

TURNKEY OFFICE SPACE

FOR
SALE & LEASE

888 BISCAYNE BLVD,
MIAMI, FL 33132

1,455 - 6,435 SF
AVAILABLE

MARINA BLUE
ENTRANCE TO THE
WORLDCENTER



2666 Brickell Ave,
Miami, FL 33129
herzgrouprealestate.com

WOLFGANG HERZ



+1 786 303 2181



wh@fir.com

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EXECUTIVE SUMMARY

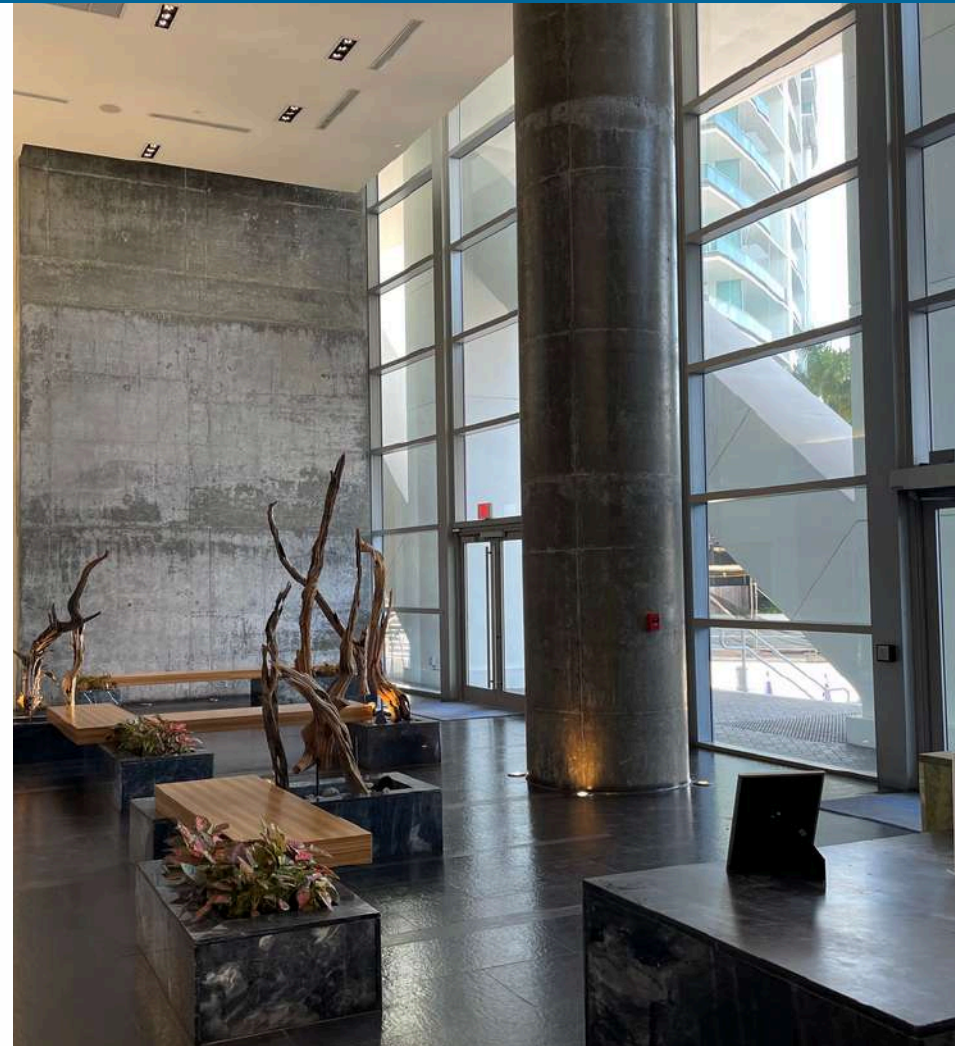
UNIT	SF	SALE	LEASE NNN	HOA
CU11A	1,455	- PSF	- PSF	\$2,110.56
CU11B	4,980	- PSF	- PSF	\$7,222.81

NOTE:

SF is gross including 15% common area factor

HIGHLIGHTS

- ✓ 6,435 SF Available
- ✓ Unique location
- ✓ Entrance to the Miami Worldcenter
- ✓ Unobstructed bay views
- ✓ Loft style 20' ceiling
- ✓ Private offices
- ✓ Co-working desks
- ✓ Meeting Rooms
- ✓ Private lobby
- ✓ 3 Elevators serving the property
- ✓ Valet parking available
- ✓ 9 Parking Spots



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PROPERTY OVERVIEW

Turnkey office spaces available for purchase, ranging from 1,455 SF to 4,980 SF, with a total of 6,435 SF available for sale or lease.

Situated in a prime location directly across from the Kaseya Center, the home of the Miami Heat, and adjacent to the Miami Worldcenter, Paramount, and Zaha Hadid residential tower, as well as the Waldorf Astoria Hotel & Residences. Positioned at the base of the renowned Architectonica Building, Marina Blue, boasting 516 residential units, and proximate to luxury hotels, the Port of Miami, Miami Court Houses, and Bayside Marketplace, this corner location is unparalleled.

Marina Blue is conveniently located near Miami's new Art Museum, Science Museum, Bayside, and Biscayne Bay, with easy access to the MacArthur Causeway, Dolphin Expressway, and Interstate 95. With its liberal zoning in the entertainment district, this property presents an exceptional opportunity.



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FLOOR PLAN

CUT1A

1,455 SF

AVAILABLE

CUT1B

4,980 SF

AVAILABLE

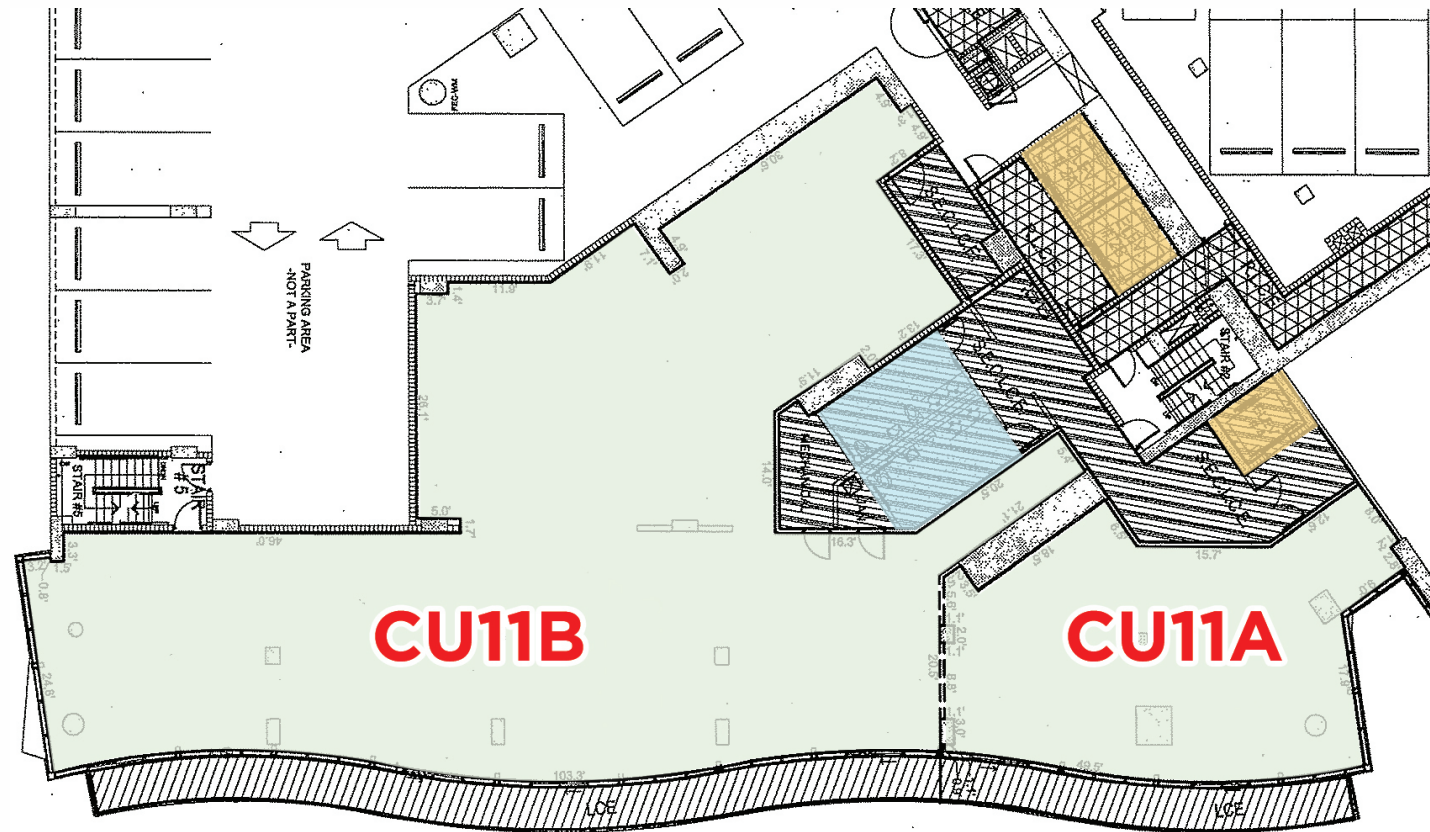
TOTAL SF AVAILABLE

6,435 SF

= Available

= Elevator

= Bathrooms



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FLOOR PLAN

CU11A

1,455 SF

AVAILABLE

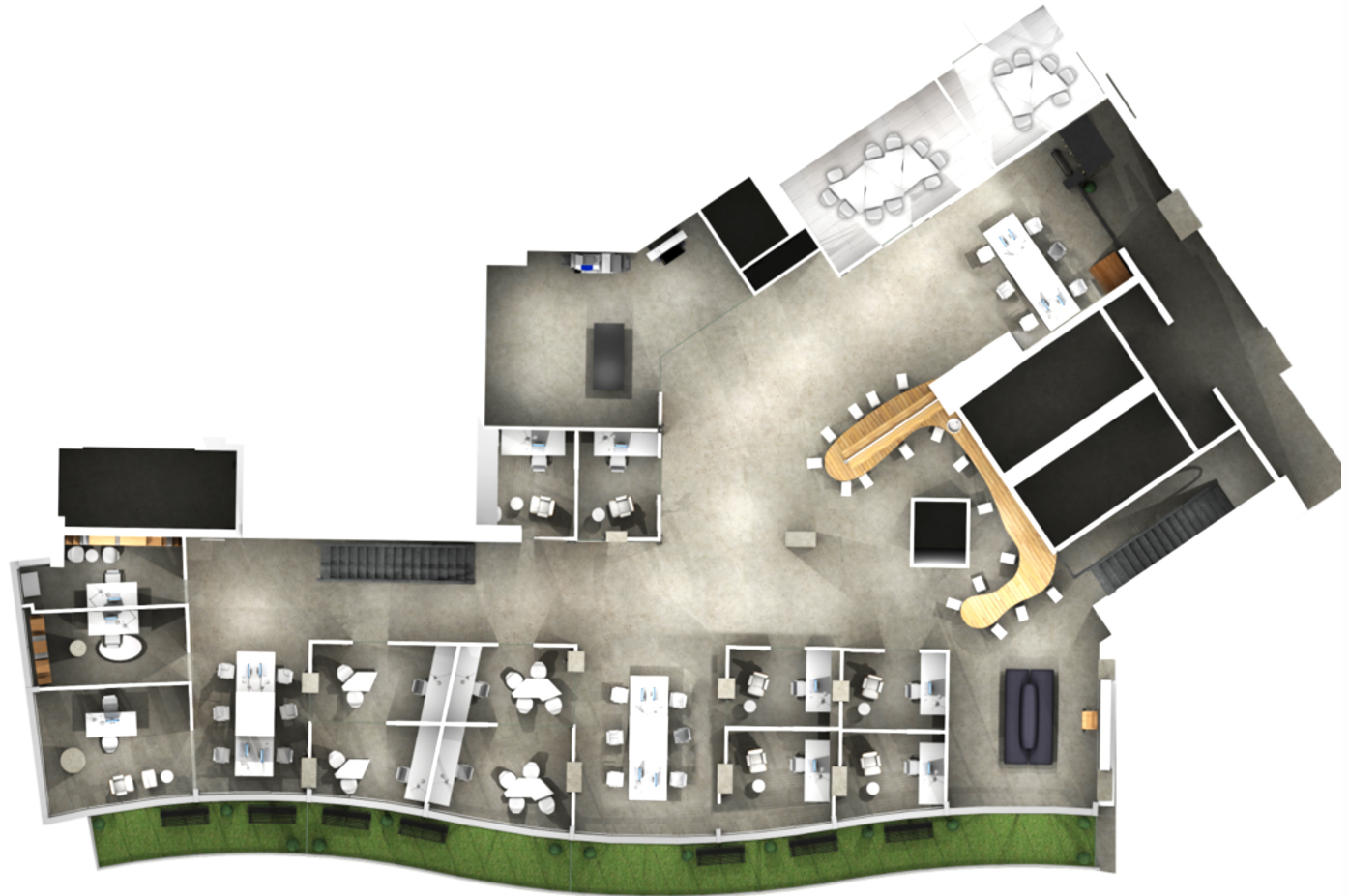
CU11B

4,980 SF

AVAILABLE

TOTAL SF AVAILABLE

6,435 SF



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FLOOR PLAN

CUI1A

1,455 SF

AVAILABLE

CUI1B

4,980 SF

AVAILABLE

TOTAL SF AVAILABLE

6,435 SF



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LOCATION - NEARBY TENANTS



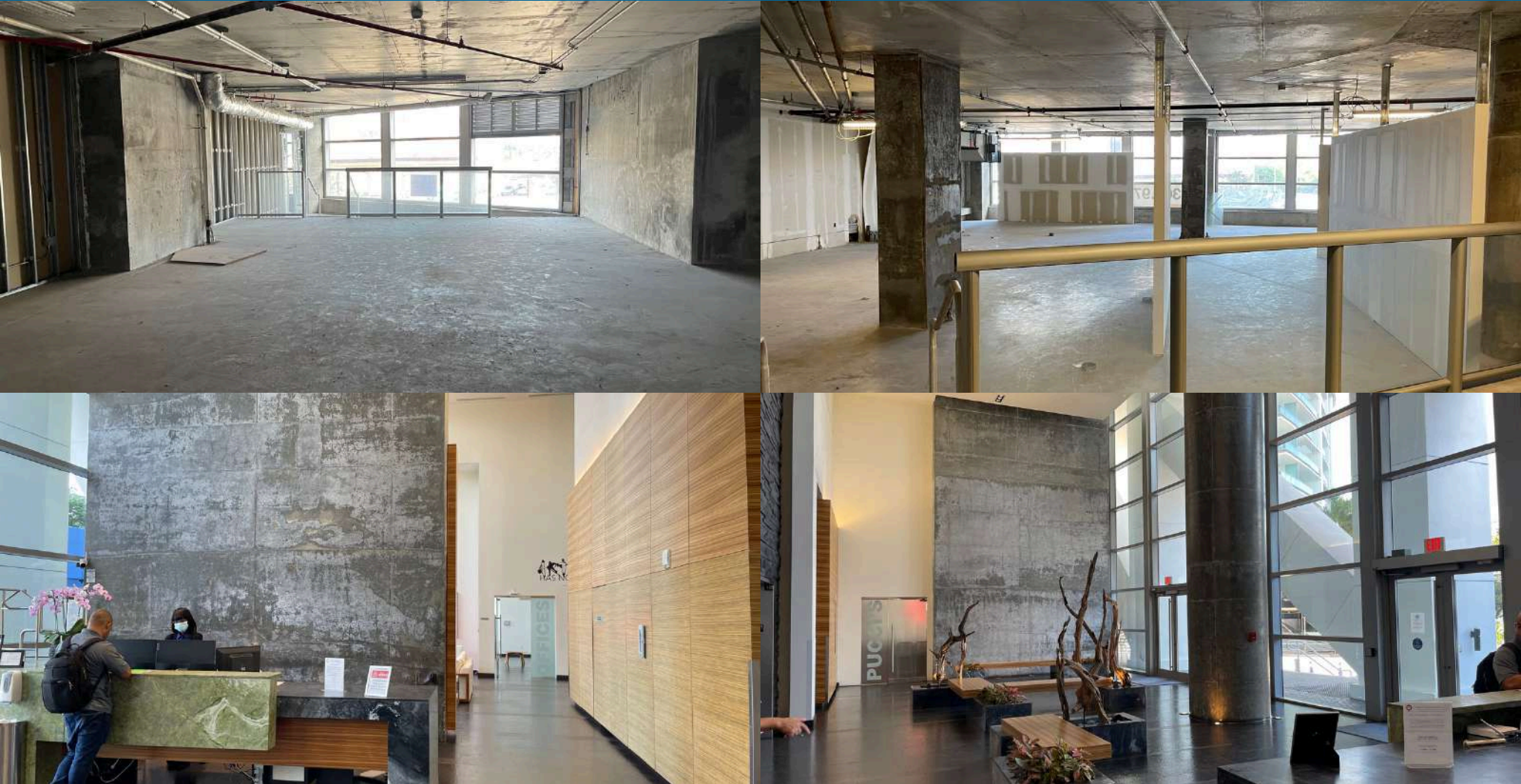
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PHOTOS



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GATEWAY TO MIAMI WORLDCENTER

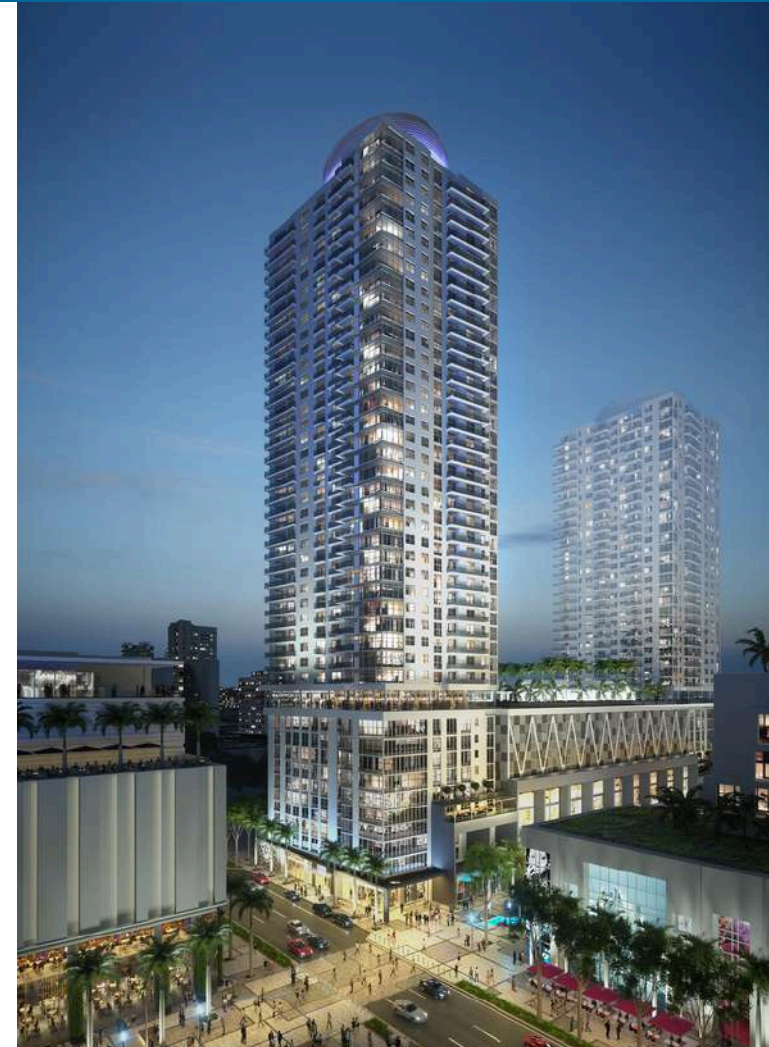
Marina Blue is located just steps from the Miami Worldcenter!

Miami Worldcenter is a world-class urban destination that brings a new energy to the city of Miami. With a compelling and unique blend of exceptional entertainment, retail, residential and commercial offerings set among a pedestrian-friendly environment and green spaces, Miami Worldcenter is the diverse and dynamic heart of the city.

Miami Worldcenter welcomes all to the heart of Miami with an unmatched location and accessibility. A magnetic destination within walking distance of many cultural and entertainment venues including Perez Art Museum, Frost Science Museum, Arsht Center for Performing Arts, Knight Concert Hall, Kaseya Center and Miami's Freedom Tower.

"THE ACE"

The Miami Worldcenter stands at the crossroads of transportation, health, entertainment, arts, culture, and education, serving as the hub for everything you seek. It embodies the spirit of Miami's urban lifestyle, offering a diverse range of experiences to all who visit.



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NEIGHBORHOOD - DOWNTOWN MIAMI

In Florida, Downtown Miami is the destination for global business. A thriving economy, strong business sectors, instant connectivity, extensive social and cultural offerings and an active and vibrant residential community come together to form our global cosmopolitan city.

Companies strategically choose Downtown Miami to be a part of the city's core. a tropical waterfront paradise where worlds meet, entrepreneurs gather, and the Americas are centered. Whether opening, expanding or relocating a business, the Miami Downtown Development Authority will connect you to city, county and state agencies as well as other businesses and organizations to facilitate real growth and sustained success. For more than 50 years the agency has been a catalyst for positive change and continues to work toward the enhancement of Downtown Miami for all area residents, businesses and visitors.

For international businesses, Miami is the location of choice to serve their Latin American, American and European clients and customers. In fact, nearly 200 main offices and U.S. branches of multinationals are located in Downtown Miami. Convenience of access is one of the key reasons companies choose Downtown Miami. MIA is just 20 minutes away by car or the airport transit link. As the second largest airport in the U.S. for international passengers, MIA provides non-stop service to 154 destinations and more than 200 daily direct flights to major international cities across the globe.



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DEMOGRAPHICS - DOWNTOWN



DAYTIME POPULATION

88,540



HOTEL ROOMS

6,640



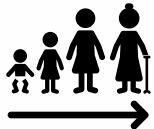
RESIDENTS

88,540



DOWNTOWN WORKERS

160,000



MEDIAN AGE

36.7



TOTAL AREA BUSINESSES

1,366



AVERAGE HOUSEHOLD INCOME

\$97,671



OCCUPANCY

85%



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ABOUT HERZ GROUP

Led by Wolfgang Herz, President of Fortune International Realty's Commercial Division, are dedicated to delivering excellence to our clients. With a track record of independent excellence, we have become one of Florida's leading commercial and residential real estate providers. In the year 2022 alone, we proudly achieved over \$50 million in sales, a testament to our commitment to success and client satisfaction.

At the Herz Group, our team is comprised of individuals with diverse backgrounds, extensive networks, and language skills. We are fluent in major languages such as Spanish, German, French, Italian, Russian, Chinese, and more. This linguistic expertise allows us to effectively communicate and serve clients from various cultural backgrounds. With our combined experience, global perspective, and personal approach, we deliver exceptional results and build lasting relationships with our clients.



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