

# 4770 BISCAYNE OFFICES AVAILABLE

4770 BISCAYNE BLVD  
MIAMI, FL 33137

FOR LEASE



LEE &  
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

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# PROPERTY SUMMARY

## PROPERTY OVERVIEW

Lee & Associates presents office suites for lease at the 4770 Building, situated along the vibrant Biscayne corridor in Miami, Florida. This prime location offers sweeping views of Biscayne Bay and Miami's iconic skyline. Fully renovated in 2006, the property features modern amenities including upgraded systems, smart elevators, new lighting, refreshed corridor ceilings, and a contemporary lobby adorned with terrazzo and river rock flooring, complemented by slate walls.

Tenants benefit from 24-hour building access and round-the-clock security. The property's proximity to Publix Super Market, BayPoint Residences, Downtown Miami, the Design District, and Wynwood, as well as its convenient 10-mile distance from Miami International Airport, makes it an ideal location for business and residential purposes. Direct access to I-195 ensures effortless connectivity to major highways and thoroughfares.



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

## MARKET ADVISORS

### BERT CHECA

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### MATTHEW KATZEN

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## PROPERTY HIGHLIGHTS

- Panoramic Views of Biscayne Bay & Miami's Skyline
- Updated Modern Lobby and New Smart Elevators
- 24-hour Building Access and Security
- On-site Three-level Parking Deck
- Car Charging Station
- Exceptionally Located Near Downtown Miami by Miami Design District and Wynwood
- Easy Access to I-195 for Excellent Commutability



### 4770 Building

Modern Lobby  
Smart Elevators  
24hr Access and Security  
Parking & Car Charging Station



### Prime Location:

Biscayne Blvd  
Near Downtown Miami, Miami Design District and Wynwood



### Exceptional Commuting Access:

Fronting US-1  
Quick Access to I-195



# LEASE SPACES



Suite 840

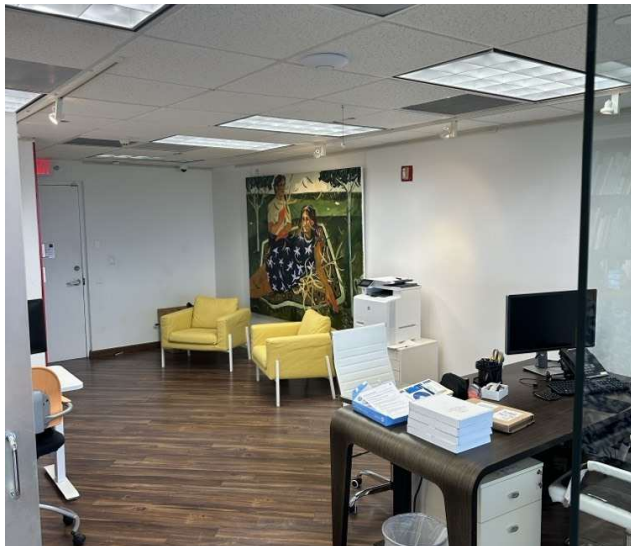


Suite 850

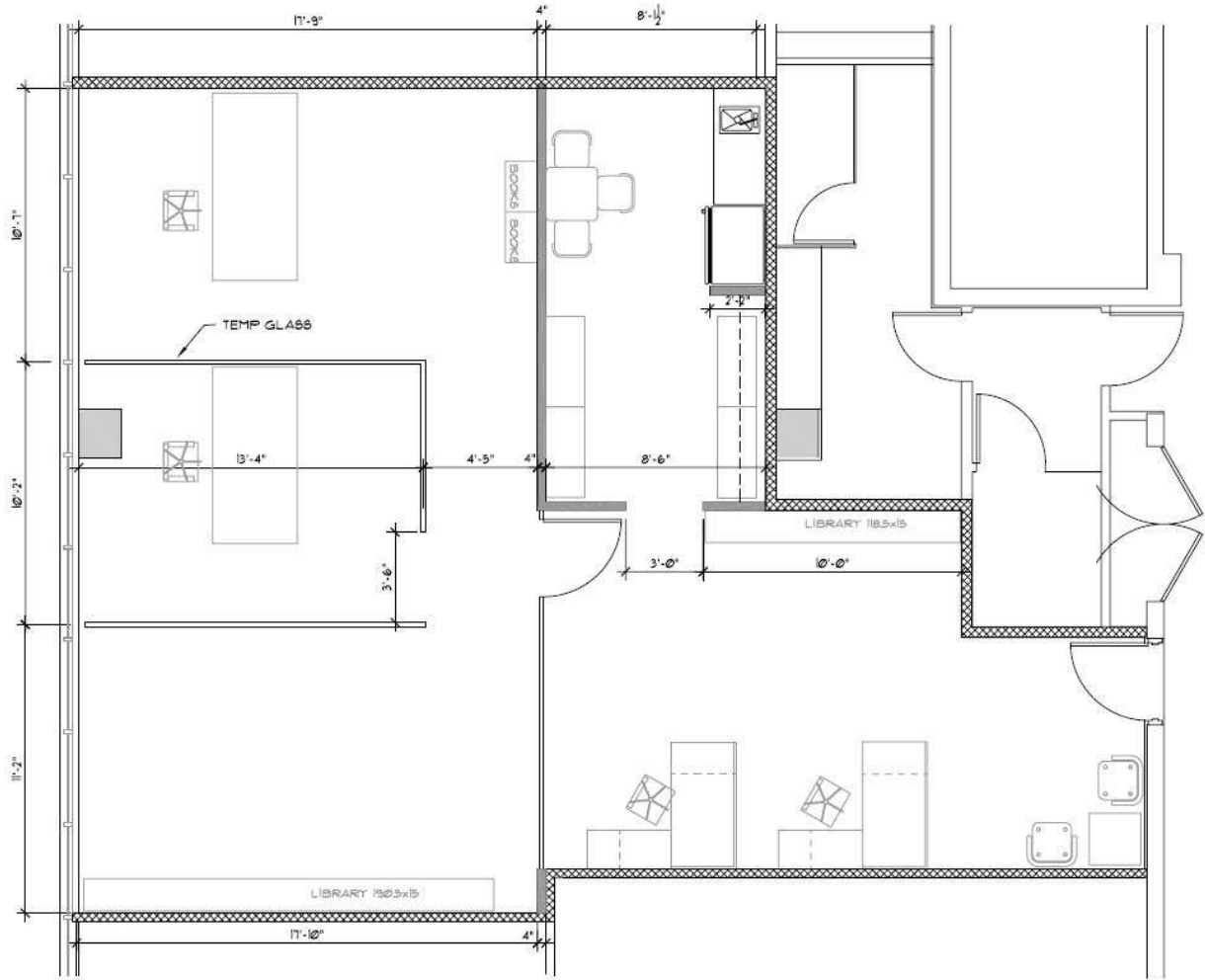
## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 840	Available	1,233 - 2,300 SF	Full Service	\$65.00 SF/yr	Move-in ready! Two private offices on the window with a full kitchen, open center, and reception area. Laminate wood floors with full-height glass partitions. Rental rate includes all expenses utilities and janitorial. 3 reserved covered parking spaces at \$125 per month each. *Suite 840 can be combined with Suite 850 for a Total of 2,300 Sq Ft
Suite 850	Available	1,067 - 2,300 SF	Full Service	\$75.00 SF/yr	Open plan showroom with exposed concrete loft ceiling. Slate tile floors, whitewash metal AC duct, kitchenette, dishwasher, and refrigerator. Rental rate includes all expenses utilities and janitorial. 2 reserved covered parking spaces at \$125 per month each. *Suite 850 can be combined with Suite 840 for a Total of 2,300 Sq Ft

# SUITE 840



# FLOOR PLAN SUITE 840



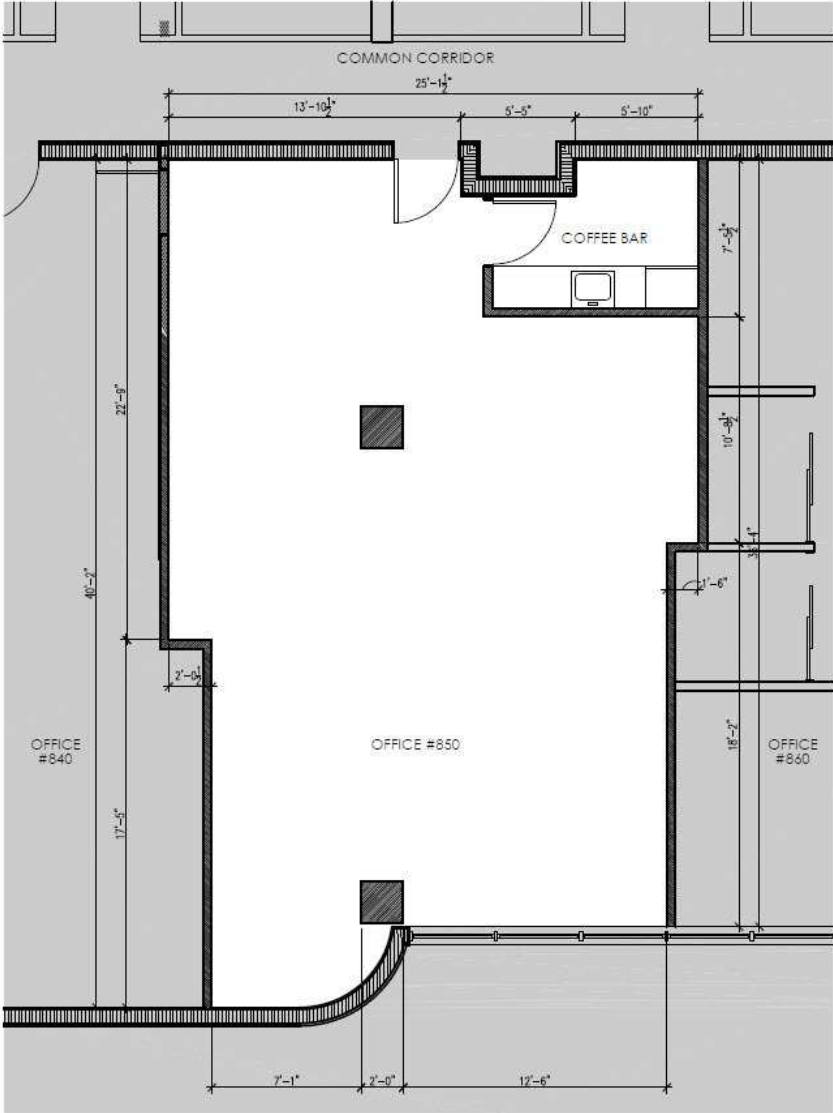
FLOOR PLAN



# SUITE 850



# FLOOR PLAN SUITE 850



# MODERN UPDATES, SMART ELEVATORS, BAY VIEWS



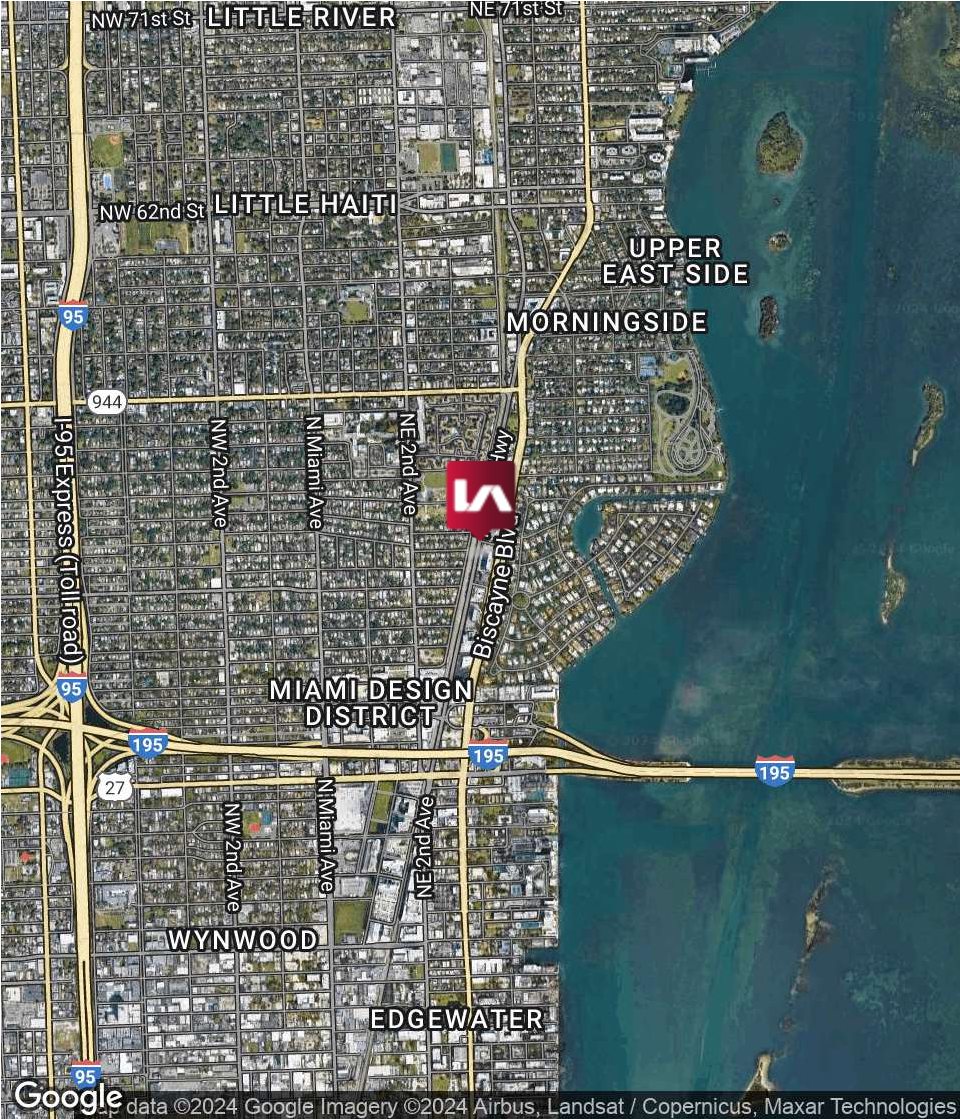


# EXCEPTIONAL ACCESS AND PARKING





# LOCATION MAPS



### LOCATION OVERVIEW

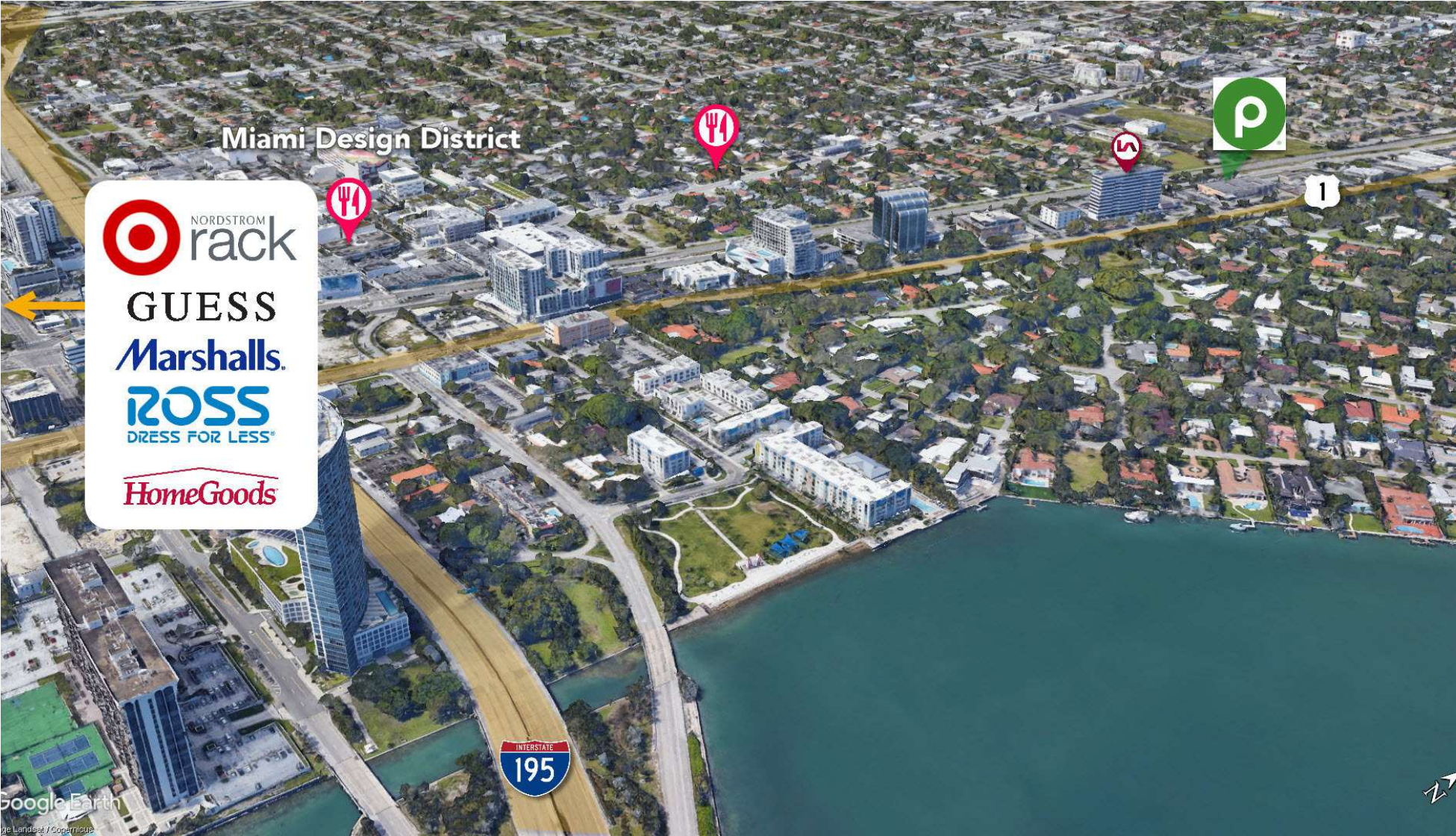
Located along Biscayne Blvd adjacent to Publix and near Miami’s most vibrant areas, including the Design District, South Beach, and Downtown Brickell. Direct access to I-195 and less than a 25-minute drive to Miami International Airport.

### CITY INFORMATION

CITY:	Miami
MARKET:	South Florida
SUBMARKET:	Biscayne Blvd
NEAREST HIGHWAY:	US-1, 195 & I-95
NEAREST AIRPORT:	Miami International Airport



# NEARBY AMENITIES





# 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: **279,194**

Daytime Population: Workers: **162,074**

Daytime Population: Residents: **117,120**

### BUSINESS

**16,671**  
Total Businesses

**149,068**  
Total Employees

**17,500,837,457**  
Total Sales

### COMMUTING TRENDS

**9%** Took Public Transportation

**7%** Carpooled

**3%** Walked

**1%** Bicycled

### NEARBY AMENITIES

**956** Number of Restaurants

**3,162** Retail Businesses