

EXECUTIVE PLAZA MEDICAL OFFICE - BISCAYNE

3000 BISCAYNE BLVD
MIAMI, FL 33137

FOR LEASE



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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PRESENTED BY:

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PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates presents Executive Plaza, a prominent five-story office building at 3000 Biscayne Boulevard in Miami's thriving Biscayne Corridor Submarket. Spanning 59,259 Sq.Ft, this Class C medical office building offers multi-tenancy within a masonry structure built in 1965. Key features include two elevators, a slab-to-slab height of 9 feet, and a parking ratio of 3.00 spaces per 1,000 square feet, with 127 surface parking spaces available.

Located in an urban setting, Executive Plaza benefits from excellent accessibility and visibility. The property is positioned along Biscayne Boulevard, one of Miami's major thoroughfares, with a Walk Score 92, indicating a "Walker's Paradise" for access to amenities. The building is also well-served by public transit, with multiple bus lines nearby and two Metrorail stations within a short drive. The area features strong demographics, with a high population density and daytime employee count, further enhancing the site's attractiveness for medical office use.



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

MARKET ADVISORS

BERT CHECA

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MATTHEW KATZEN

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PROPERTY HIGHLIGHTS

- Located in Miami's Biscayne Corridor Submarket



3000 Biscayne:

59,259 square feet
Class C Medical Office Building
Multi-tenancy
127 Surface Spaces



Prime Location:

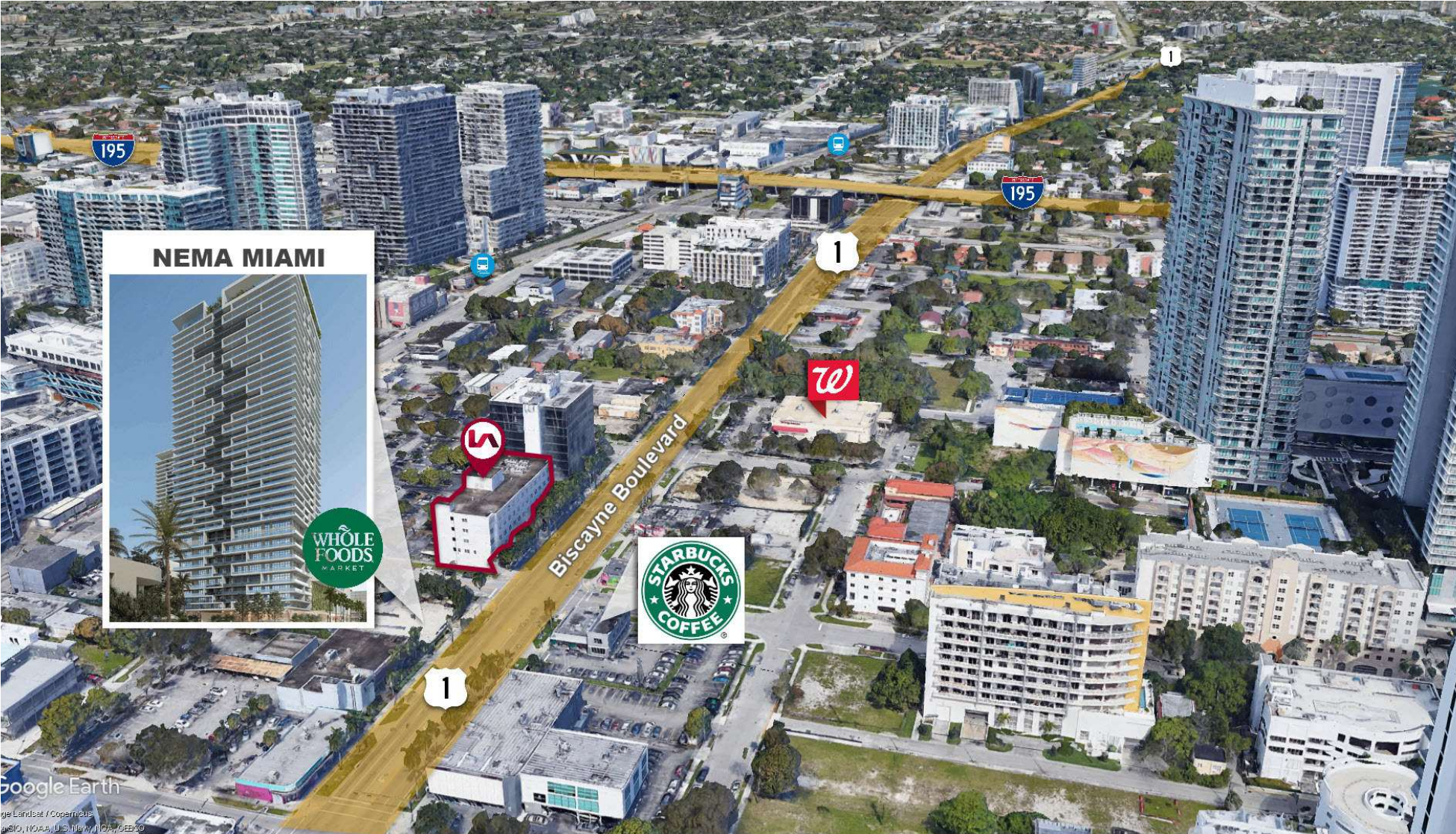
The building is conveniently located near several Miami-Dade Transit stations:
The Adrienne Arsht Center 4 min
School Board s 4-min
The Eleventh Street Station 4 min
Museum Park Metro Mover 5 min
Park West station 5 min



Exceptional Freeway Access:

Nearest Highways: SR 27 & I-95

AREA OVERVIEW



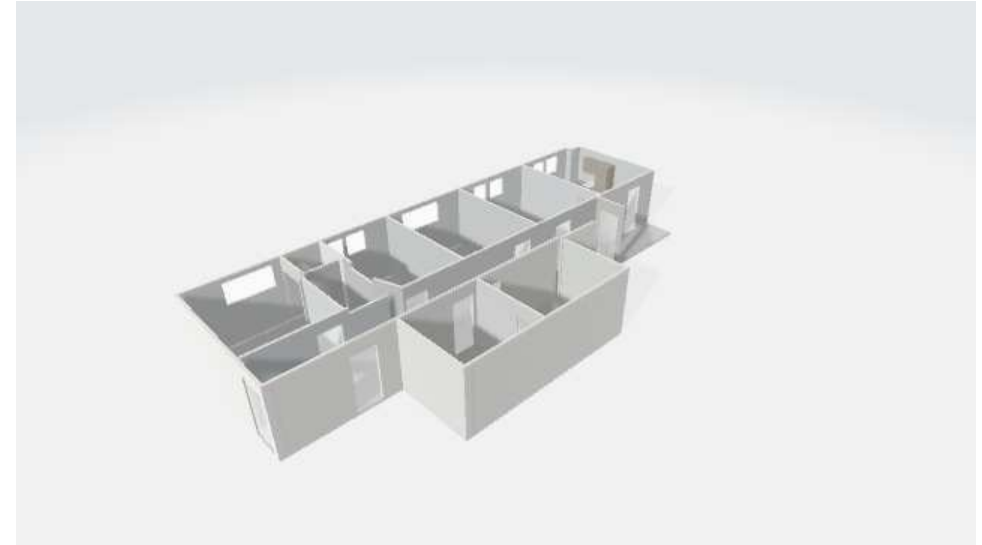
Google Earth
Imagery © 2023
Map data © 2023

LEASE SPACES

AVAILABLE SPACES

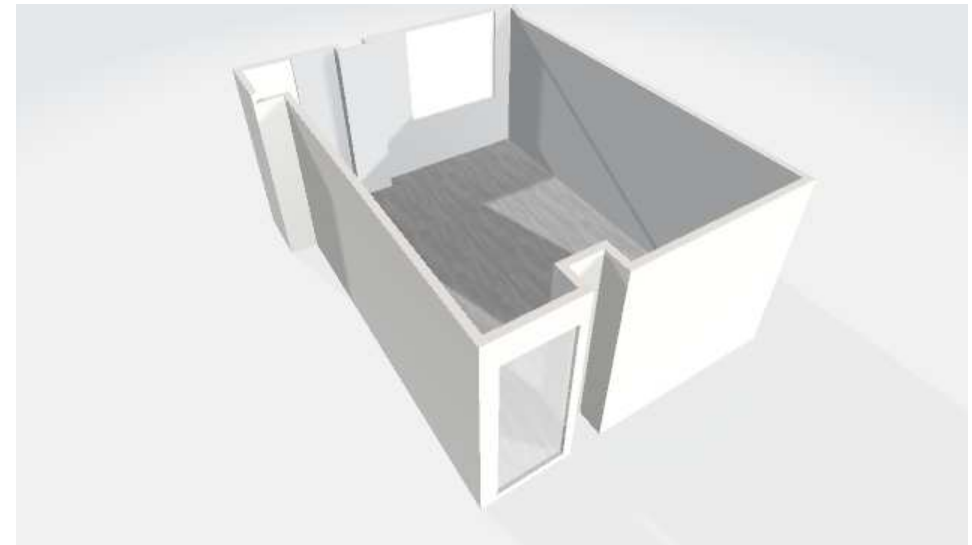
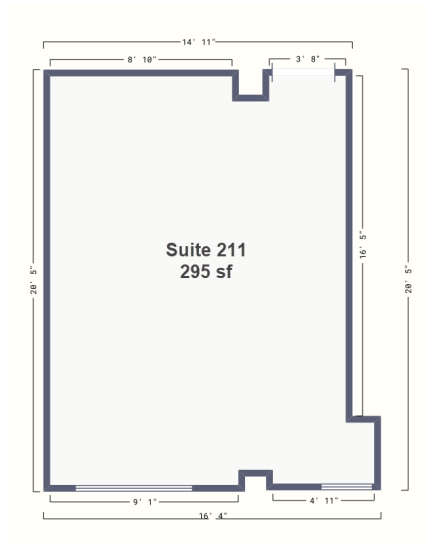
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 210b	Available	1,650 SF	Full Service	\$35.00 SF/yr
Suite 211	Available	295 SF	Gross	\$1,200 per month
Suite 213	Available	300 - 600 SF	Gross	\$1,200 per month
Suite 214	Available	300 - 600 SF	Gross	\$1,200 per month
Suite 216	Available	554 SF	Gross	\$1,500 per month
3rd Floor	Available	11,451 SF	Full Service	\$35.00 SF/yr
4th Floor	Available	11,451 SF	Full Service	\$35.00 SF/yr
Suite 523	Available	4,600 SF	Full Service	\$35.00 SF/yr

SUITE 210B



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
SUITE 210B	Available	1,650 SF	Full Service	\$35.00 SF/yr

SUITE 211



SUITE
SUITE 211

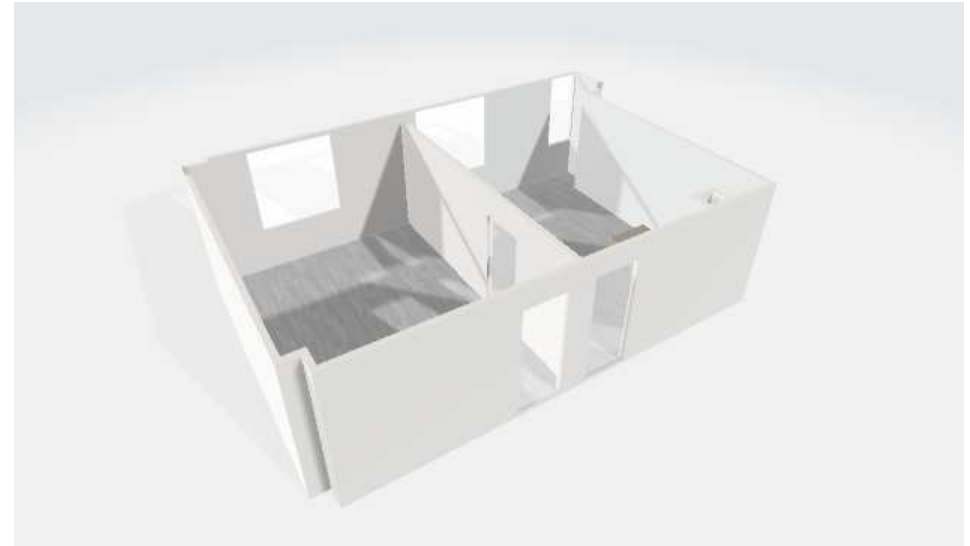
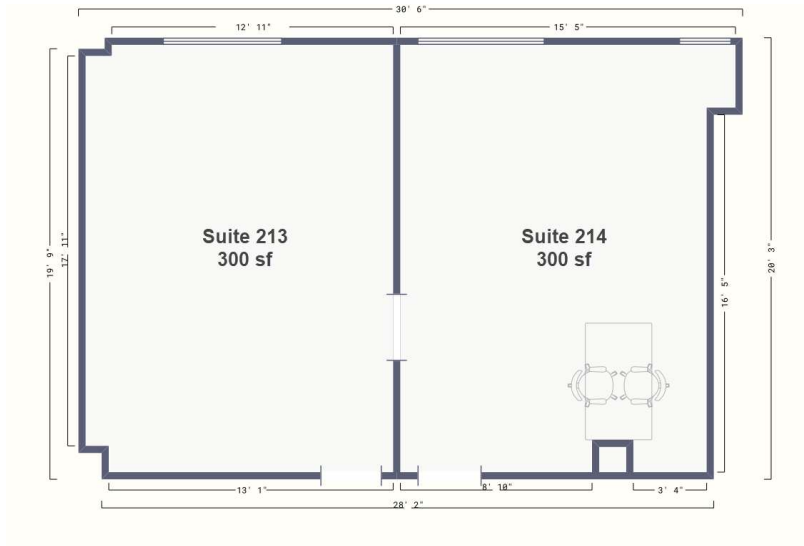
TENANT
Available

SIZE (SF)
295 SF

LEASE TYPE
Gross

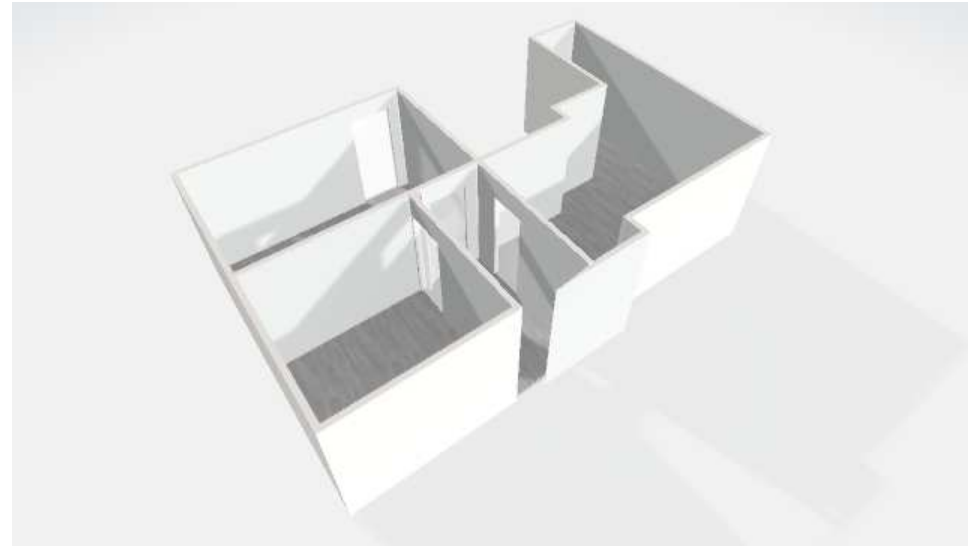
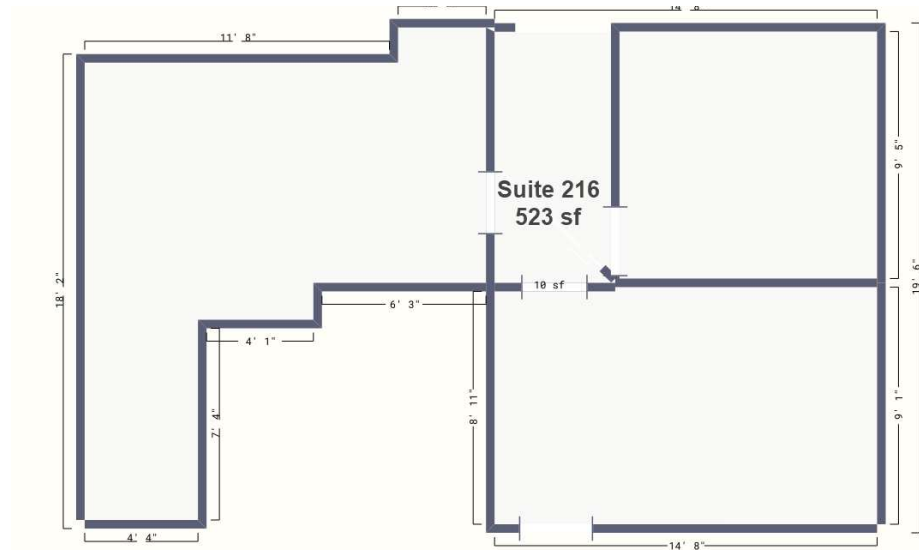
LEASE RATE
\$1,200 per month

SUITE 213-214



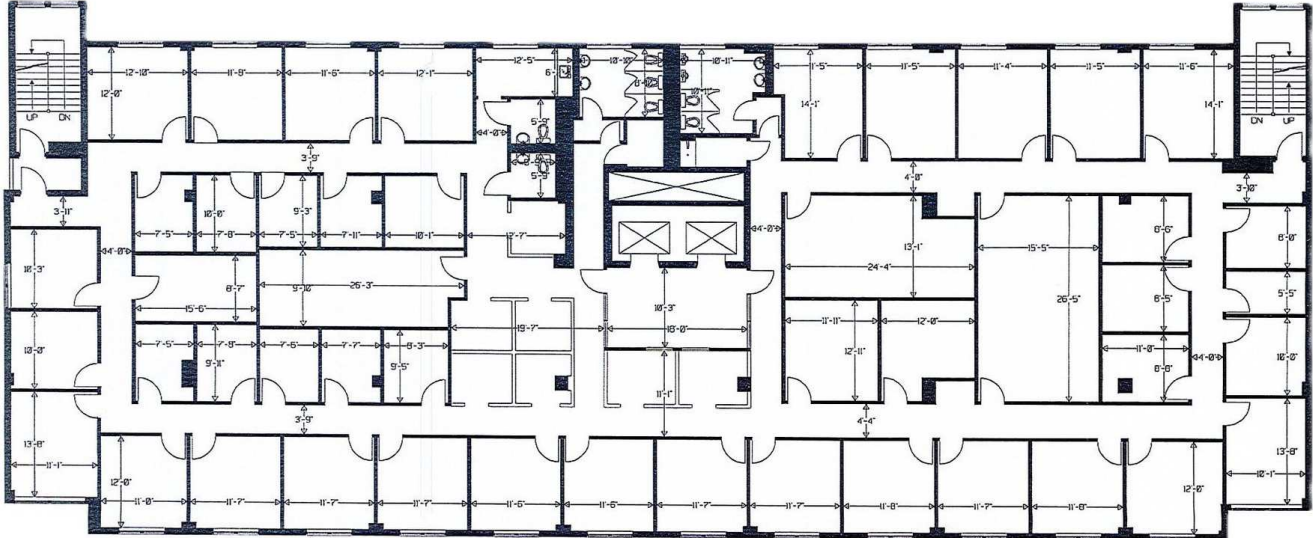
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
213	Available	300 SF	Gross	\$1,200 per month
214	Available	300 SF	Gross	\$1,200 per month
213-214	Available	600 SF	Gross	\$2,400 per month

SUITE 216



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
216	Available	554 SF	Gross	\$1,500 per month

3RD FLOOR



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
3rd Floor	Available	11,451 SF	Full Service	\$35.00 SF/yr

4TH FLOOR



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
4th Floor	Available	11,451 SF	Full Service	\$35.00 SF/yr

SUITE 523



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 523	Available	4,600 SF	Full Service	\$35.00 SF/yr

COMPLETE HIGHLIGHTS



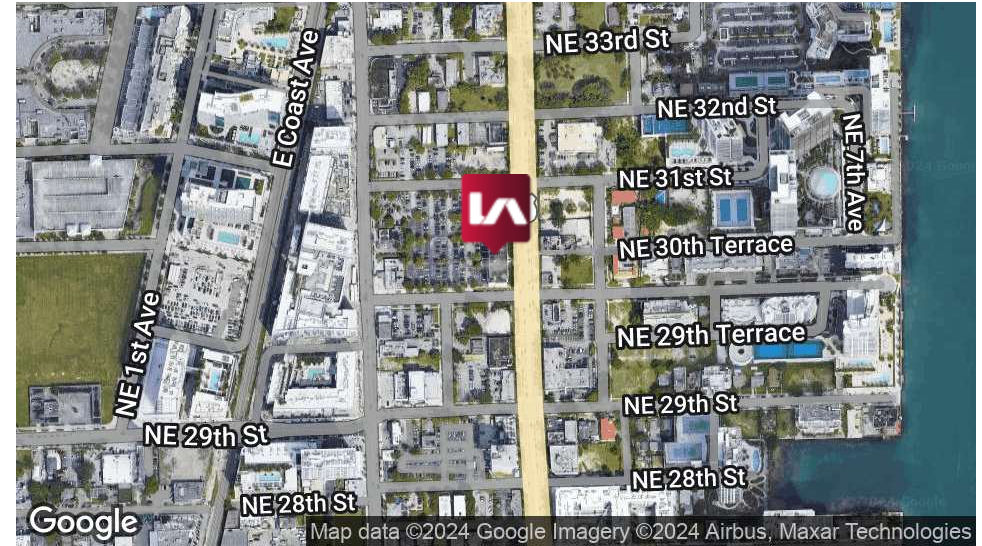
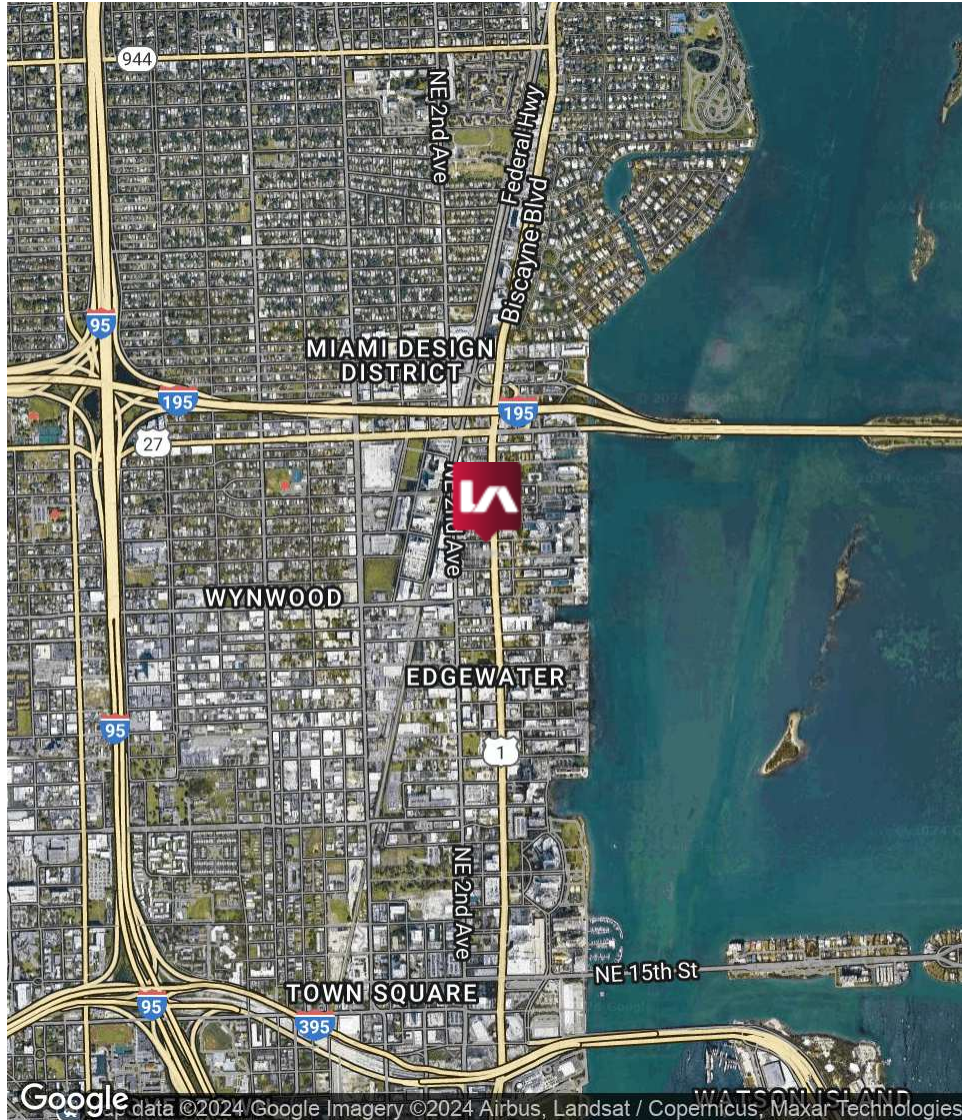
LOCATION INFORMATION

BUILDING NAME	Executive Plaza Office/Medical - Biscayne
STREET ADDRESS	3000 Biscayne Blvd
CITY, STATE, ZIP	Miami, FL 33137
COUNTY	Miami Dade
MARKET	South Florida
SUB-MARKET	Biscayne Corridor
NEAREST HIGHWAY	SR 27 & I-95
NEAREST AIRPORT	Miami International Airport

BUILDING INFORMATION

BUILDING CLASS	C
TENANCY	Multiple
NUMBER OF FLOORS	5
AVERAGE FLOOR SIZE	15,000 SF
YEAR BUILT	1965
CONSTRUCTION STATUS	Existing
NUMBER OF BUILDINGS	1

REGIONAL MAP



LOCATION OVERVIEW

Located on Biscayne Boulevard, Executive Plaza enjoys prime access to Miami's bustling Biscayne Corridor, known for its high traffic and robust demographics. The area offers seamless connectivity to public transportation and major highways, making it an ideal location for businesses seeking convenience and visibility.

CITY INFORMATION

CITY:	Miami
MARKET:	South Florida
TRAFFIC COUNT:	48,000
SUBMARKET:	Biscayne Corridor
NEAREST HIGHWAY:	SR 27 & I-95

RETAILER MAP



DEMOGRAPHIC PORFILE

— KEY FACTS —

82,266
Total Population

\$125,554
Average Household Income

37.1
Median Age

3.0
Average Household Size

EDUCATION

10%
No High School Diploma

11%
High School Graduate

19%
Some College

59%
Bachelor's/Grad/Prof Degree

Drive time of 10 minutes

EMPLOYMENT TRENDS

- 13% White Collar
- 72% Blue Collar
- 15% Services
- Unemployment Rate: 0.9%

DAYTIME POPULATION

Total Daytime Population	Daytime Population: Workers	Daytime Population: Residents
137,499	100,744	36,755

BUSINESS

13,756 Total Businesses	89,795 Total Employees	19,763,571,838 Total Sales
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COMMUTING TRENDS

- 11% Carpooled
- 1% Took Public Transportation
- 1% Walked
- 0% Bicycled

NEARBY AMENITIES

410
Number of Restaurants

2,189
Retail Businesses

DEMOGRAPHIC PORFILE

— KEY FACTS —

215,843
Total Population

\$94,824
Average Household Income

41.8
Median Age

2.8
Average Household Size

EDUCATION

17%
No High School Diploma

22%
High School Graduate

20%
Some College

41%
Bachelor's/Grad/Prof Degree

Drive time of 15 minutes

EMPLOYMENT TRENDS

- 21% White Collar
- 65% Blue Collar
- 15% Services
- Unemployment Rate: 1.0%

DAYTIME POPULATION

Total Daytime Population	Daytime Population: Workers	Daytime Population: Residents
345,458	247,015	98,443

BUSINESS

31,747 Total Businesses	233,434 Total Employees	50,286,584,009 Total Sales
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COMMUTING TRENDS

- 10% Carpooled
- 1% Took Public Transportation
- 1% Walked
- 0% Bicycled

NEARBY AMENITIES

1,082
Number of Restaurants

5,287
Retail Businesses

DEMOGRAPHIC PORFILE

— KEY FACTS —

676,183
Total Population

\$92,016
Average Household Income

44.5
Median Age

2.8
Average Household Size

EDUCATION

18%
No High School Diploma

27%
High School Graduate

22%
Some College

34%
Bachelor's/Grad/Prof Degree

Drive time of 20 minutes

EMPLOYMENT TRENDS

White Collar	24%
Blue Collar	62%
Services	14%
Unemployment Rate	1.2%

DAYTIME POPULATION

Total Daytime Population	773,536
Daytime Population: Workers	454,716
Daytime Population: Residents	318,820

BUSINESS

Total Businesses	58,902
Total Employees	429,104
Total Sales	83,173,899,848

COMMUTING TRENDS

Took Public Transportation	2%
Carpooled	9%
Walked	1%
Bicycled	0%

NEARBY AMENITIES

Number of Restaurants	2,335
Retail Businesses	10,159