

# 5020 BISCAYNE BLVD

MIAMI, FLORIDA

FOR SALE



Signature  ONE  
LUXURY ESTATES, LLC  
[www.SignatureOneLuxuryEstates.com](http://www.SignatureOneLuxuryEstates.com)

# 5020 BISCAYNE BLVD

## PROPERTY DETAILS

Listing Type:	For Sale
Property Type:	Specialty/ Office
Total Building SF:	13,956
Total Leasable SF:	13,512
Lot Size S.F.	21,751
Price:	\$25,000,000.00
Zoning:	T6-8-O

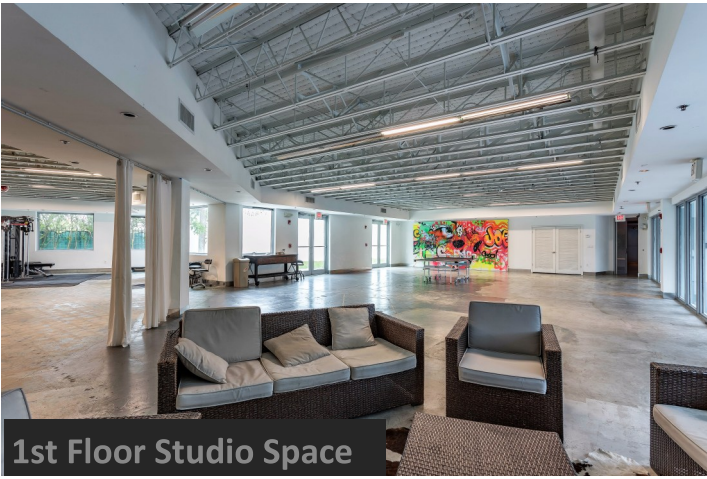


## PROPERTY DESCRIPTION

This property is a stunning 13,956 S.F. 2-story state-of-the-art recording studio sitting on a half-acre lot with 16 private parking spaces behind security gates accessible from both Biscayne Blvd and Federal Highway. The facility has a 34-camera security system, 5+ offices, 8 restrooms, 2 conference rooms, 3 artist lounges with kitchenettes. The 4,500 S.F. studio is capable for audio, video & photography, with over \$500,000 of equipment, SSL (Solid State Logic) 9000 J Series recording and mixing console; active mains (studio loud speakers, valued over \$20,000 a pair) 4 fully equipped isolation rooms with fully wired microphone and DI panels -TT patch bay -non-right angular wall construction (this is to diffuse sound waves in non-parallel angles)-discrete walls for artist privacy-electrical outlets installed with ground pins on top (upside down outlets for laymen).

The subject property sits on the Biscayne Corridor near the heart of the Design District and minutes from Midtown and the Wynwood Arts District. The Biscayne Blvd corridor has a daily traffic count of +/- 75,000.

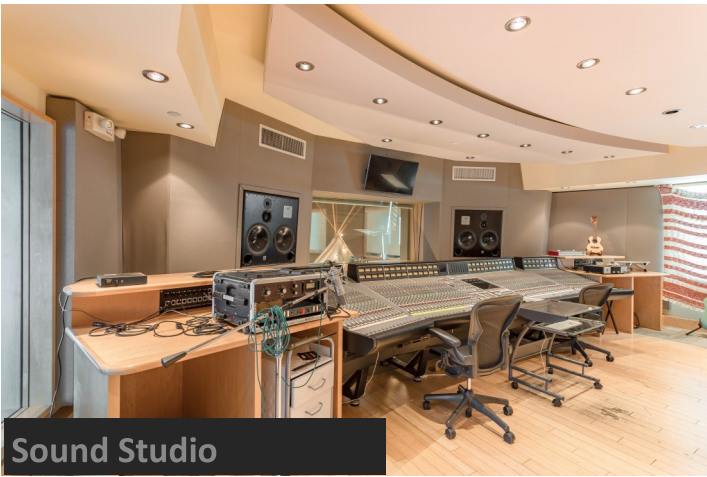
The property is an excellent investment opportunity that is 100% leased with an investment grade credit-rated single tenant which had a 5-year modified gross lease executed in 2019 with two (2) three (3) year options and is about to enter into its 2nd and final (3) year option with a market rate clause. Future redevelopment is ideal with T6-8 O zoning.



1st Floor Studio Space



Recording Room



Sound Studio



Isolation Studio Room



Sound Studio



Main Offices

## FOR MORE INFORMATION



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