



FOR LEASE

Ground Floor Suite at Icon Building
300 Alton Road , Miami Beach, FL 33139



LEASE RATE **\$55.00 SF/YR NNN**


OFFERING SUMMARY


AVAILABLE SF:	2,650 SF
ZONING:	GU
MARKET:	Miami Beach
SUBMARKET:	South Beach
OPEX:	\$21.50/SF

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, FB Marine Group, 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.



 **Joel A. Kattan, SIOR**
Senior Director
O: 954.448.8531
joel@svncr.com

 **Anthony Peragine**
Senior Advisor
O: 786.643.0416
anthony@svncr.com





FOR LEASE

Ground Floor Suite at Icon Building

300 Alton Road , Miami Beach, FL 33139



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



Joel A. Kattan, SIOR
Senior Director
O: 954.448.8531
joel@svncr.com

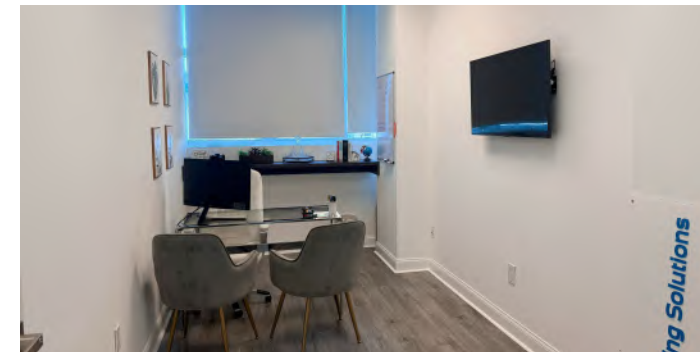
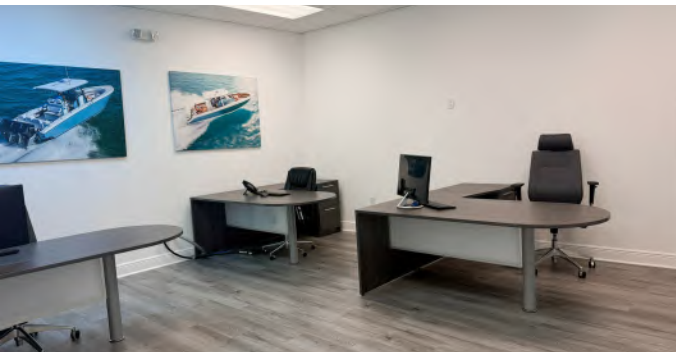
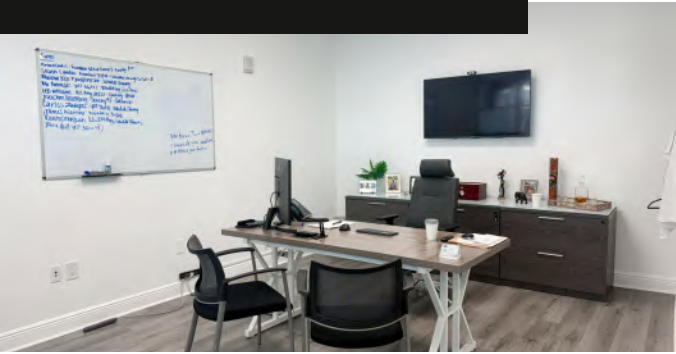


Anthony Peragine
Senior Advisor
O: 786.643.0416
anthony@svncr.com



FOR LEASE

Ground Floor Suite at Icon Building
300 Alton Road , Miami Beach, FL 33139



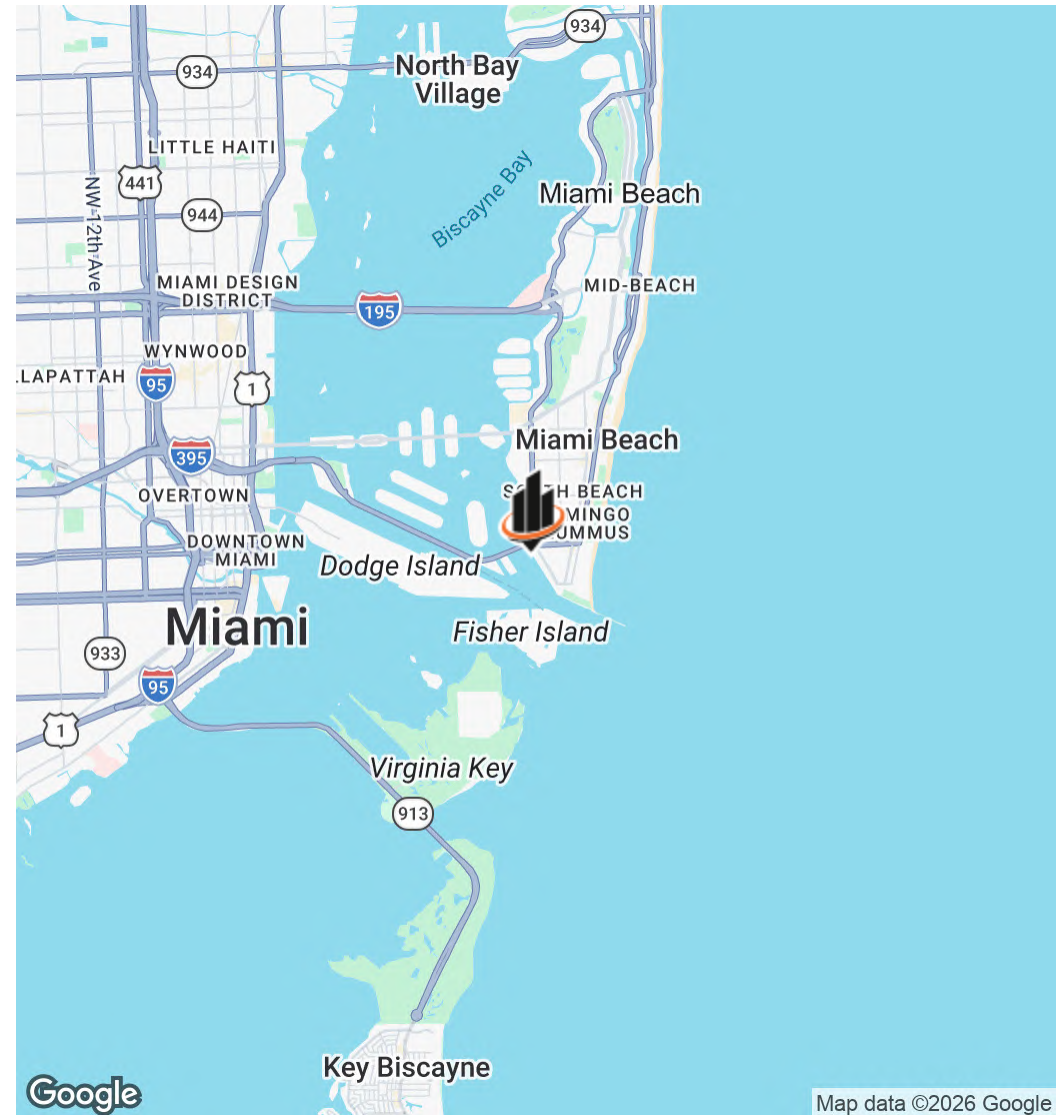
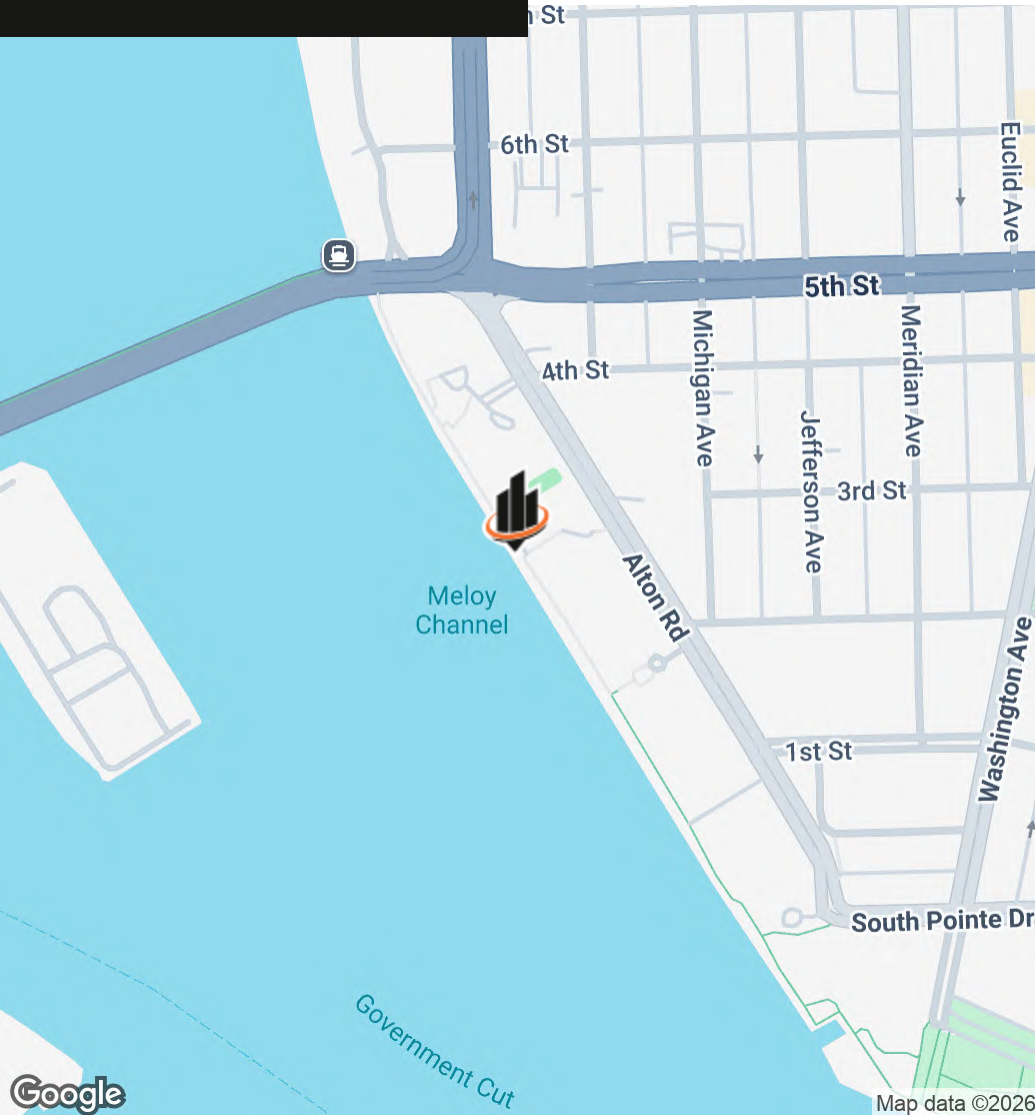
Joel A. Kattan, SIOR
Senior Director
O: 954.448.8531
joel@svncr.com



Anthony Peragine
Senior Advisor
O: 786.643.0416
anthony@svncr.com

FOR LEASE

Ground Floor Suite at Icon Building
300 Alton Road , Miami Beach, FL 33139



Joel A. Kattan, SIOR
Senior Director
O: 954.448.8531
joel@svncr.com



Anthony Peragine
Senior Advisor
O: 786.643.0416
anthony@svncr.com