

PRIME OFFICE SUITES IN MIAMI'S BISCAYNE CORRIDOR

4770 BISCAYNE BLVD
MIAMI, FL 33137

FOR SALE



COMMERCIAL REAL ESTATE SERVICES

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PRESENTED BY:

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PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates presents two office condos for sale at the 4770 Building, ideally located along the vibrant Biscayne corridor in Miami, Florida. Suite 840 offers 1,233 square feet, and Suite 850 provides 1,067 square feet. These suites can be sold separately or combined for a larger space, making them perfect for various business needs. The 4770 Building, fully renovated in 2006, boasts modern amenities, including upgraded systems, smart elevators, new lighting, refreshed corridor ceilings, and a stylish lobby featuring terrazzo and river rock flooring with slate walls. The property offers 24-hour building access and round-the-clock security. It is just minutes from key Miami destinations such as Publix Super Market, BayPoint Residences, Downtown Miami, the Design District, and Wynwood. With direct access to I-195 and a 10-mile proximity to Miami International Airport, the location provides excellent connectivity for businesses and visitors alike.



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

MARKET ADVISORS

BERT CHECA

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MATTHEW KATZEN

Senior Vice President
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PROPERTY HIGHLIGHTS

- Fully renovated in 2006
- Smart elevators and upgraded systems
- Contemporary lobby with terrazzo and slate finishes
- 24-hour access and security
- Prime Biscayne corridor location
- Quick access to I-195 and major Miami areas



4770 Building

Office Condos for sale
Can be sold separately: Suite 840
(1,233 SF) & Suite 850 (1,067 SF)
Combined: 2,300 SF



Prime Location:

Biscayne Blvd
Near Downtown Miami, Miami Design
District and Wynwood



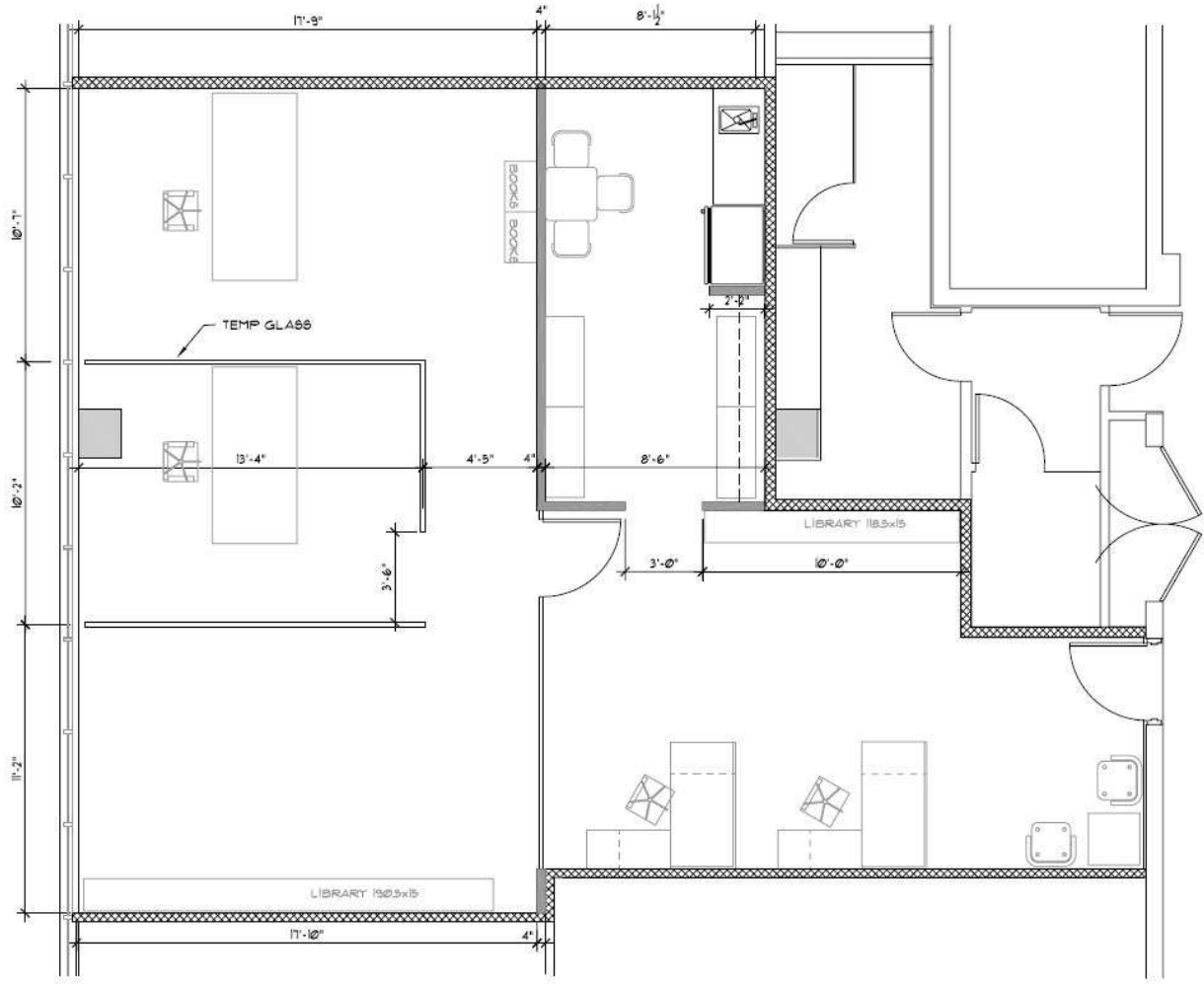
Exceptional Commuting Access:

Fronting US-1
Quick Access to I-195

SUITE 840



FLOOR PLAN SUITE 840



FLOOR PLAN

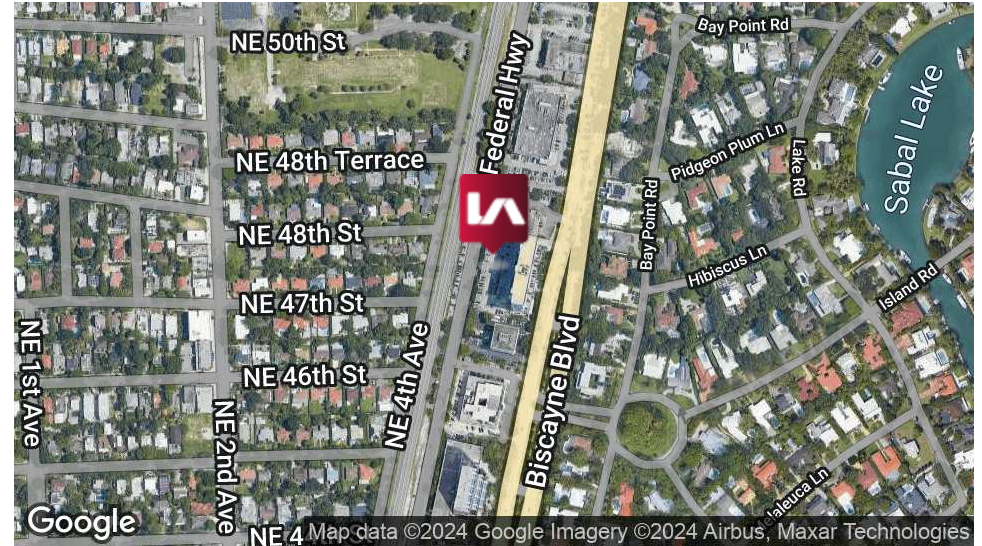
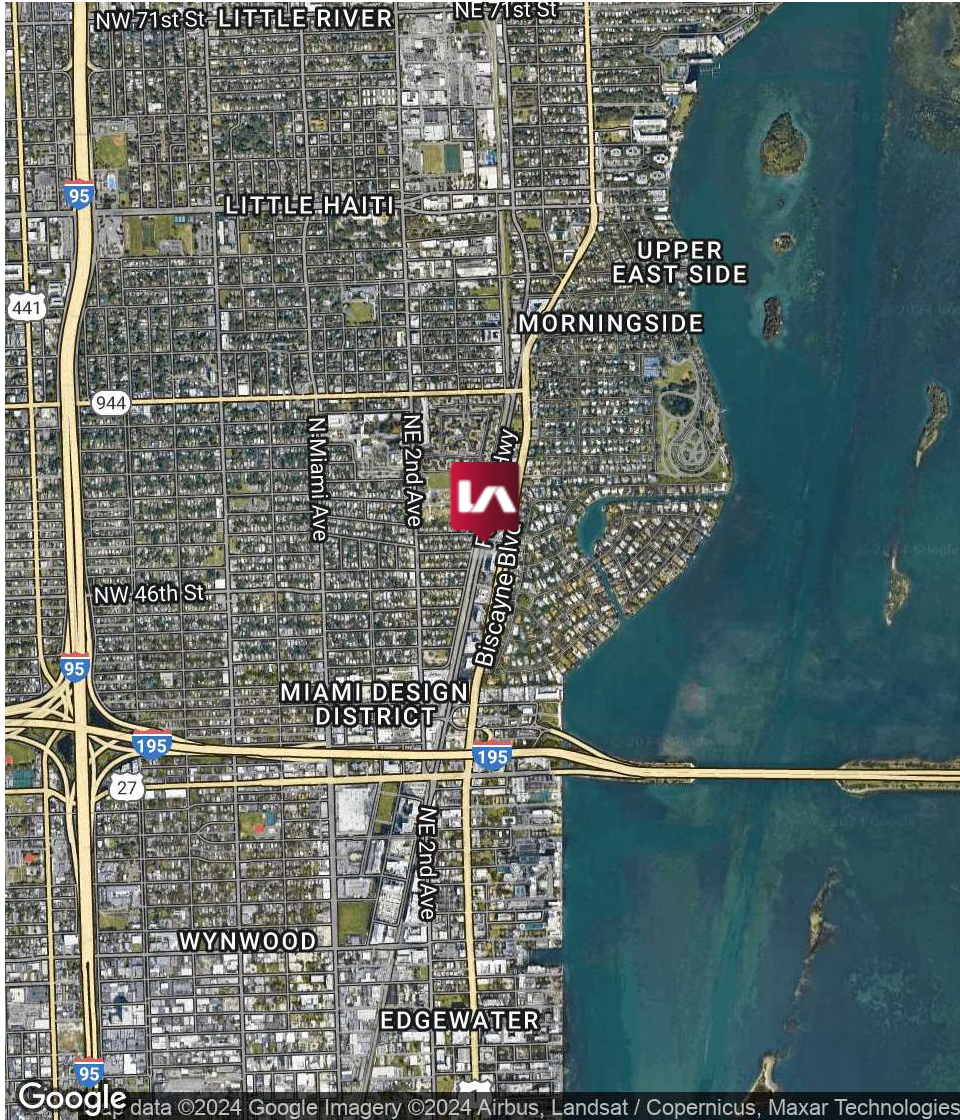
SUITE 850



EXCEPTIONAL ACCESS AND PARKING



LOCATION MAPS



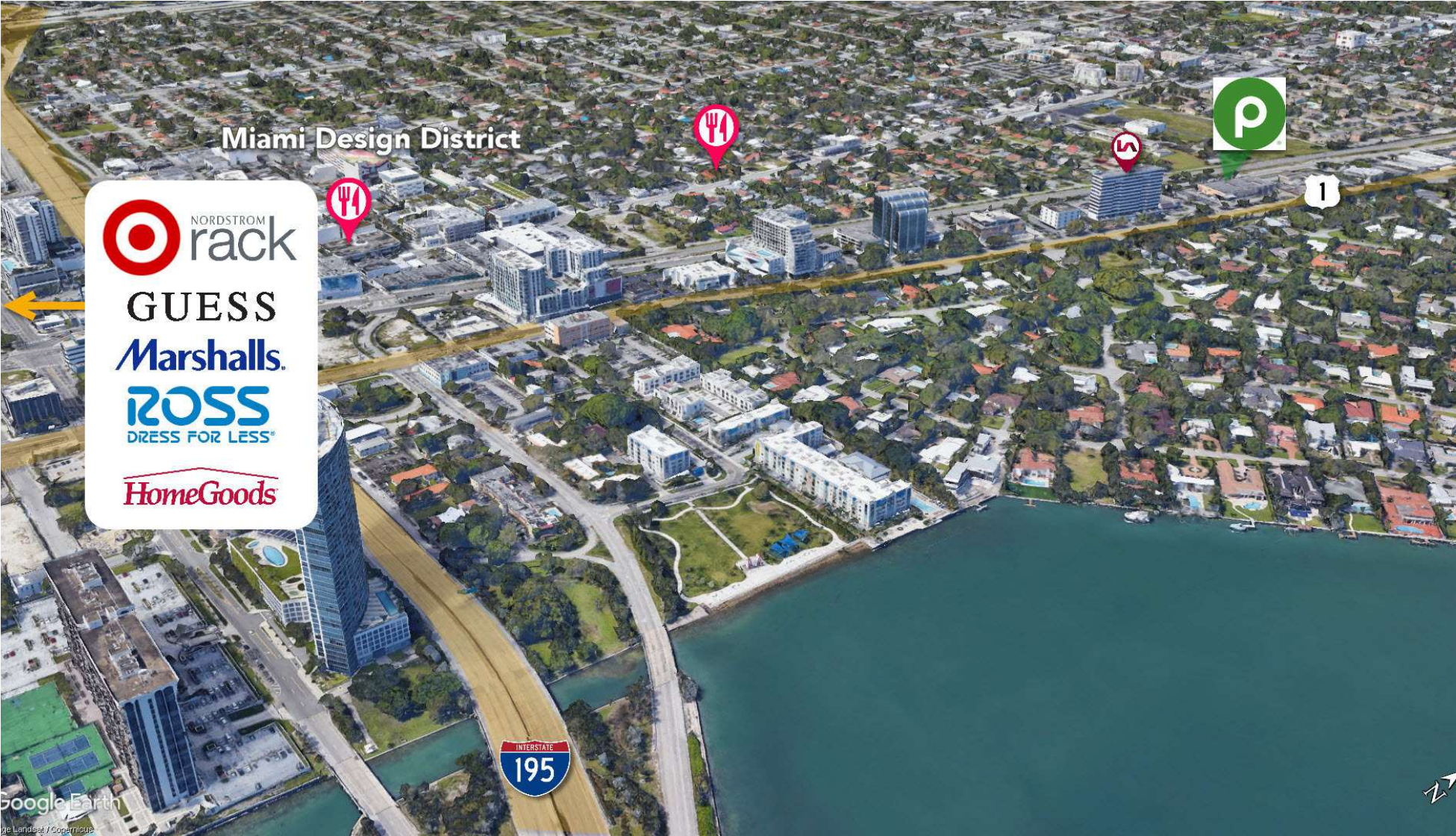
LOCATION OVERVIEW

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 —

<p>228,156 Total Population</p> <p>\$83,826 Average Household Income</p> <p>36.8 Median Age</p> <p>2.3 Average Household Size</p>	<h3>EDUCATION</h3> <p>18% No High School Diploma</p> <p>27% High School Graduate</p> <p>22% Some College</p> <p>33% Bachelor's/Grad/Prof Degree</p>
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Drive time of 10 minutes



EMPLOYMENT TRENDS

20% Services	21% White Collar
	59% Blue Collar
	Unemployment Rate 2.2%

DAYTIME POPULATION

Total Daytime Population 279,194	Daytime Population: Workers 162,074	Daytime Population: Residents 117,120
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BUSINESS

16,671 Total Businesses	149,068 Total Employees	17,500,837,457 Total Sales
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COMMUTING TRENDS

9% Took Public Transportation	7% Carpooled
3% Walked	1% Bicycled

NEARBY AMENITIES

956
Number of Restaurants

3,162
Retail Businesses