



# FOR LEASE

## Office Space at Miami Beach Marina

300 Alton Road, Miami Beach, FL 33139



### OFFERING SUMMARY

LEASE RATE:	\$55.00/SF (NNN)
OPEX:	\$21.50/SF
AVAILABLE SF:	1,450 SF
BUILDING SIZE:	1,450 SF
LOT SIZE:	2.87 AC
ZONING:	GU
SUBMARKET:	Miami Beach

### PROPERTY HIGHLIGHTS

- STE 305 | 1,450 SF - Fully Renovated Office Suite
- Two (2) Private Offices w/ Marina Views
- Two (2) Additional Private Offices for a Total of Four (4) Offices
- Large Reception Area
- Ample Parking in Covered Garage
- Shared Restroom on 3rd Floor
- Improvements Include: New Paint, Carpet/Tile, Baseboards, Drywall, New Glass Partitions, New Window Treatments, New Kitchen Cabinets and Appliances.
- Turnkey Space - Ready for Immediate Occupancy



Joel A. Kattan, SIOR  
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Anthony Peragine  
Senior Advisor  
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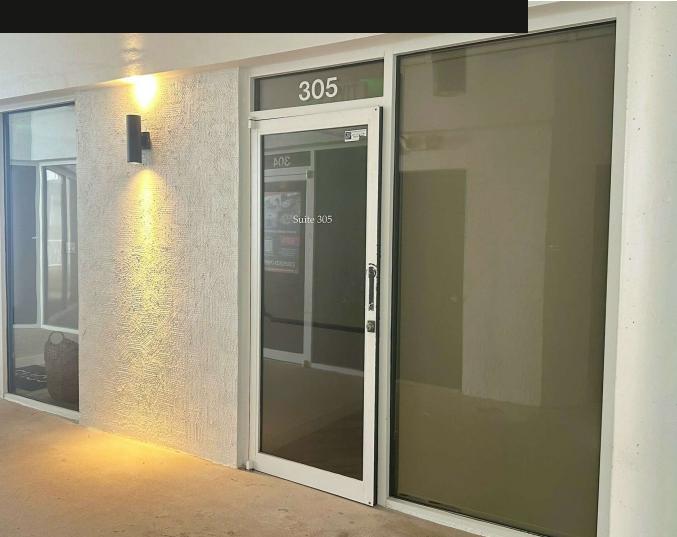




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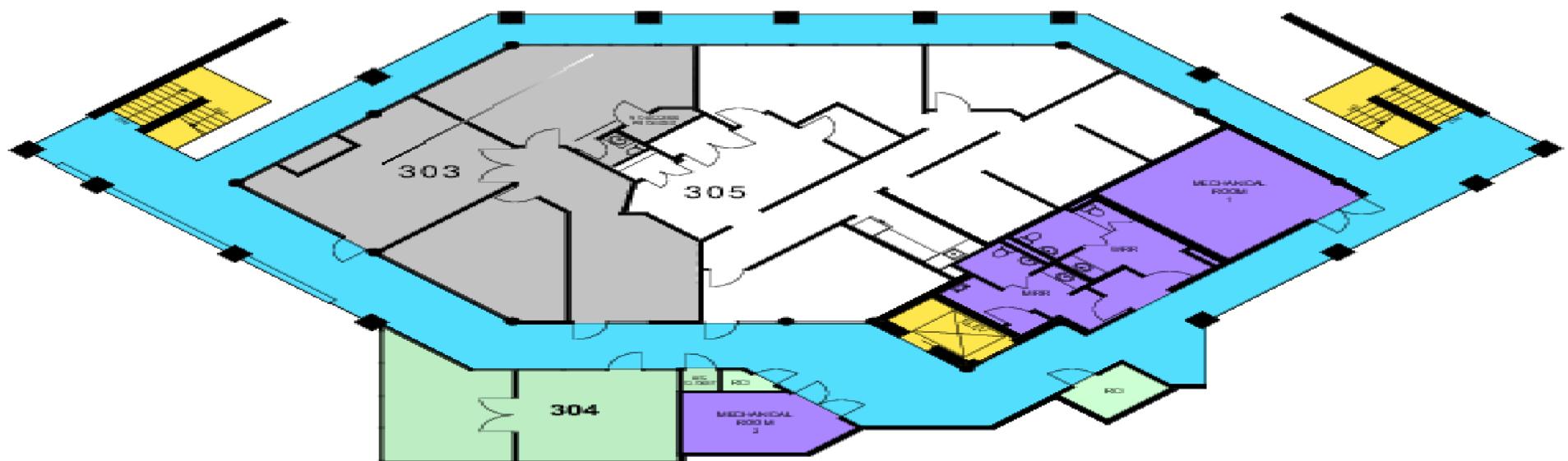




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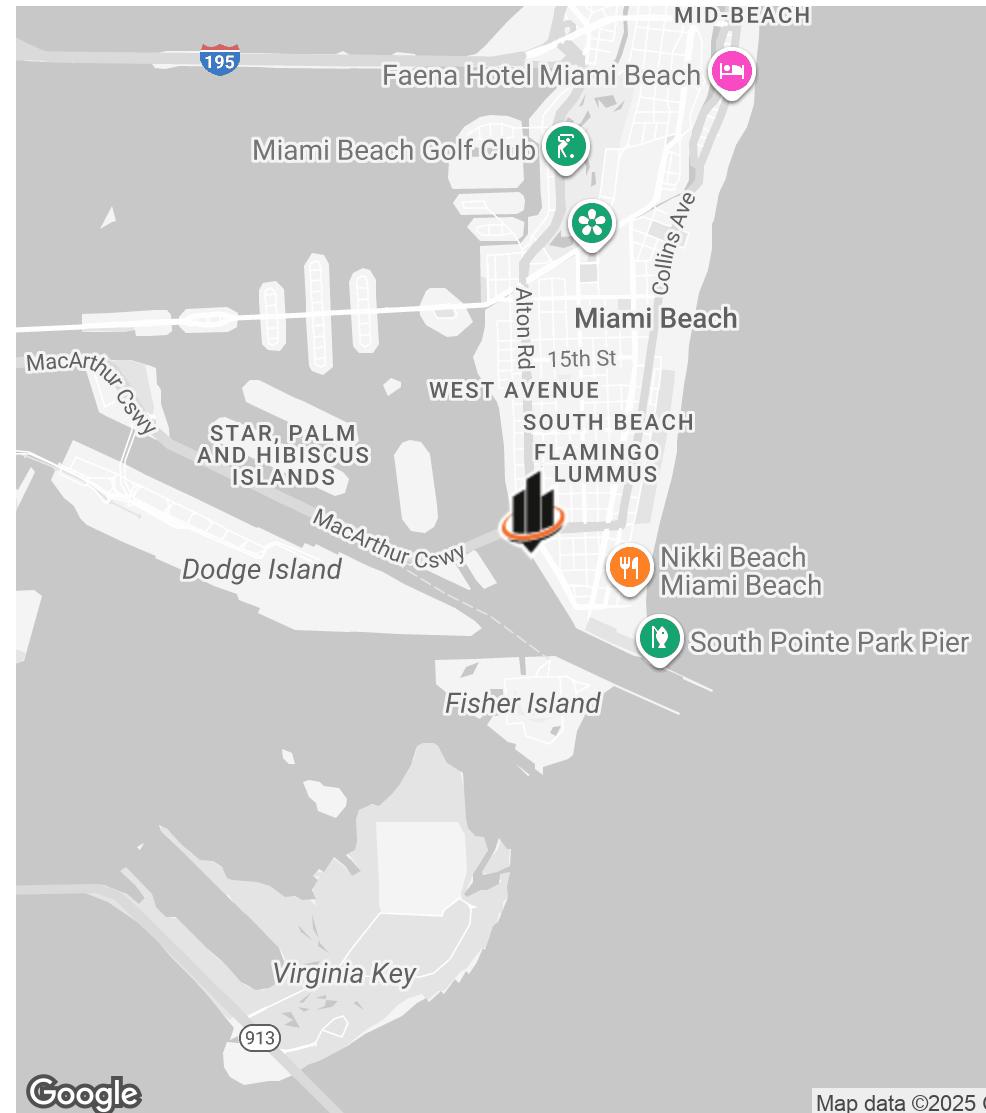
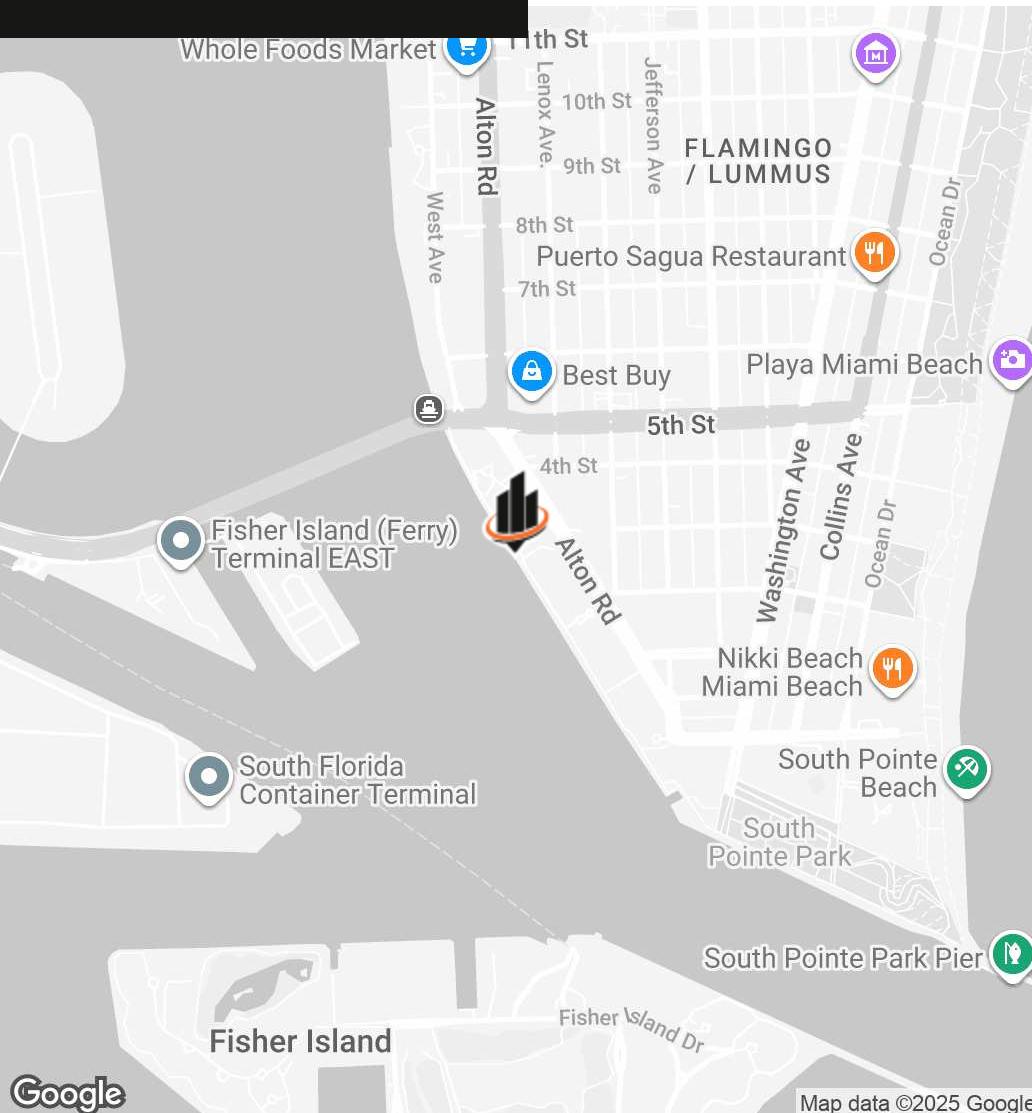




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