



**FOR LEASE**

**7915 BISCAYNE BOULEVARD**  
**MIAMI, FL 33138**

**UPPER EAST SIDE OFFICE SPACE WITH  
PRIVATE OFFICES**

**STL**  
COMMERCIAL



# OVERVIEW

Opportunity to lease an expansive office space at a highly affordable price point in Miami's upper east side.

Located at the intersection of Biscayne Boulevard and NE 79th Street, the space has direct access to the neighborhoods of Miami Shores, MiMo, Little River and Miami Beach.

The space features multiple divisions and private offices, offering an efficient and versatile layout.

The property also offers excellent signage opportunity, with Biscayne seeing over 42,500 vehicles per day, and 79th Street seeing an additional 30,200 cars per day, bringing the total AADT to over 60,000.

# SITE SUMMARY

SIZE: +/- 2,650 SF

ASKING RENT: \$3,600/Month (\$16/SF)

ALLOWED USES: Office, Retail, Etc.

# HIGHLIGHTS

- FULLY AIR-CONDITIONED – TWO INDEPENDENT HVAC UNITS
- MULTIPLE PRIVATE OFFICES + FLEXIBLE PARTITIONED ROOMS
- TWO RESTROOMS
- FRONT AND REAR ENTRANCE
- GREAT PRICE POINT FOR LOCATION
- EXPANSIVE LAYOUT

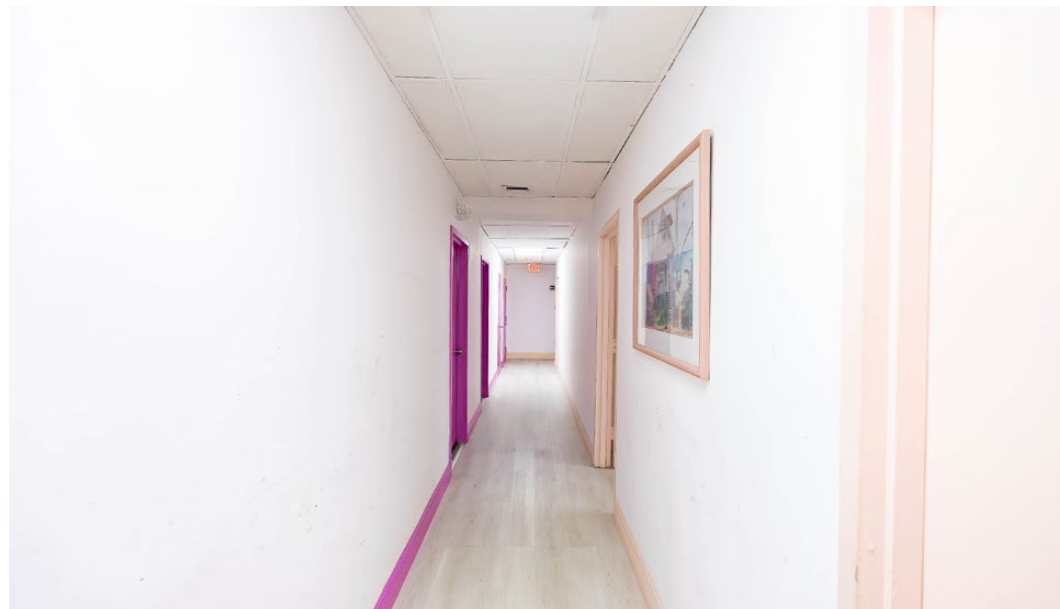


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**BRIAN PINEIRO** | COMMERCIAL ADVISOR | 786.382.9900  
**ALEX TSOUFAS** | PRESIDENT | 305.972.7217

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

# INTERIOR PHOTOS



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