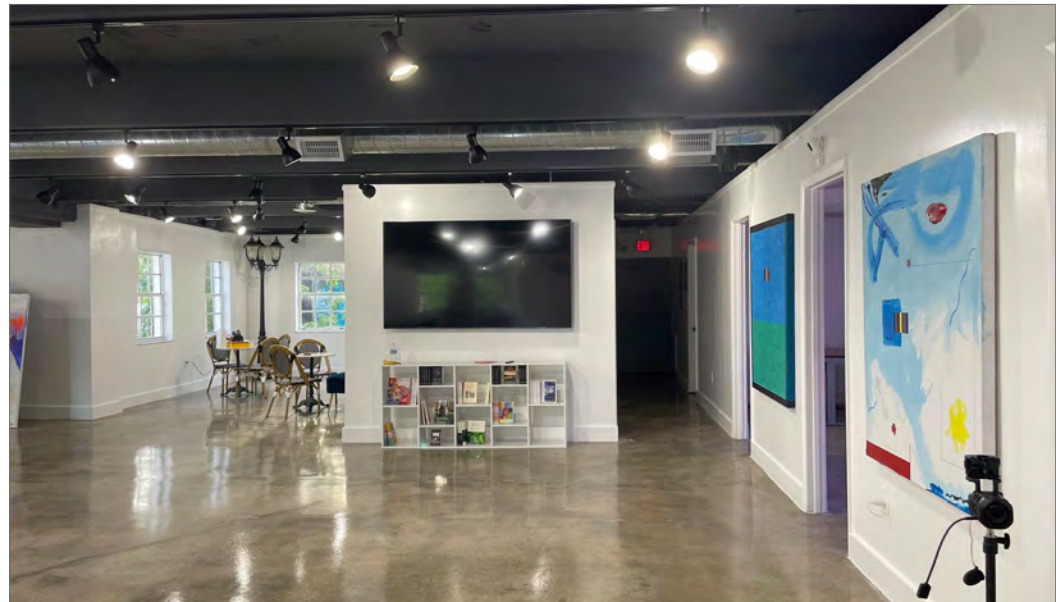
CREATIVE OPEN AREA



CONFERENCE ROOM



PHOTOS



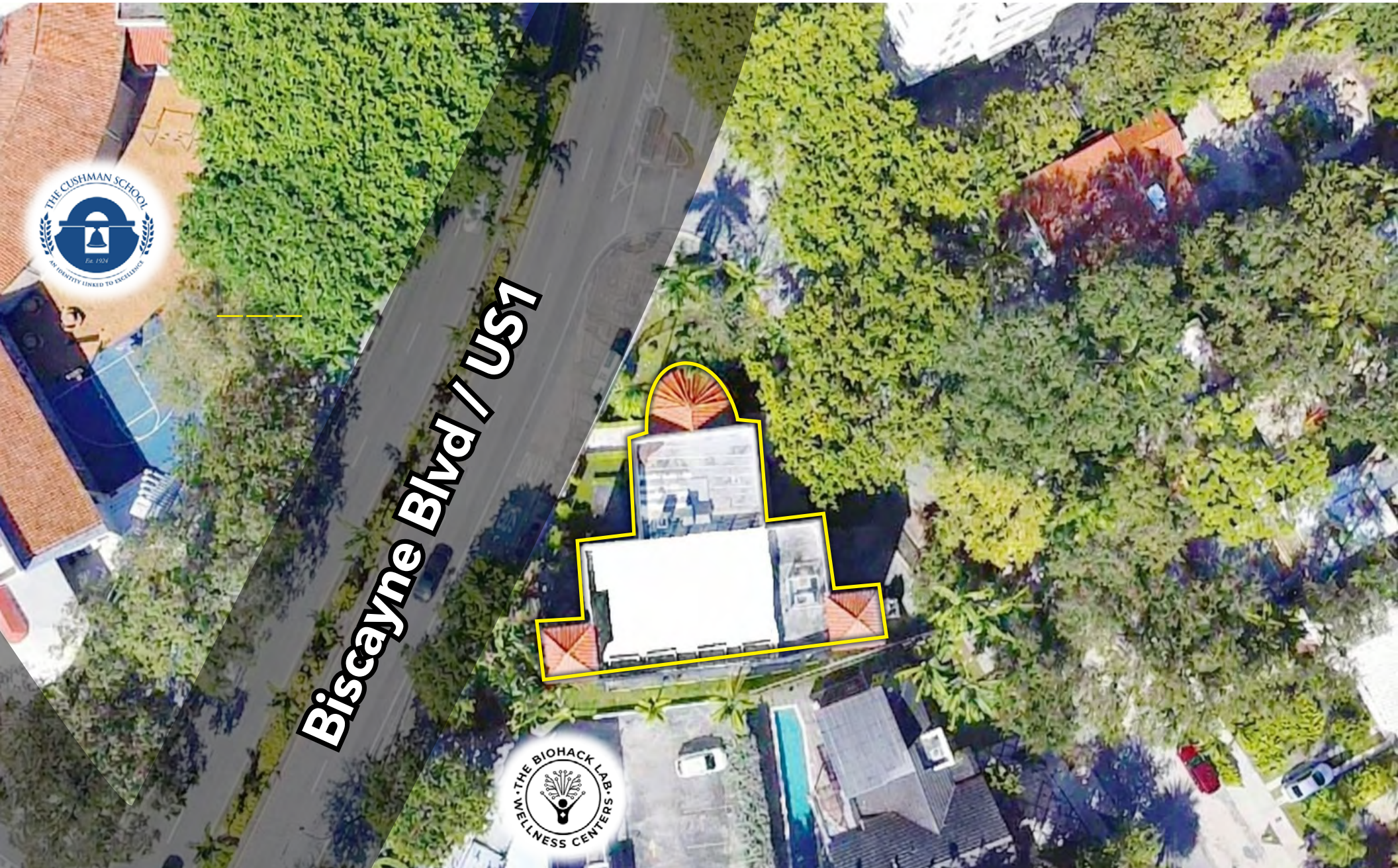
ROOFTOP



ROOFTOP



AERIAL VIEW (Top-Down)



Biscayne Blvd / US1



AERIAL VIEW (South To North View)

WEST LITTLE RIVER

MIAMI SHORES

NORTH MIAMI



Biscayne Blvd / US1

AERIAL VIEW (SW To NE View)



SUNNY ISLES BEACH

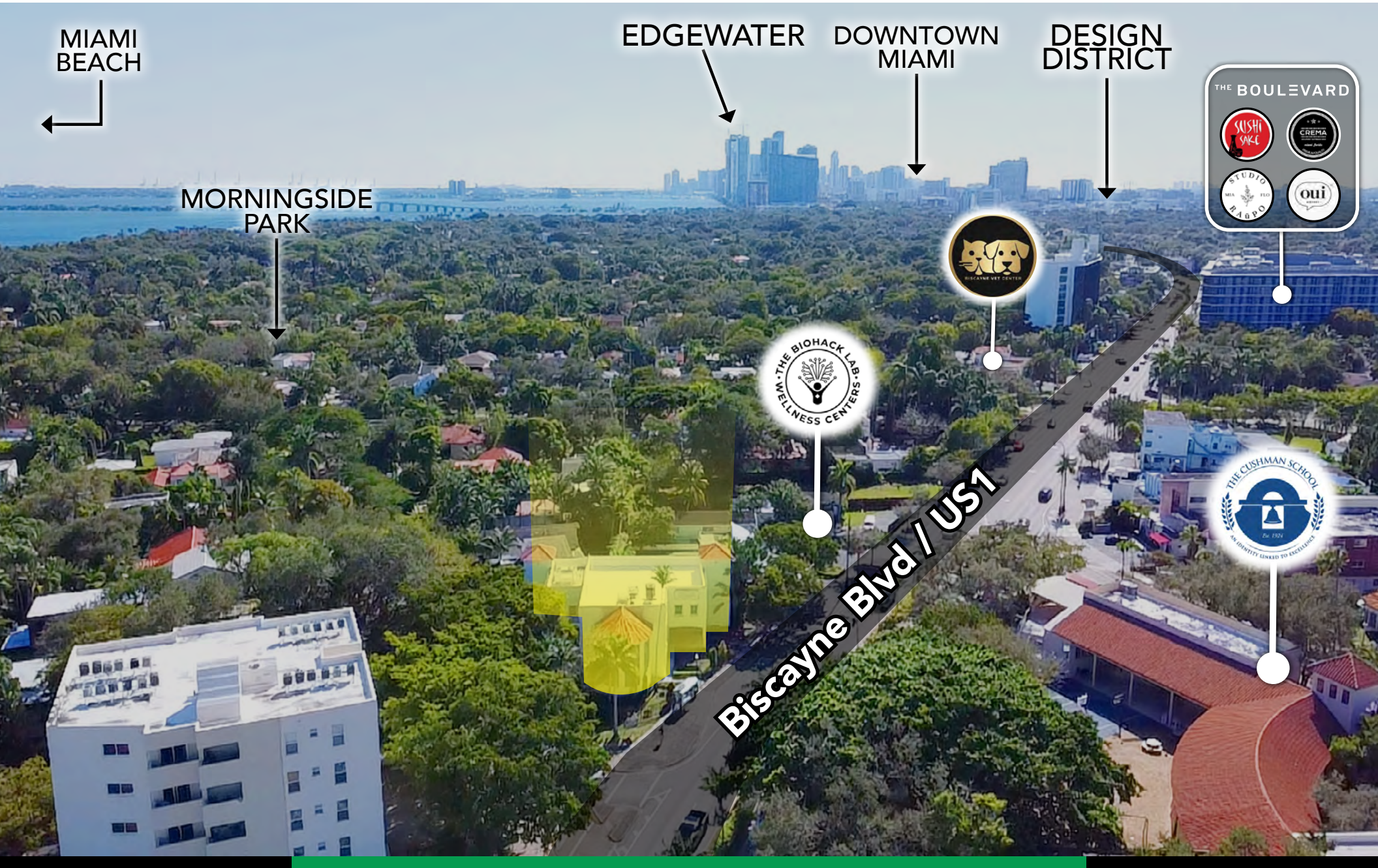
SURFSIDE

MIAMI BEACH

MORNINGSIDE PARK

Biscayne Blvd / US1

AERIAL VIEW (North To South View)



MiMo

THE PULSE OF MIAMI

16



Built-in amenities for daily life (coffee, food, fitness)

Close to Miami's core districts in minutes

Biscayne Blvd connectivity + easy I-95 access

Morningside

RESIDENTIAL **PRESTIGE**. COMMERCIAL **PRESENCE**.

Morningside is one of Miami's most desirable residential neighborhoods. A gated, bayfront enclave defined by historic homes, newly built waterfront estates, and a growing base of affluent entrepreneurs and executives, it offers privacy and quality of life just minutes from Miami's core districts.

5999 Biscayne Blvd sits at the gateway to the neighborhood, creating a rare balance. Clients arrive in a setting that feels

refined and residential, surrounded by mature trees and architectural character. At the same time, the property fronts US-1 with approximately 75,000 vehicles per day and strong signage visibility.

You get the credibility and intimacy of Morningside paired with the branding power of Biscayne Boulevard.

One address. Two identities





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