



**BiscayneCentre**

11900 BISCAYNE BOULEVARD

## NORTH MIAMI'S CLASS A OFFICE

11900 Biscayne Boulevard, North Miami, FL 33181

[biscaynecentre.com](http://biscaynecentre.com)





**MIAMI'S BEST SUBURBS**  
Biscayne Centre is located within a short commute to many of Miami's affluent residential neighborhoods.



Walking distance to a host of food options including Starbucks, Lime Fresh Mexican Grill, Whole Foods, Panera Bread, Burger King, Denny's, and Steve's Pizza plus numerous shops.

**THREE-MILE RADIUS**

 **164,060**  
Total Population

 **\$77,551**  
Avg Household Income

 **59,039**  
Households

 **40.2**  
Average Age



## FLOOR PLANS



FOURTH FLOOR – 21,570 SQUARE FEET AVAILABLE

### OPPORTUNITY

- FULL FLOOR AVAILABLE FOR LEASE
- EFFICIENT FLOOR PLATE
- WRAPAROUND WINDOWS
- VIEWS OF THE BAY AND MIAMI
- CLASS A FINISHES
- BUILDING SIGNAGE



PH FLOOR FEATURES BALCONIES



TYPICAL FLOOR

### AMENITIES INCLUDE

- UNDER NEW OWNERSHIP
- PLANNED RENOVATIONS
- SECURITY GUARD IN LOBBY
- GARAGE PARKING
- VISITOR PARKING
- ON-SITE CAFÉ
- IMMEDIATE OCCUPANCY



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**BLUE BOX**

REAL ESTATE

[blueboxre.com](http://blueboxre.com)

**Exclusively leased by:**

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