

DOWNTOWN MIAMI

1040 Biscayne Blvd, P4, Miami, Florida 33132

FOR LEASE

MOVE-IN READY OFFICE SPACE FOR LEASE





Designed to impress. Built for success.

This **3,400 SF move-in-ready office** is a rare find. **Floor-to-ceiling windows** flood the space with natural light, while unparalleled **panoramic views of Biscayne Bay and the South Beach skyline** create a breathtaking backdrop for your business.

With **five private offices, a spacious conference room, and an open-concept layout**, this workspace is designed for both productivity and prestige. **Fully automated lighting and shades** add a touch of modern luxury, ensuring comfort and convenience.

Located just **three blocks from Miami Worldcenter**, you'll be steps from world-class shopping, dining, and entertainment—perfect for impressing clients and energizing your team. **Onsite parking** is available for seamless accessibility.

Opportunities like this are rare. Schedule a tour today and secure this space before it's gone.





EXECUTIVE SUMMARY



P4:

3,400 SF ±



LEASING RATE:

\$19,500 /Month MG



PARKING:

2/1,000 SF



AVAILABILITY:

Move-in Ready



Area Highlights

- Situated in the heart of Downtown Miami, offering easy access to **Wynwood, Edgewater & Brickell**
- Three blocks north of Miami World center with stores such as Apple (coming soon), Lululemon, Club Studio, Sephora, Earls Kitchen, Bowlero, and much more dining and entertainment.
- Close proximity to major public transportation routes, I-395, I-95 and Biscayne Blvd
- Surrounded by multimillion dollar condominiums such as 1000 Museum, Aston Martin Residences, Marquis, 900 Biscayne, Marina Blue, among many others
- Near art galleries, theaters, and museums that enrich the local cultural landscape, including the Frost Science Museum, Pérez Art Museum Miami (PAMM), the arena, and Maurice A. Ferré Park

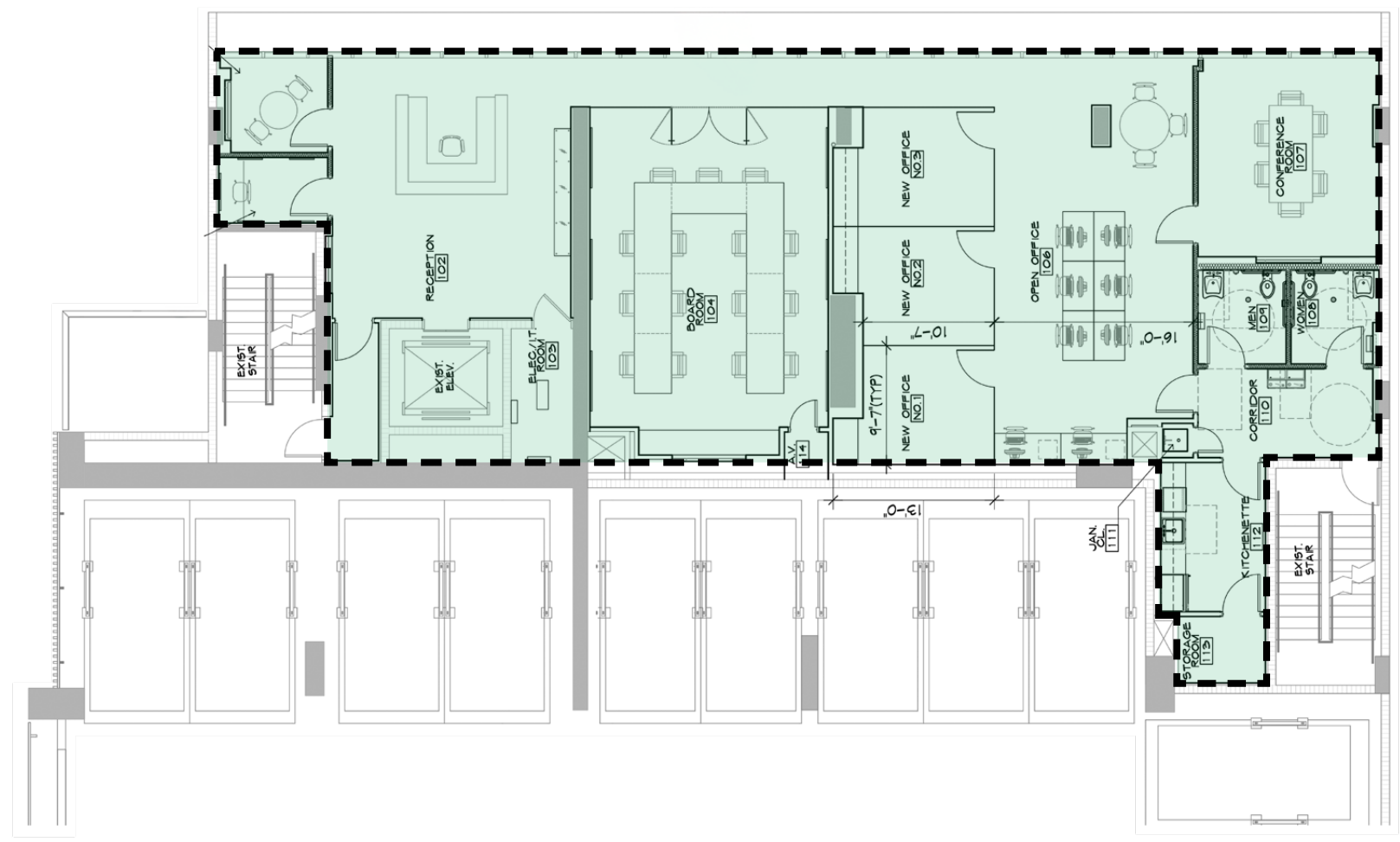




FLOORPLAN

BISCAYNE BLVD

(Approx. 75,500+ DTC)



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www.chariff.com
(305) 576-7474



INTERIOR PHOTOS





INTERIOR PHOTOS





INTERIOR PHOTOS



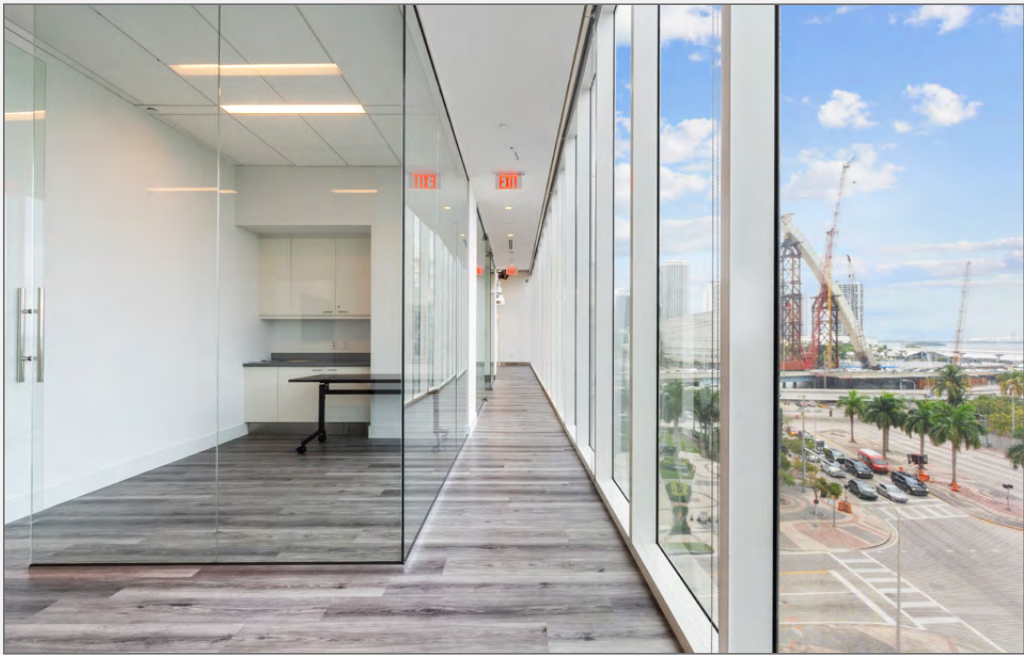


INTERIOR PHOTOS





INTERIOR PHOTOS





AERIAL VIEW (North to South View)



1.2 Miles to
Brickell


Kaseya
Center

MAURICE A.
FERRE PARK

FROST
SCIENCE

Biscayne Blvd

McArthur Causeway



RENDERING OF
FUTURE NEW BRIDGE



AERIAL VIEW (East to West View)



1.2 Miles to Brickell

Kaseya Center

Biscayne Blvd

FROST SCIENCE

MAURICE A. FERRE PARK



RENDERING OF FUTURE NEW BRIDGE

McArthur Causeway



AERIAL VIEW (S.E. to N.W. View)



1.9 Miles to Wynwood

2.1 Miles to Midtown

Biscayne Blvd

McArthur Causeway

FROST SCIENCE

MAURICE A. FERRE PARK

Adrienne Arsht Center
FOR THE PERFORMING ARTS OF MIAMI-DADE COUNTY





AERIAL VIEW



NE 11th St

COMMERCIAL
FOR LEASE
305-576-7474

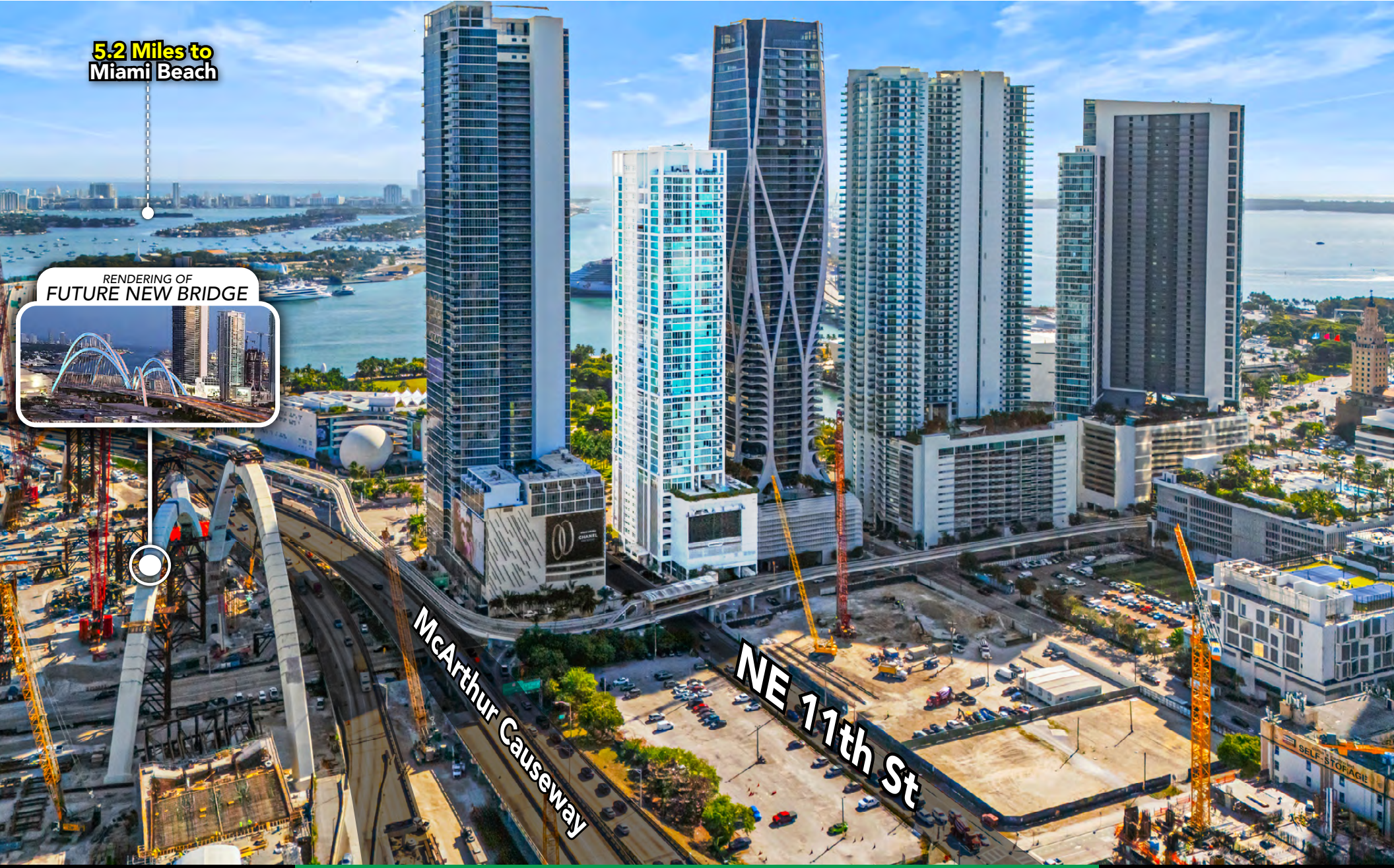


AERIAL VIEW (West to East View)

5.2 Miles to Miami Beach



RENDERING OF FUTURE NEW BRIDGE



McArthur Causeway

NE 11th St



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NEXT TO THE FUTURE NEW BRIDGE

*TEN MUSEM PARK is located
next to the upcoming SIGNATURE BRIDGE*

Full Completion is Scheduled for 2024

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5801 BISCAYNE BOULEVARD
MIAMI, FLORIDA 33137

www.chariff.com

(O) 305-576-7474

(F) 305-576-7494

 @chariff

 @chariff

 @chariffrealty



Lyle Chariff

President/Broker

(305) 576-7474

lyle@chariff.com



Mauricio Zapata

Principal/Broker

(305) 576-7474

mauricio@chariff.com