

FOR SALE

4770 BISCAYNE ENTIRE PENTHOUSE FLOOR

4770 BISCAYNE BLVD
MIAMI, FL 33137

PENTHOUSE PORTFOLIO OF 7 FOLIOS

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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PRESENTED BY:

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PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates presents Condo Units for sale at the 4770 Building located 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, installation of 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.



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

MARKET ADVISORS

BERT CHECA

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FOR SALE: \$\$\$\$7,050,000.00

- PH000 (1,672 SF), PH010 (1,357 SF), PH020 (1,419 SF), PH030 (1,757 SF), PH040 (1,757 SF), PH050 (2,328 SF), and PH80 (2,129 SF).



4770 Biscayne Building:

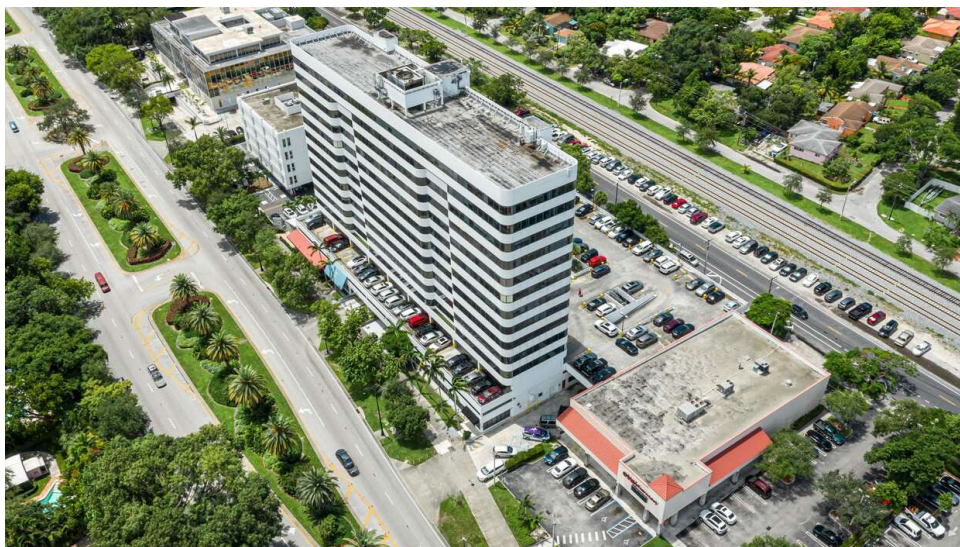
Updated Modern Lobby and New Smart Elevators
24-hour Building Access and Security
On-site Three-level Parking DeckCar Charging Station



Prime Location:

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

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

BUILDING NAME	4770 Biscayne Entire Penthouse Floor
STREET ADDRESS	4770 Biscayne Blvd
CITY, STATE, ZIP	Miami, FL 33137
COUNTY	Miami Dade
MARKET	South Florida
SUB-MARKET	Biscayne Blvd

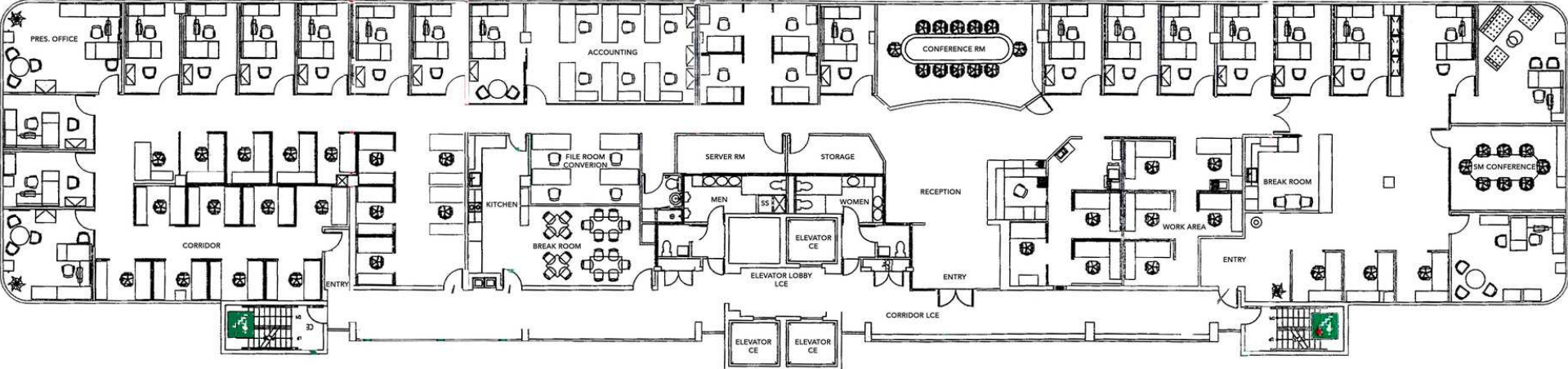
BUILDING INFORMATION

BUILDING CLASS	B
TENANCY	Multiple
NUMBER OF FLOORS	15
AVERAGE FLOOR SIZE	12,419 SF
YEAR BUILT	1982
YEAR LAST RENOVATED	2006
NUMBER OF BUILDINGS	1

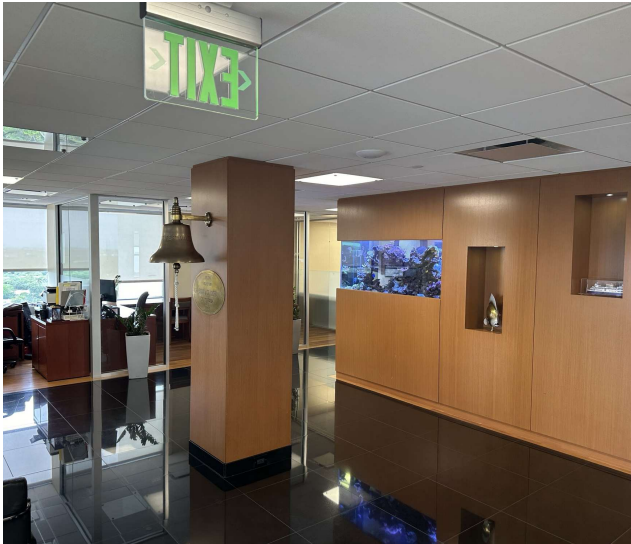
PROPERTY INFORMATION

PENTHOUSE UNITS	PH000 (1,672 SF), PH010 (1,357 SF), PH020 (1,419 SF), PH030 (1,757 SF), PH040 (1,757 SF), PH050 (2,328 SF), and PH80 (2,129 SF).
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FLOOR PLAN



PENTHOUSE FLOOR PHOTOS



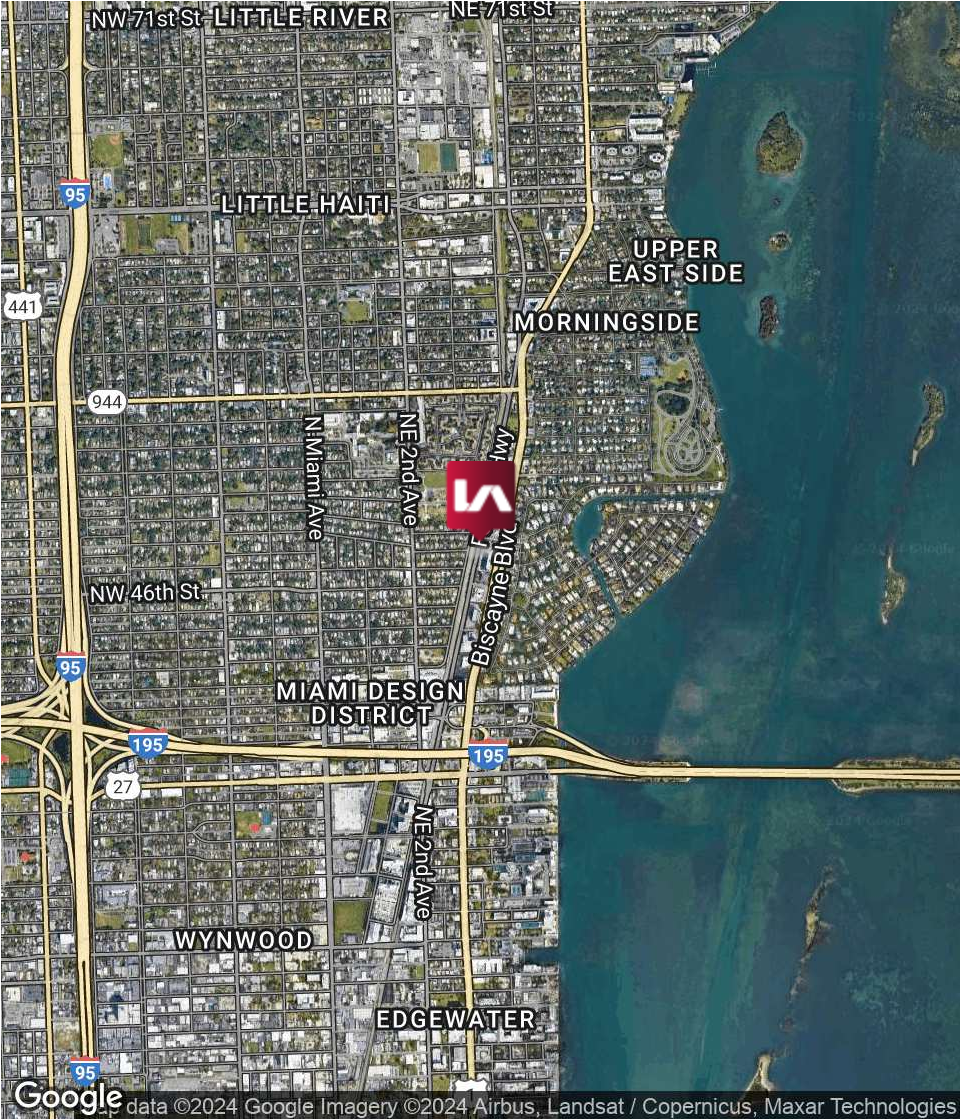
PENTHOUSE FLOOR PHOTOS



EXCEPTIONAL ACCESS AND BAY VIEWS



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
MARKET:	South Florida
SUBMARKET:	Biscayne Blvd
NEAREST HIGHWAY:	US-1, 195 & 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	Daytime Population: Workers	Daytime Population: Residents
279,194	162,074	117,120

BUSINESS

16,671 Total Businesses	149,068 Total Employees	17,500,837,457 Total Sales
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COMMUTING TRENDS

- 9% Took Public Transportation
- 7% Carpooled
- 3% Walked
- 1% Bicycled

NEARBY AMENITIES

956
Number of Restaurants

3,162
Retail Businesses