

FOR LEASE

SECOND FLOOR OFFICE

6318 BISCAYNE BLVD

MIAMI, FL 33137

GRIDLINE
PROPERTIES



EXECUTIVE SUMMARY

Position your business in the heart of Miami's iconic MiMo District at 6318 Biscayne Blvd. Located adjacent to Starbucks and The Community, this 783 SF second-floor office suite offers an ideal opportunity for creative firms, professional users, and boutique businesses seeking a presence along one of Miami's most active commercial corridors.

Blending the character of the neighborhood's historic architecture with modern functionality, the suite features an efficient office layout with abundant natural light and an existing workstation buildout designed to support productivity and collaboration. The ground floor is occupied by an established pet grooming company, contributing to an active and welcoming environment at the property. With strong frontage and continuous exposure along Biscayne Boulevard, the building provides exceptional visibility within the thriving MiMo District.

On-site parking and immediate access to neighborhood amenities make this a convenient and highly accessible location for both employees and clients alike. Schedule a tour to experience this uniquely positioned office opportunity.



PROPERTY HIGHLIGHTS

FOR LEASE

TYPE	Commercial
BUILDING SIZE	4,460 SF
TOTAL LOT SIZE	20,987 SF
ZONING	T6-88-O
UNIT SIZE	783 SF
RATE	\$54 PSF Mod. Gross

FEATURES



Prime location in the MiMo District



Adjacent to Starbucks and The Community



On-site parking available



Existing office and workstation buildout



Abundant natural light throughout



Excellent visibility along Biscayne Boulevard



Ground floor occupied by established pet grooming business



High-traffic corridor with strong daily exposure



INTERIOR IMAGES





LOCATION OVERVIEW

■ The MiMo District is one of Miami's fastest-growing neighborhoods, offering strong visibility and consistent traffic along one of the city's most traveled corridors. The district's diverse and culturally rich demographic profile, close proximity to Miami's urban core, and ongoing revitalization efforts provide tenants an opportunity to integrate into a vibrant, growing community while benefiting from its rich historical and cultural backdrop.

The area attracts a steady mix of local residents, tourists, and young professionals, supporting a thriving base of boutique retail, restaurants, art galleries, and service businesses.



GRIDLINE PROPERTIES

6318 BISCAYNE BLVD

READY TO SCHEDULE A TOUR?
CONTACT US

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