



FOR LEASE

Miami Beach Marina Office Suites

300 Alton Road , Miami Beach, FL 33139



OFFERING SUMMARY

LEASE RATE:	\$55 - 80 SF/yr (NNN)
SUITES AVAILABLE:	2
AVAILABLE SF:	2,290 - 2,650 SF
ZONING:	GU
MARKET:	Miami Beach
SUBMARKET:	South Beach

PROPERTY OVERVIEW

SVN Commercial Realty is pleased to offer a great opportunity to lease the last available office space at the iconic Miami Beach Marina. Join other tenants such as Ghost Yachts, H2O Sports, and Angle of Attack Marine along with long standing restaurants, Texas de Brazil and Monty's. The property is comprised of three floors of office and commercial/retail space totaling +/- 55,940 SF as well as a 400 slip marina that can accommodate vessels up to 250 feet. Miami Beach Marina offers unparalleled views of the Intracoastal Waterway, downtown Miami skyline, Fisher Island, and Port Miami. Professionally owned and managed by Suntex Marinas.



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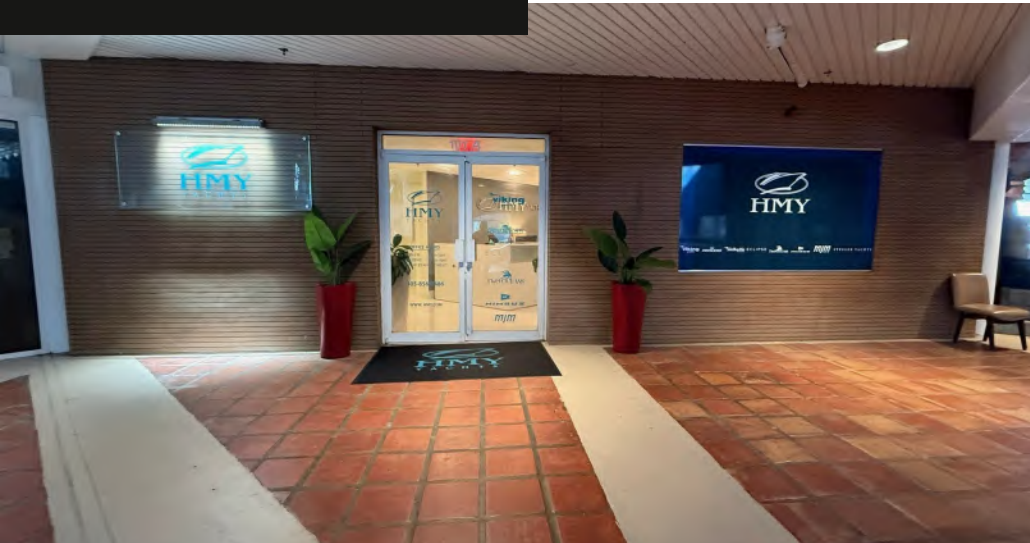




FOR LEASE

Prime Office Suite at Miami Beach Marina

300 Alton Road , Miami Beach, FL 33139



SUITE 101 A SUMMARY

AVAILABLE SF	2,290 SF
LEASE RATE	\$80.00/SF/YR NNN
OPEX	\$21.50/SF/YR

PROPERTY HIGHLIGHTS

- SUITE 101A | 2,290 SF
- Prime First Floor Office Suite
- Large Reception Area
- Six (6) Small, Semi Privates Offices w/ Glass Fronts
- Large Conference Room
- One (1) Spacious Private Office
- Kitchen/Breakroom
- Storage Room
- Elegant, Modern Finishes Throughout
- Turnkey Space



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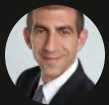
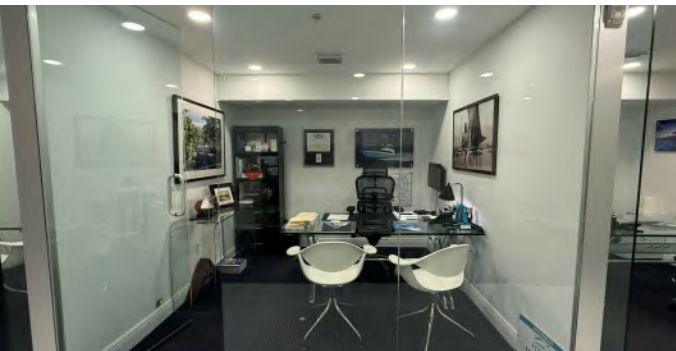
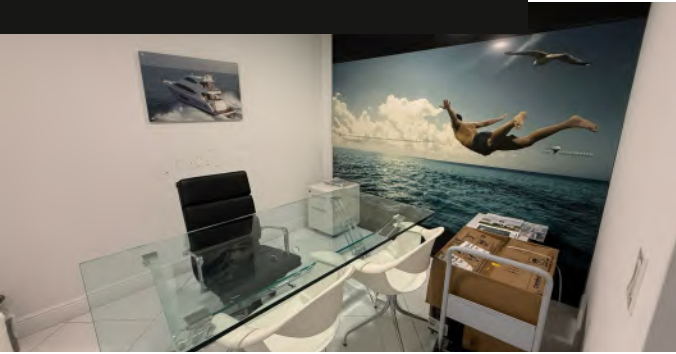
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FOR LEASE

Ground Floor Suite at Icon Building

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SUITE B AT ICON SUMMARY

AVAILABLE SF	2,650 SF
LEASE RATE	\$55.00/SF/YR NNN
OPEX	\$21.50/SF/YR

PROPERTY HIGHLIGHTS

- SUITE B - ICON BLDG
- 2,650 SF Office Suite
- Located in the Icon Building
- Ground Floor Suite
- Spacious Reception Area
- Five (5) Office Spaces
- Conference Room
- Kitchen/Breakroom
- Common Area Storage Room
- Common Area Restrooms
- Shared Only with Neighboring Suite



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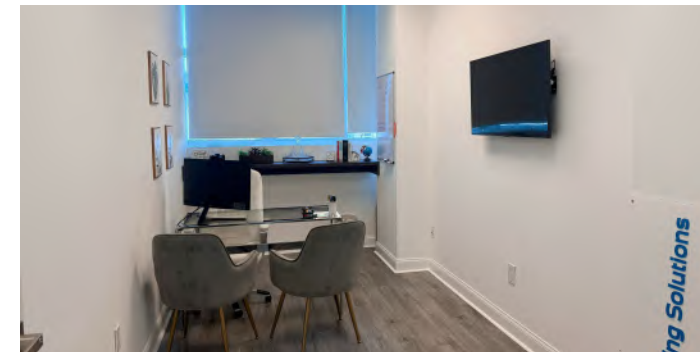
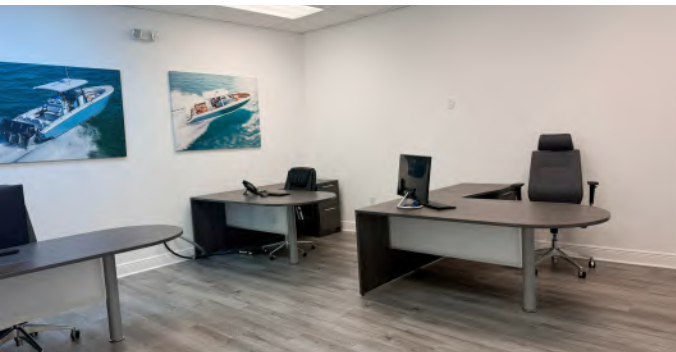
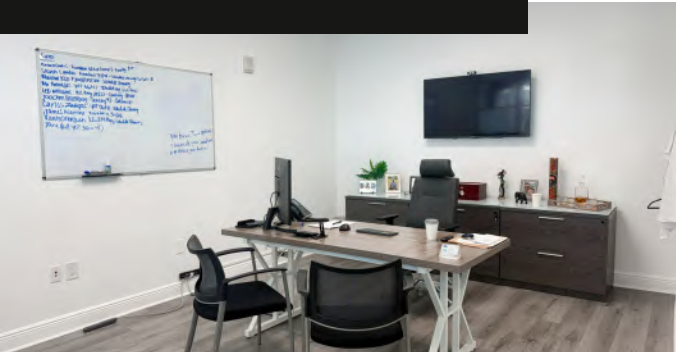


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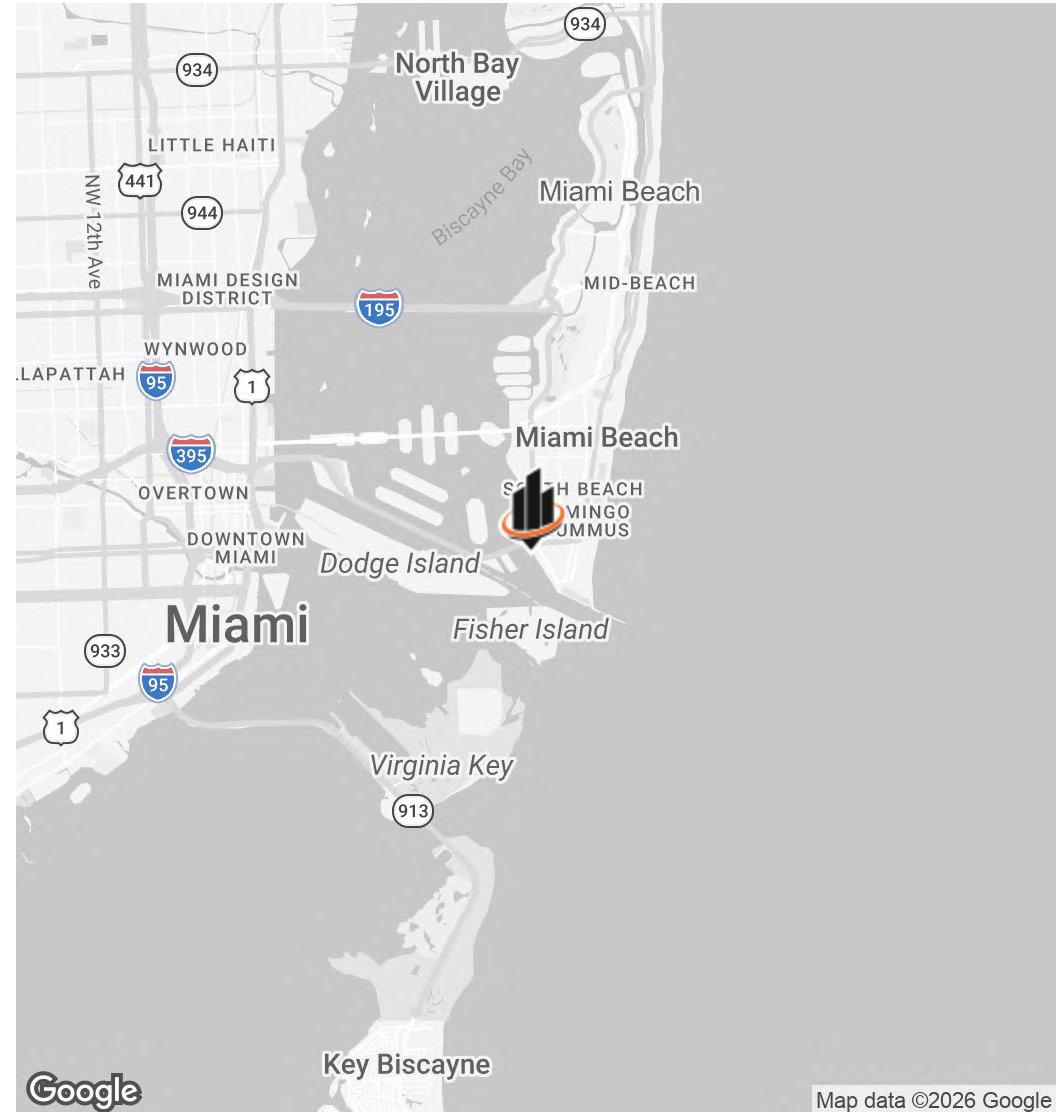
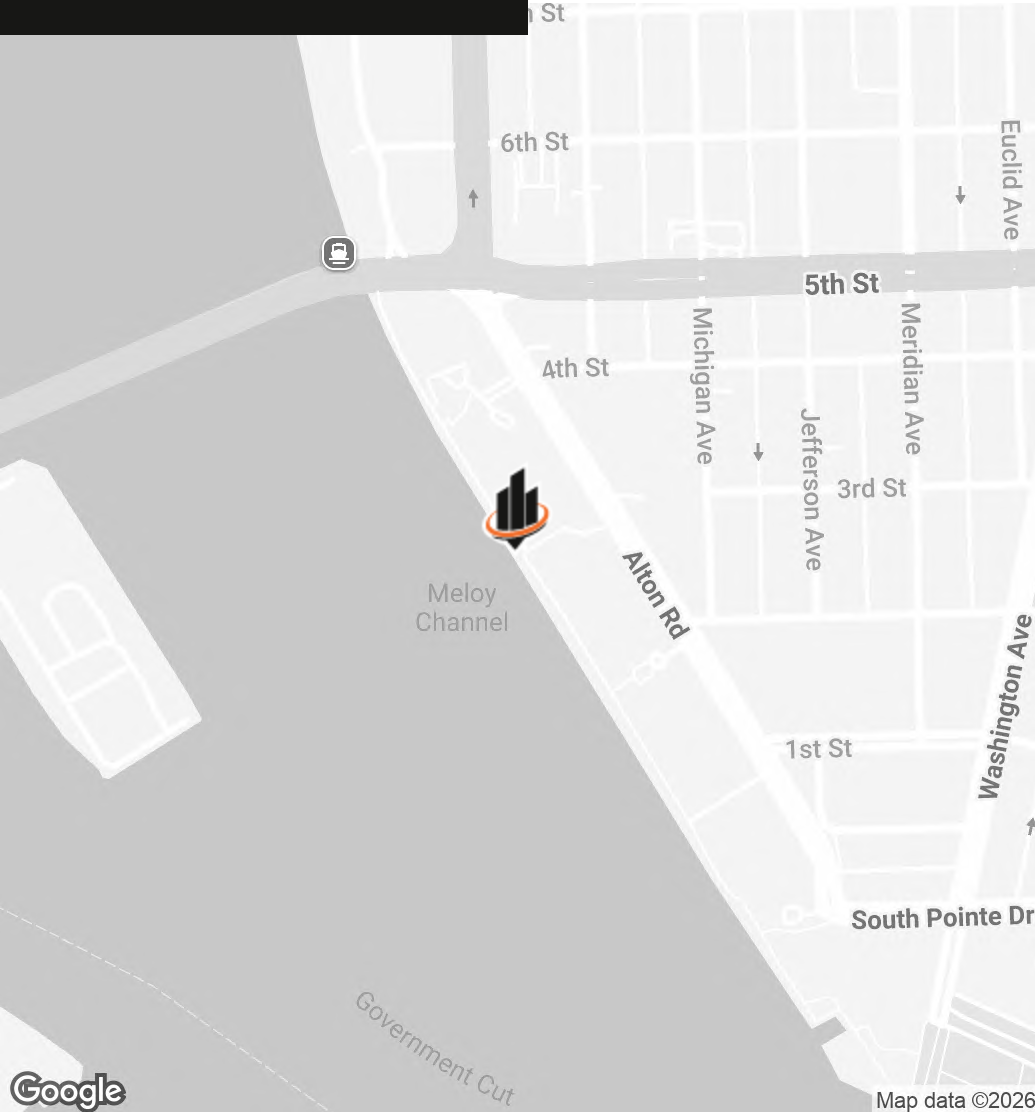


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