



# 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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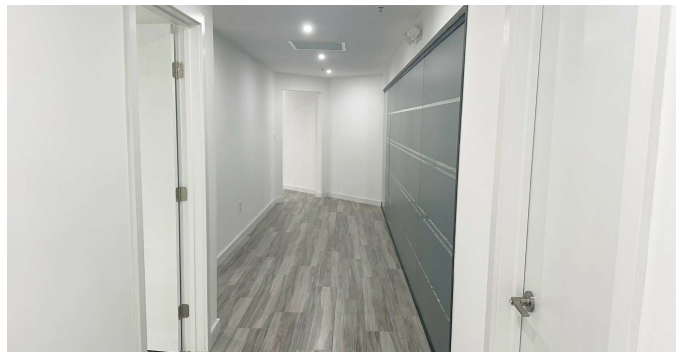
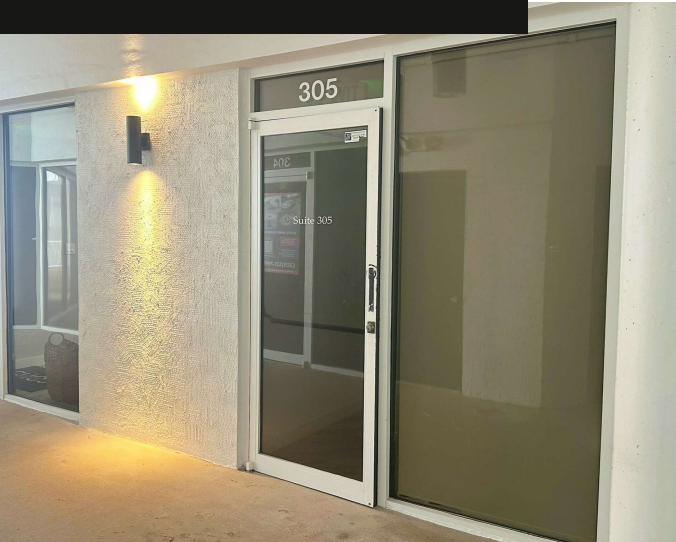




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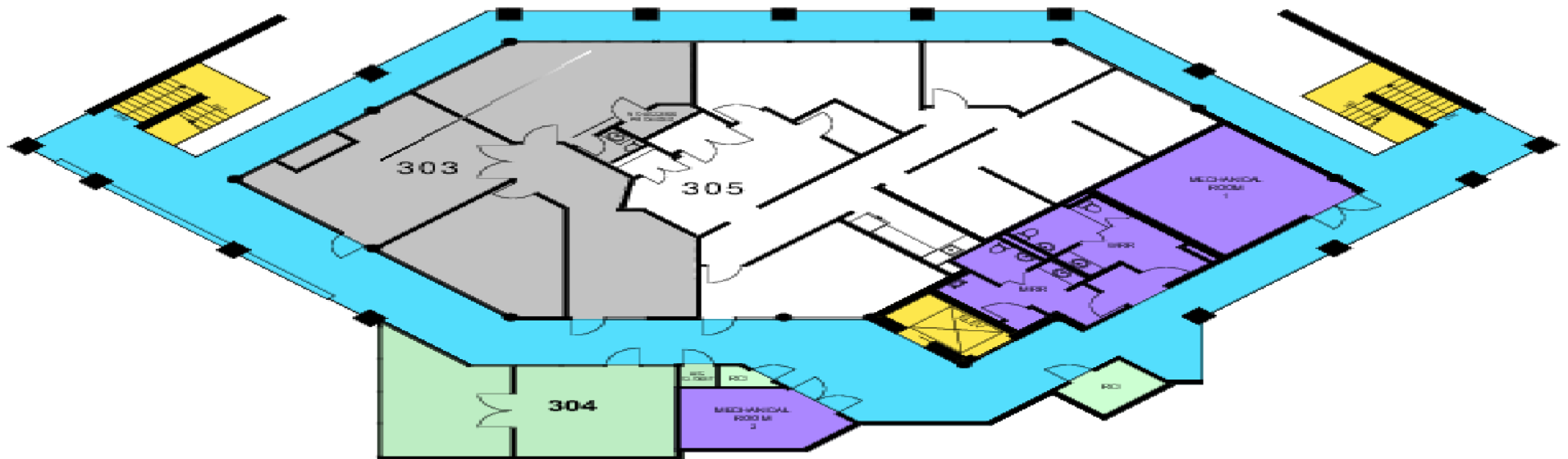




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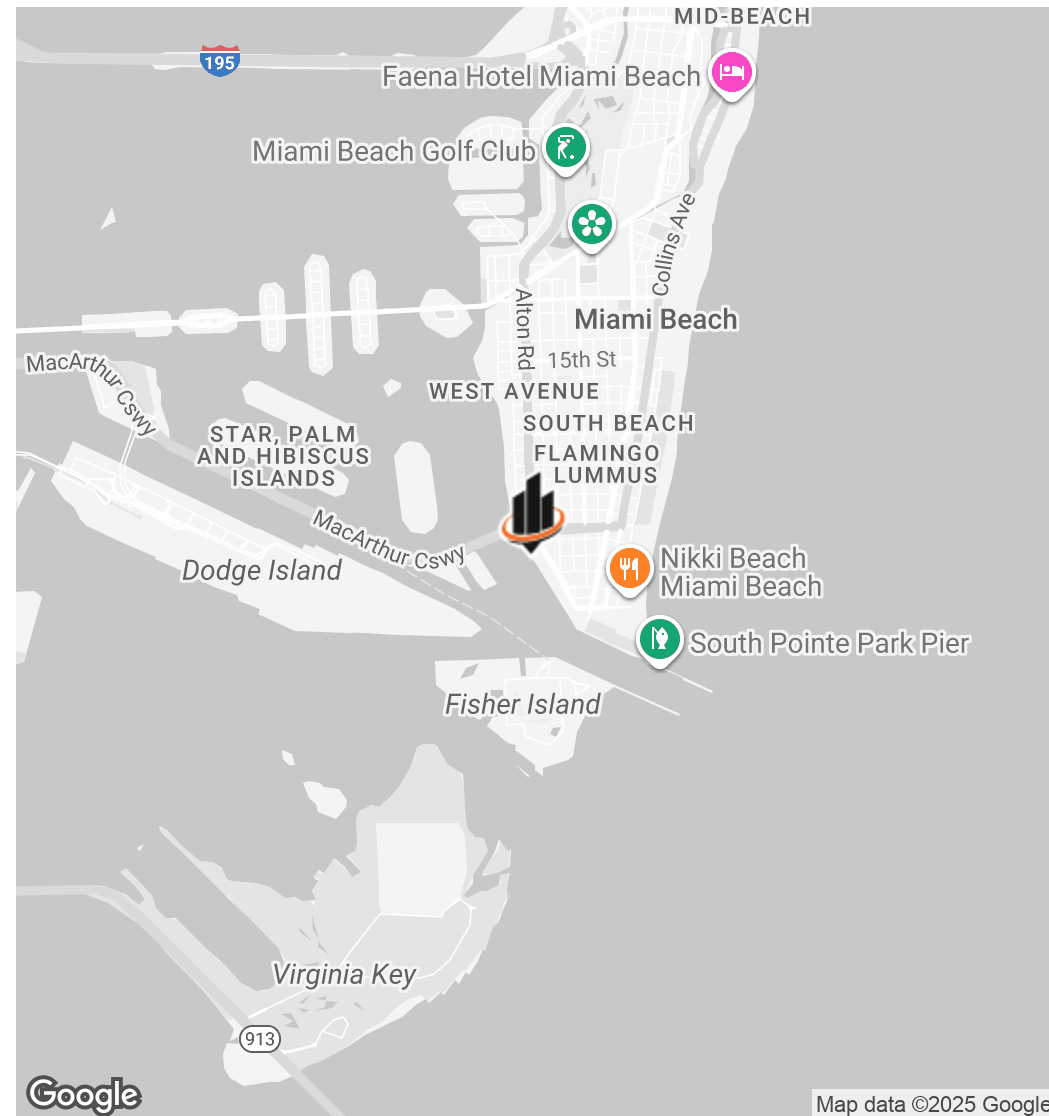
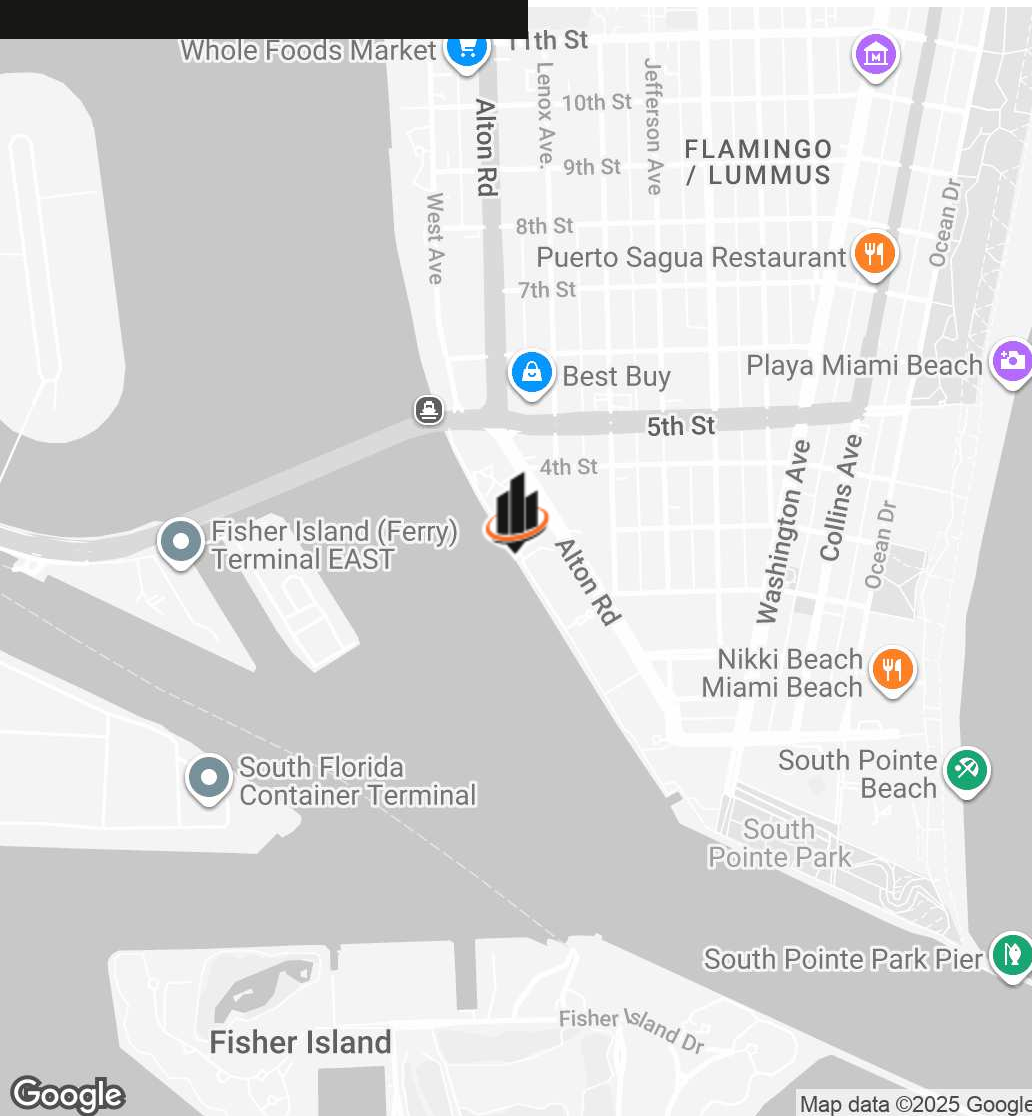




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