

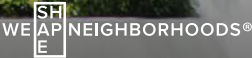


PREMIER BISCAYNE OFFICE

FOR LEASE

4300 BISCAYNE BOULEVARD

MODERN TURNKEY OFFICE, PRIME LOCATION



METRO1.COM
INFO@METRO1.COM

Executive Summary

Metro 1 Commercial LLC is proud to present the epitome of boutique office sophistication at 4300 Biscayne Blvd, Unit 201, located in the heart of Miami's Biscayne Corridor. This 1,360 square foot turnkey office is a rare opportunity to own a modern workspace just moments from Miami's Design District, Bay Point, and Miami Beach.

The thoughtfully designed layout features two private offices, a welcoming reception area, a well-equipped conference room, an open-plan collaborative space, and a convenient kitchenette. This space is ideal for professionals seeking style, function, and connectivity in a vibrant urban setting.

The property is housed within a prominent commercial building offering high-end amenities including a modern lobby with security, backup generator, 3 dedicated parking spaces, and ample visitor parking. Situated in one of Miami's most desirable commercial hubs, the building enjoys excellent accessibility and visibility, placing your business at the crossroads of innovation and culture.

Whether you're a creative firm, tech startup, or professional services provider, this location offers the prestige and convenience to elevate your operations.

Property Highlights

+ Rental Rate: \$4,100/month

+ Price per SF: \$36

+ Total Available SF: 1,360 SF

+ Office Layout:

2 Private Offices

Open Collaboration Area

Reception Area

Conference Room

Kitchenette

+ Commercial Amenities:

3 Assigned Parking Spaces

Visitor Parking

Modern Lobby with Security

+ Flood Zone: X (Low Risk)



Biscayne Corridor

Miami's Biscayne Corridor is a dynamic and rapidly evolving destination where innovation meets lifestyle. Stretching from the Design District through Midtown and up to the Upper East Side, this vibrant corridor is home to cutting-edge businesses, art galleries, world-class dining, and waterfront neighborhoods. With easy access to Miami Beach, downtown, and major highways, the Biscayne Corridor offers unmatched connectivity, walkability, and cultural energy—making it one of the city's most desirable places to live, work, and invest.



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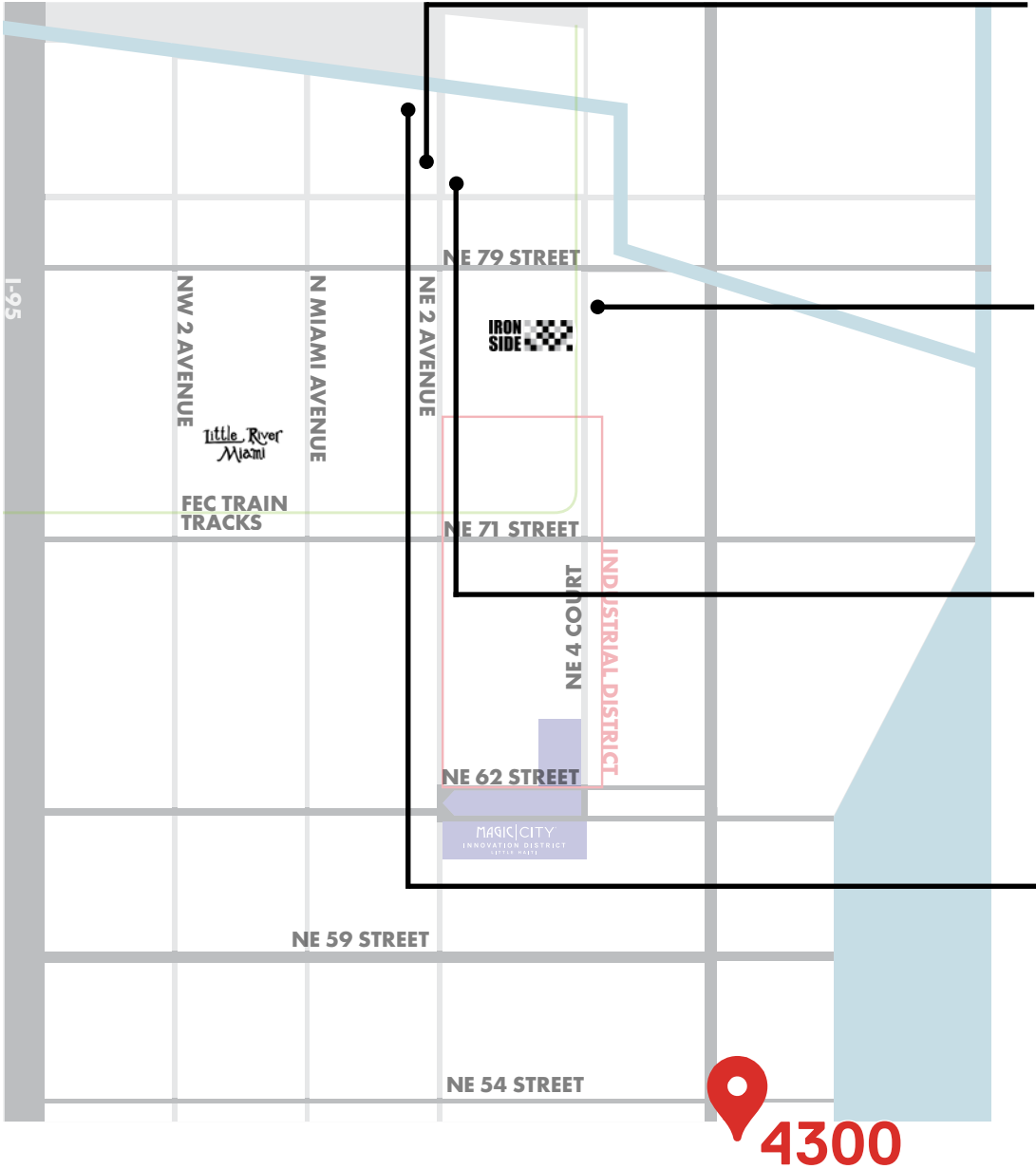
Irene Dakota
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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

Photos



Little River Context Map.



THE CITADEL FOOD HALL

website - thecitadelmiami.com
 30,000 SF Food Hall, Office, & Rooftop
 Fully Leased
 22,000 SF Entercom HQ



IRONSIDE

website - miamiironside.com
 50 spaces housing restaurants, offices, retailers, and services



EBB & FLOW

website - ebbandflow.miami
 34,000 SF of Restaurant, Retail, & Office
 \$35 - \$40 PSF NNN Rents



PLANT THE FUTURE

website - plantthefuture.com
 20,000 SF Retail Oasis + Upcoming F&B



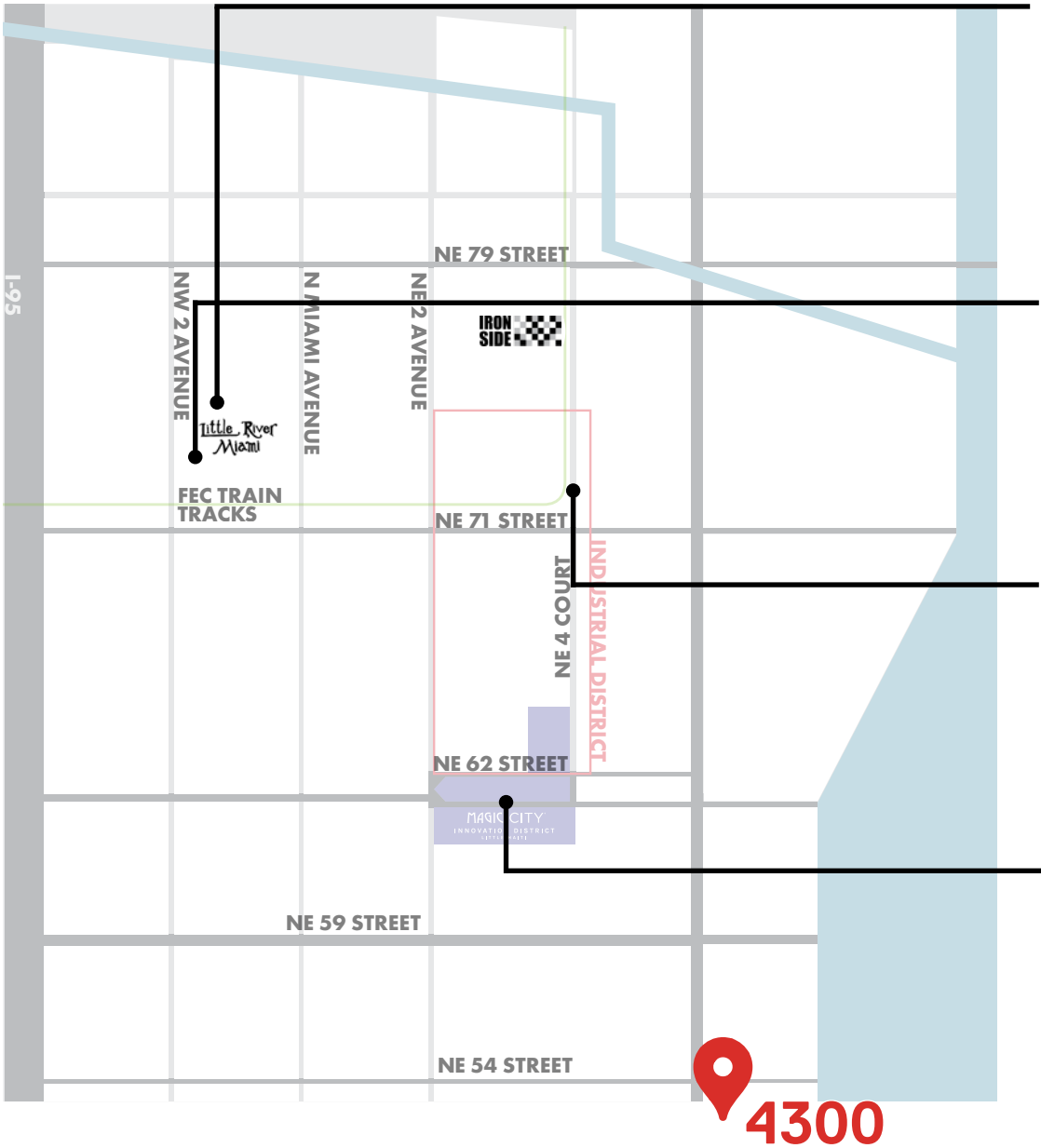
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Little River Context Map.



IMPERIAL MOTO CAFE
website - imperialmoto.com
Trendy coffee shop in the heart of LittleRiver.Miami



LA NATURAL
instagram - [@lanaturalmiami](https://www.instagram.com/lanaturalmiami)
Trendy pizza spot by creator of Palmar Wynwood and Alter Wynwood



RAIL 71
120,000 SF of Office, Showroom, and Retail space



MAGIC CITY INNOVATION DISTRICT
website - magiccitydistrict.com
175,000 SF of existing creative office, galleries, and restaurants
Upcoming 2,700 residential units, 2M SF of Office, 500K SF of Retail



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Market Drivers - Magic City Innovation District - Little Haiti

magiccitydistrict.com



THE DISTRICT TODAY
The Magic City Innovation District - Little Haiti currently has 175,000 SF of creative office, restaurant, retail and gallery spaces. It also features activations by Heartland (Restaurant), and Space Park, a partnership between Space, Live Nation, and Broken Shaker.



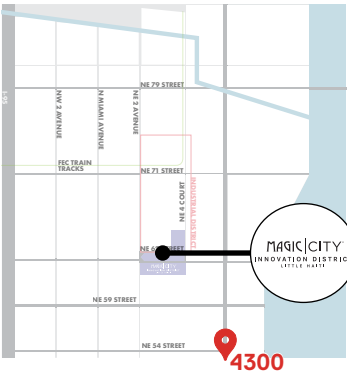
ON THE HORIZON

Three towers are currently in the horizon for the District, and will be developed in the next 2-3 years. First an office tower co-developed with Motorsports.com, for 370,000 SF, where Motorsports.com will house its HQ. Second, a 25-story residential tower with 349 luxury apartments and 13,200 SF of retail space. Finally, Station M, an office tower with 215,000 square foot incubator/accelerator and over 500,000 SF.



THE LONG TERM VISION

Over the span of 10-15 years, Magic City Innovation District - Little Haiti will be developed into 2,700 residential units, 2M SF of office space, 500,000 SF of retail space, over 450 hotel units, and incorporate a commuter train station and a grand promenade.



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Market Drivers - Little River Miami

littleriver.miami



THE DISTRICT TODAY

The LittleRiver.Miami district currently houses over 40 businesses spanning from restaurants to galleries to creative offices. Some of its most recognized businesses include the trendy pizzeria La Natural, national coffee roaster Counter Culture, local coffee shop



Imperial Moto Cafe, artist studios Fountainhead Studios, the Center for Subtropical Affairs, and many more.

The district is a hub for the creative class, housing many business owners that started the creative movement in Wynwood and the Design District, paving the way for LittleRiver.Miami to undergo a similar transformation



THE LONG TERM VISION

Currently, MVW Partners is seeking to rezone the 3.54 acre portfolio that comprises LittleRiver.Miami from its existing 137 units allowed, into 531 units. The maximum height would be 10 stories.

[read more here](#)

[read more here](#)



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THE DISTRICT TODAY

Situated in Miami’s Upper Eastside, Ironside features a vibrant, mixed-use urban center developed by visionary Ofer Mizrahi. With 60+ design showrooms, beauty salons, , local shops, art studios, cafes, playrooms, galleries and a wellness center.

The area features Ironside Pizza, one of Miami’s best pizza spots, and a long directory of design showrooms, architecture firms, and boutique retailers.



Market Drivers - The Citadel & Neighboring projects

thecitadelmiami.com

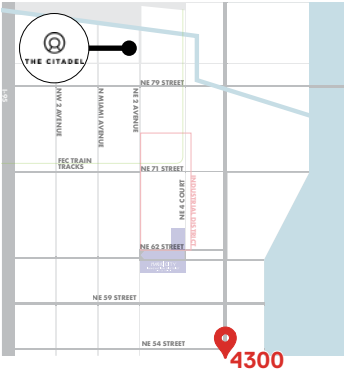


THE CITADEL COMPLEX
The Citadel encompasses a 30K SF Food Hall with a 22K SF second floor office leased by Entercom, one of the nation's largest radio conglomerates, which runs Power 96 in SoFi. The rooftop of the Citadel is a full service bar and event space.



EBB & FLOW

Ebb & Flow features 34,000 SF of restaurant and retail space with trendy spots like La Santa Taqueria, Hachidori Ramen, Tran An Vietnamese Eatery, Lucio's Wine Shop, and more.



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