

SUITE 940

4770 BISCAYNE

4770 BISCAYNE BOULEVARD  
MIAMI, FL 33137

FOR SALE



COMMERCIAL REAL ESTATE SERVICES

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PRESENTED BY:

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# PROPERTY SUMMARY

## PROPERTY OVERVIEW

Lee & Associates presents the opportunity to acquire a 1,555 SF condo office boasting panoramic views of Biscayne Bay and Miami's skyline. Located in the 4770 Biscayne Building along the Biscayne corridor in Miami Florida boasting panoramic views of Biscayne Bay and Miami's skyline. The property was fully renovated in 2006 and updated with modern features including all-new systems, smart elevators, all-new lighting, updated corridor ceilings, and a modernized lobby with terrazzo and river rock flooring complemented by slate walls. The tenants enjoy 24-hour building access and round-the-clock building security for additional safety. The property is also exceptionally located directly adjacent to Publix Super Market, across the street from the upscale BayPoint Residences, near Downtown Miami, Miami's Design District, and Wynwood, and is just 10 miles away from Miami International Airport. Direct access to I-195 offers easy travel from the property as it connects to major highways and thoroughfares. PRICE INCLUDES 4 Reserved Covered Parking spaces 2 on the ground floor and 2 on the second floor.

Unit 940 (1,555 Sq Ft)



For more information, please contact one of the following individuals:

## MARKET ADVISORS

### BERT CHECA

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### MATTHEW KATZEN

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## SALE PRICE: \$1,189,000.00

- Exceptionally Located Near Downtown Miami by Miami Design District and Wynwood
- Easy Access to I-195 for Excellent Commutability



### 4770 Biscayne Building:

Updated Modern Lobby and New Smart Elevators, Panoramic Views of Biscayne Bay & Miami's Skyline  
On-site Three-level Parking Deck  
Car Charging Station  
24-hour Building Access and Security



### Prime Location:

Exceptionally located directly adjacent to Publix Super Market, across the street from the upscale BayPoint Residences, near Downtown Miami, Miami's Design District, and Wynwood, and is just 10 miles away from Miami International Airport.



### Exceptional Freeway Access:

Direct access to I-195 offers easy travel from the property as it connects to major highways and thoroughfares.

# COMPLETE HIGHLIGHTS



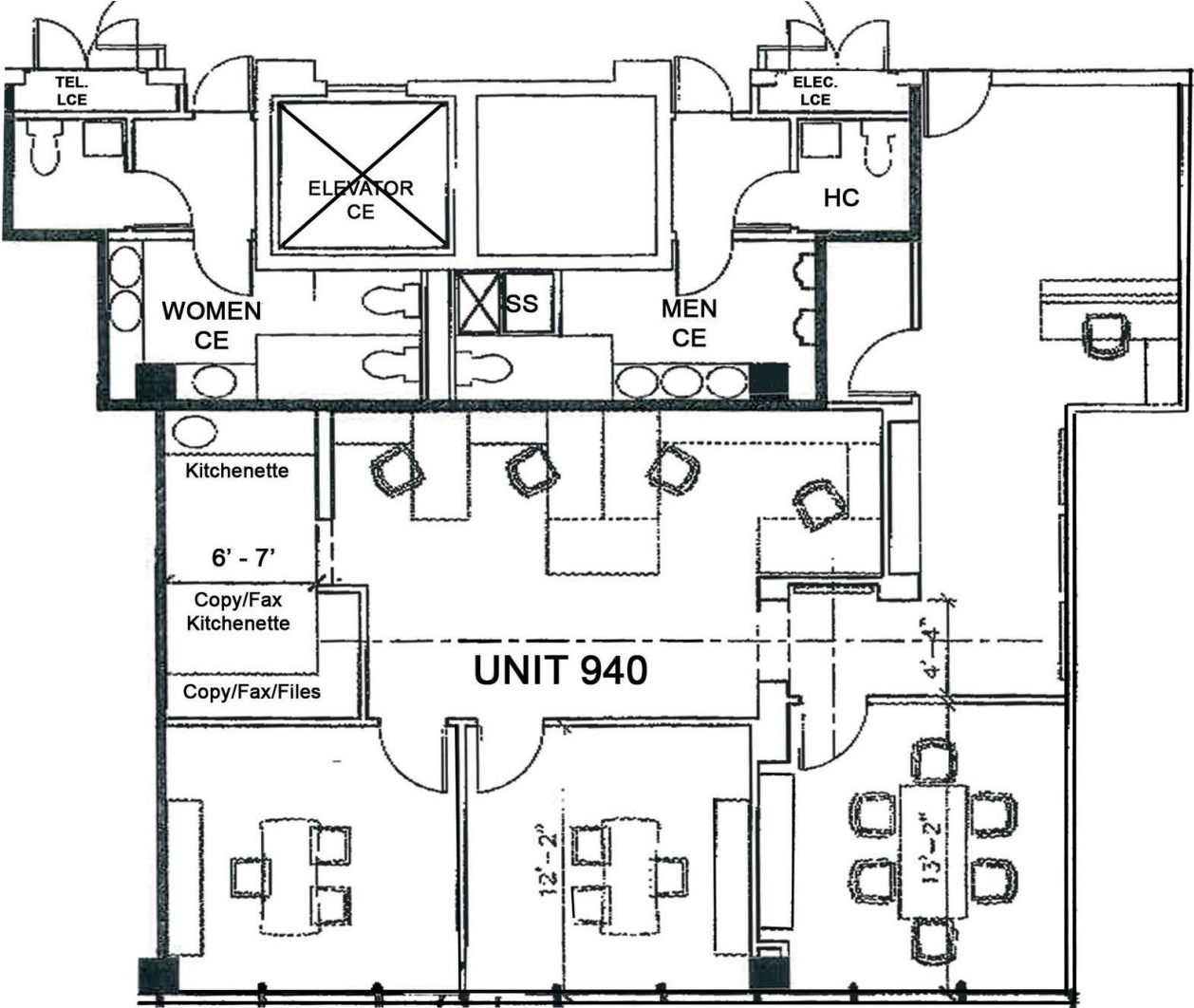
## LOCATION INFORMATION

<b>BUILDING NAME</b>	4770 Biscayne Suite 940
<b>STREET ADDRESS</b>	4770 Biscayne Boulevard
<b>CITY, STATE, ZIP</b>	Miami, FL 33137
<b>COUNTY</b>	Miami Dade
<b>MARKET</b>	South Florida
<b>SUB-MARKET</b>	Biscayne Blvd
<b>CROSS-STREETS</b>	US-1
<b>NEAREST HIGHWAY</b>	US-1 & I95
<b>NEAREST AIRPORT</b>	Miami International Airport

## BUILDING INFORMATION

<b>BUILDING CLASS</b>	B
<b>OCCUPANCY %</b>	95.0%
<b>TENANCY</b>	Multiple
<b>NUMBER OF FLOORS</b>	15
<b>AVERAGE FLOOR SIZE</b>	1,555 SF
<b>YEAR BUILT</b>	1982
<b>YEAR LAST RENOVATED</b>	2006

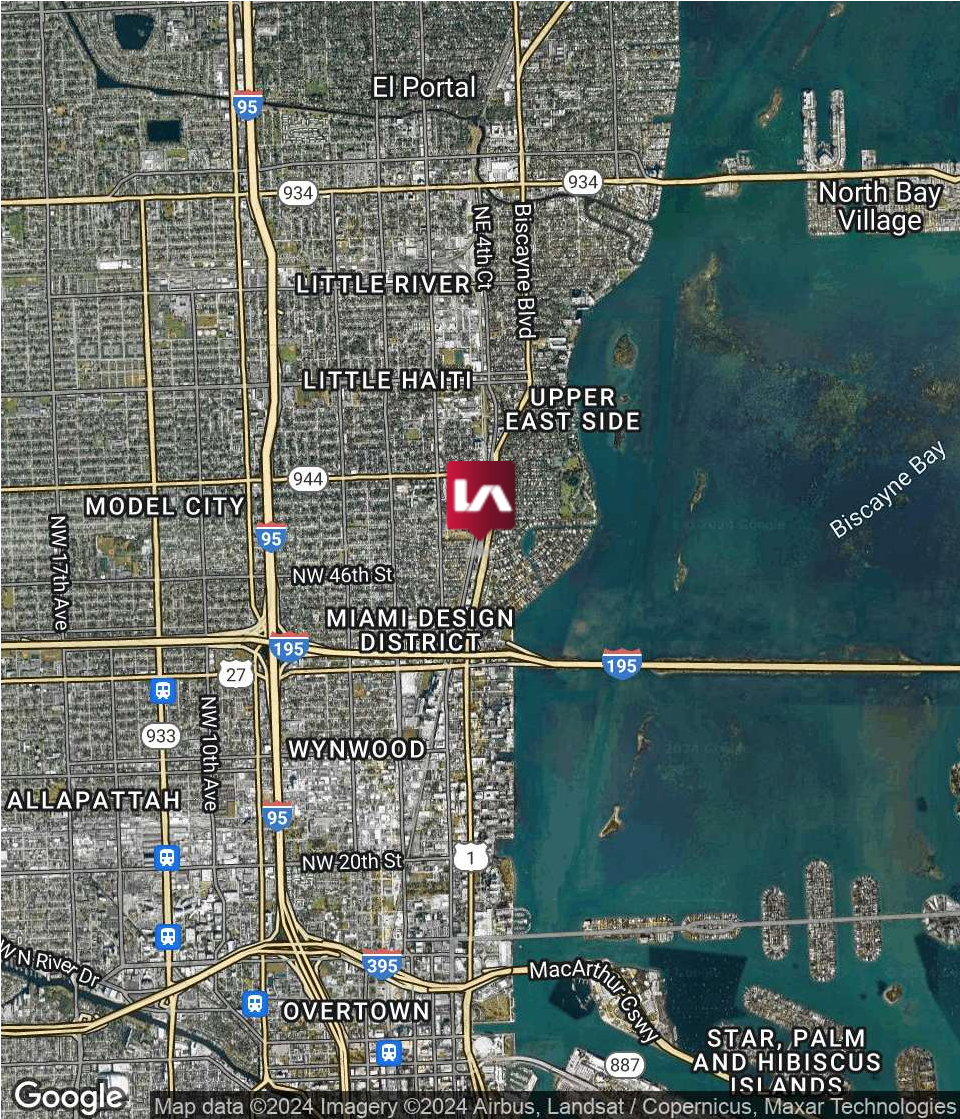
# FLOOR PLAN



1,555 SF | Office Condo



# REGIONAL MAP



## LOCATION OVERVIEW

Located along Biscayne Blvd adjacent to Publix and near Miami’s most vibrant areas, including the Design District, South Beach, and Downtown Brickell. Direct access to I-195 and less than a 25-minute drive to Miami International Airport.

## CITY INFORMATION

CITY:	Miami
SUBMARKET:	Biscayne Blvd
CROSS STREETS:	US-1
NEAREST HIGHWAY:	US-1 & I-95
NEAREST AIRPORT:	Miami International Airport

# DEMOGRAPHIC PROFILE

## — KEY FACTS —

**228,156**  
Total Population

**\$83,826**  
Average Household Income

**36.8**  
Median Age

**2.3**  
Average Household Size

### EDUCATION

**18%**  
No High School Diploma

**27%**  
High School Graduate

**22%**  
Some College

**33%**  
Bachelor's/Grad/Prof Degree

### Drive time of 10 minutes

### EMPLOYMENT TRENDS

**21%** White Collar

**59%** Blue Collar

**20%** Services

**Unemployment Rate 2.2%**

### DAYTIME POPULATION

Total Daytime Population: **279,194**

Daytime Population: Workers: **162,074**

Daytime Population: Residents: **117,120**

### BUSINESS

**16,671**  
Total Businesses

**149,068**  
Total Employees

**17,500,837,457**  
Total Sales

### COMMUTING TRENDS

**9%** Took Public Transportation

**7%** Carpooled

**3%** Walked

**1%** Bicycled

### NEARBY AMENITIES

**956** Number of Restaurants

**3,162** Retail Businesses