



Workspace Offering Memorandum

Ground-level offices, desks, pods & virtual addresses — powered by an in-house AI team.

16137–16139 Biscayne Blvd, North Miami Beach, FL 33160



THE OPPORTUNITY

A full-stack workspace on Miami's busiest corner north of downtown

MTIP Collective converted three retail storefronts at 163rd & Biscayne into a single-level, 24/7 workspace for service businesses — with the pricing, parking and proximity the big chains can't match.

9

Private executive offices

30

Dedicated desks

2 GIG

Fiber internet, utilities included

24/7

Access, AC & surveillance

LOCATION & ACCESS



**The corner of NE
163rd St &
Biscayne Blvd**

Park at the door

Free, unlimited surface parking steps from your desk. No garage, no validation.

Ground level, walk-in

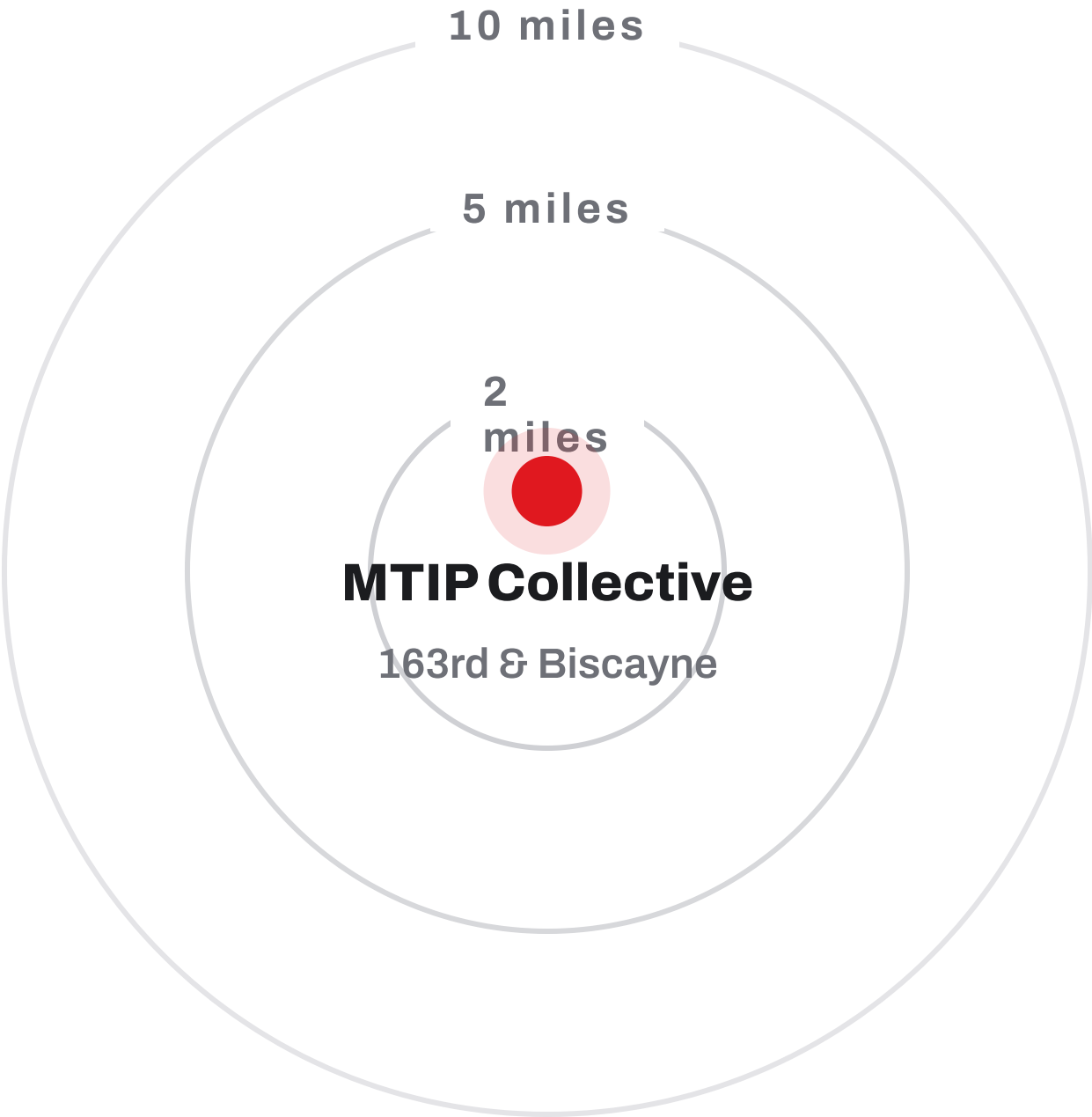
Retail frontage on Biscayne. No elevators, no lobbies — clients walk straight in.

THE TRADE AREA

Built for the businesses within ten miles

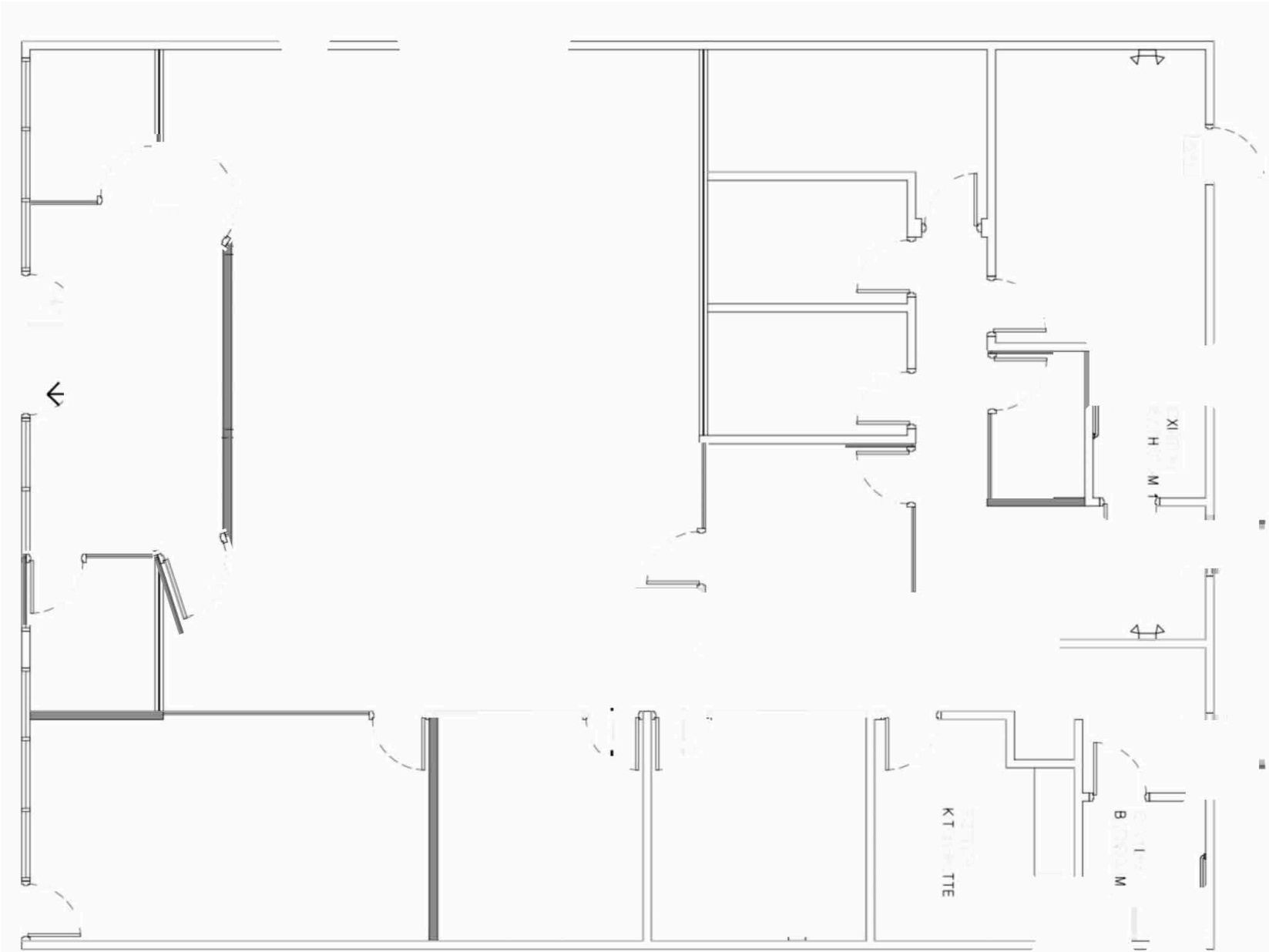
Membership is open to the public — and designed for owners and operators who live and work locally. All of these communities sit inside our ten-mile radius:

Aventura	Sunny Isles Beach
North Miami	North Miami Beach
Hallandale Beach	Hollywood
Golden Beach	Bal Harbour
Surfside	Bay Harbor Islands
Miami Shores	Miami Gardens
Biscayne Park	El Portal
Golden Glades	Ojus & Eastern Shores



THE SPACE

Three storefronts, one single-level workspace



SINGLE-LEVEL PLAN · 16137-16139 BISCAYNE BLVD

3

Retail storefronts converted into one connected office floor

9

Private offices, from solo rooms to executive suites

30

Dedicated desks across the open workspace

1

Conference suite with its own retail access

Everything included, nothing metered

01

24/7 access & AC

Your key works at midnight. The air conditioning does too.

02

Free unlimited parking

Surface lot at the door, for you and your clients.

03

2-Gig fiber internet

Enterprise-grade bandwidth, included in every plan.

04

Utilities included

Power, water, internet and AC — one flat licensing fee.

05

Kitchen on site

Coffee and water always on, plus vending machines.

06

24/7 surveillance

Monitored cameras across the space and the lot.

07

Conference suite

Bookable meeting room with private retail access.

08

Ground-level entry

No elevators or stairs between your car and your desk.

WORKSPACE OPTIONS

Four ways in, one community

Day Pass

Drop in, plug in. Open seating, kitchen and parking included.

FROM
\$50/day

Dedicated Desk

Your own desk in the open workspace — leave your setup, come back to it daily.

FROM
\$125/week

Micro-Office Pod

A private, acoustic one-person office inside the collective. New for 2026.

FIRST RELEASE
Intro pricing on tour

Executive Office

Nine lockable private offices, from solo rooms to the conference suite.

FROM
\$850/month

NEW FOR 2026

The micro-office pod

A fully private one-person office inside the collective — door, desk, acoustic walls and ventilation. All the focus of a private office, at a fraction of the footprint and price.

Capacity	Single occupant, lockable
Acoustics	Sound-dampened for calls & recording
Climate	Ventilated, 24/7 AC
Connectivity	2-Gig fiber, power at desk

LIMITED FIRST RELEASE — INTRO PRICING ON TOUR





PRIVATE OFFICES

Nine executive offices, move-in ready

Furnished, lockable private offices behind a staffed, surveilled front of house. Hang your license, host your clients, and scale into a bigger room as you grow.

Solo offices	From \$850 / month
Team offices	\$1,250 – \$2,000 / month
Conference suite	\$3,500 / month · retail access
Terms	Flexible licensing, month-to-month and up

Transparent room-by-room pricing

SUITE	BEST FOR	MONTHLY
Rooms 9 & 10	Solo professionals	\$850
Room 5	Small teams of two	\$1,250
Rooms 1 – 3	Established practices	\$1,500
Rooms 4, 6 & 7	Growing teams	\$2,000
Room 8 · Conference suite	Client-facing firms · retail access	\$3,500

Longer term, better rate.

List pricing is fixed — but the longer your licensing commitment, the more competitive and negotiable your rate becomes.

All-in, flat fee

Every rate includes utilities, 2-Gig internet, AC, parking, kitchen and 24/7 access. No CAM charges, no surprises.

VIRTUAL ADDRESS PLANS

A real address, even before you need a desk

Virtual Presence

- Business address on Biscayne Blvd
- Google Maps geo-pin for your business
- Mail receiving & notifications

Ask on tour

Licensed Professional

- Physical address for brokers & license holders
- Address for stationery, filings & registrations
- Meeting room access for client appointments

Ask on tour

Virtual + Flex

- Everything in Licensed Professional
- Day-pass bundle for in-person work
- Upgrade path to desk, pod or office

Ask on tour

THE AI ADVANTAGE

More than space — an AI department down the hall

MTIP Collective is an AI-native workspace. Members can plug their business into automation services that normally require an agency retainer.

AI receptionist

Answers, screens and routes every call to your business — around the clock.

AI callers

Outbound follow-up, appointment setting and lead qualification, automated.

Workflow automation

Intake, CRM and back-office processes wired together so they run themselves.

THE IN-HOUSE GROWTH TEAM

A full-stack development team, on site

Need more than automation? Our in-house developers and marketers build alongside members — at the same address.

Web apps & pages

Custom web applications and high-converting landing pages, built in-house.

Marketing campaigns

Campaign strategy, creative and execution for local service businesses.

List & lead generation

Targeted lists and qualified lead pipelines to keep your calendar full.

WHO WORKS HERE

Built for service businesses that need flexible space

— **Real estate agents & brokers**
Hang your license at a real address

— **AI & SaaS founders**
2-Gig fiber and a dev team next door

— **CTOs & consultants**
Drop in or anchor here

— **Attorneys & title companies**
Client-ready private offices

— **MCA & finance professionals**
Phone-heavy work, private rooms

— **PAs & back-office teams**
Affordable seats near the boss

— **Contractors & trades**
A base between job sites

— **Designers & creatives**
Dedicated desks, 24/7 access

— **Locksmiths & field services**
A storefront address that dispatches

THE COMMUNITY

Family-oriented, no pressure —
everybody knows each other





THE FOUNDER

Michael Makabi

"Make the impossible, **possible**."

- 20+ years in real estate; licensed broker since 2004
- Background across fintech & proptech ventures
- Author & educator — MTIP University
- Founder, MTIP Commercial Real Estate
- Builder of AI platforms for real estate operators
- Full bio at MichaelMakabi.com/bio

Members aren't just tenants — investors and operators are welcome to plug into MTIP's real estate ventures alongside the workspace.

How MTIP compares to the chains

CRITERIA	MTIP Collective	Regus / HQ	WeWork	Industrious
Private office, monthly	From \$850 all-in	Quote-only, fees added	Premium, market-rate	From ~\$1,800+
Free client parking	✓ Unlimited, at the door	Garage, often paid	Garage, often paid	Varies by tower
Ground-level access	✓ Walk straight in	Office towers	Office towers	Office towers
24/7 access & AC	✓ All plans	Upgrade tiers	Select plans	Select plans
In-house AI & dev team	✓ On site	—	—	—
Owner on site	✓ Founder-run	Corporate manager	Corporate manager	Corporate manager

THE UNFAIR ADVANTAGE

Six things the chains can't copy

01 **Park free, walk in**
No garage, no elevator, no badge line

03 **An AI team down the hall**
Receptionists, callers, devs and marketers on site

05 **Founder-run community**
Family-oriented, no pressure — deal directly with the owner

02 **One flat licensing fee**
Utilities, 2-Gig fiber, AC and parking included

04 **Retail visibility**
Storefront frontage on Biscayne Blvd, not floor 14

06 **Negotiable with term**
Longer commitments earn genuinely better rates

THE OFFER

One month **free.**

Sign a 12-month licensing agreement on any office, pod or dedicated desk and your first month is on us. Longer terms unlock preferred rates on top.

Any workspace

Applies to offices, pods and dedicated desks — new members only.

12-month term

One month free with a 12-month licensing agreement; better rates beyond.

Move in now

Furnished and connected — tour today, work here tomorrow.



INSIDE THE COLLECTIVE

The open floor, ready for your desk

MTIR



MTIR collective

MTIR collective



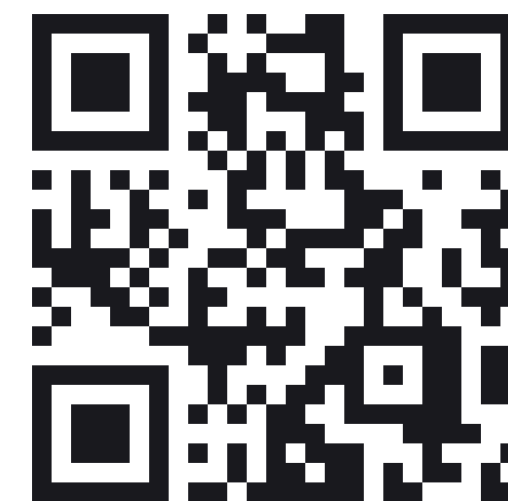
Your office is around the corner.

Private offices, micro-office pods, dedicated desks and virtual addresses — at 163rd & Biscayne, North Miami Beach.

- Offices from \$850/mo · desks from \$125/wk
- Free unlimited parking, ground-level entry
- 24/7 access, AC & 2-Gig fiber included
- In-house AI & web team for your business



SCAN TO TOUR



collective.mtip.ai

Call or text 786.755.1993

16137–16139 Biscayne Blvd
North Miami Beach, FL 33160

VISIT & CONTACT

Come see it — we'd love to meet you

ADDRESS	16137–16139 Biscayne Blvd Corner of NE 163rd St · North Miami Beach, FL 33160
CALL / TEXT	786.755.1993
EMAIL	mtip@hey.com
WEB	collective.mtip.ai



SCAN TO BOOK A TOUR