



FOR LEASE

Retail Space at One Thousand Museum

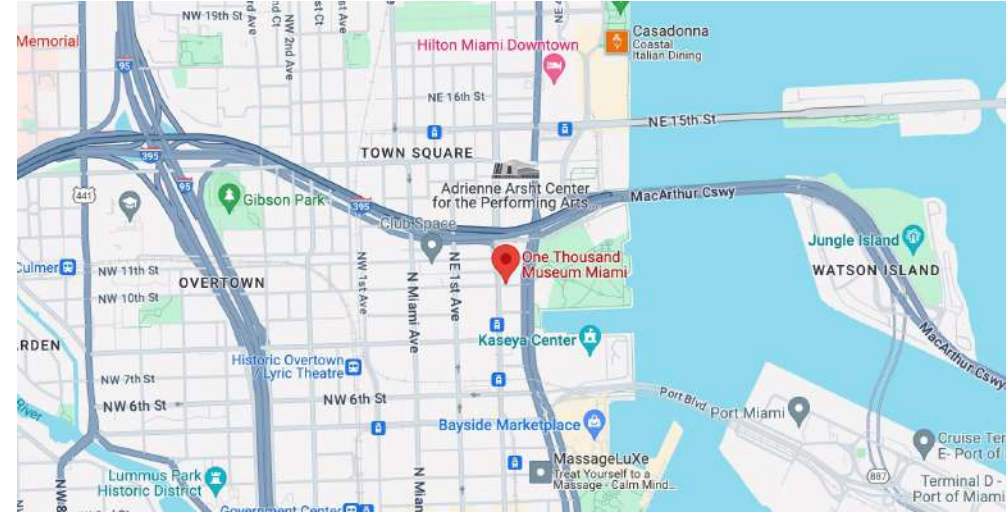
1000 Biscayne Boulevard, Miami, FL 33132



One Thousand Museum

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Upon Request
Available SF:	5,864 SF
Building SF:	465,000 SF
Submarket:	Downtown Miami

PROPERTY OVERVIEW

DWNTWN Realty Advisors has been retained exclusively to arrange the leasing of One Thousand Museum at 1000 Biscayne Boulevard. The space is 5,864 SF of retail on the ground floor and would be ideal for high-end luxury offices or medical spas. It is centrally located on Biscayne Boulevard in Downtown Miami, in close proximity to the MacArthur Causeway and several MetroMovers stations. It is also located right in the Miami World-Center, a large mixed-use development under construction. It will include multiple residential towers with over 1,000 units, 765,000 SF of signature retail, 4.5 acres of open space, 7,000 new parking spaces, and an ultra-modern Marriott Marquis World Convention Center Hotel with 1,800 rooms, 600,000 SF of convention space, and an 80,000 SF outdoor event deck.

PROPERTY HIGHLIGHTS

- Excellent Location With Direct Frontage on Biscayne Boulevard
- Close Access to the MacArthur Causeway and MetroMovers stations
- Emerging District with the Miami World-Center Development Plan

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A Commercial Brokerage Firm

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LOCATION DESCRIPTION



LOCATION OVERVIEW

The Property is located Downtown, in the heart of Miami. It is bordered by the Miami River to the south, the MacArthur Causeway to the North, the I-95 to the West and the Biscayne Bay to the East. Located above Brickell and in close proximity to the Arts & Entertainment District and Edgewater, Downtown is an infill residential and office neighborhood undergoing drastic redevelopment.

It is the historical center of the city of Miami. The majority of Miami's historic buildings are located in this district, including Flagler Street, museums, libraries, offices, schools like Miami-Dade College, as well as most government offices and courthouses, and Miami's Historic District and Government Center. The Miami Jewelry District is a sub-neighborhood of Downtown, historically known for its numerous jewelry stores and is one of the three jewelry districts in the U.S, behind Los Angeles and New York.

Downtown is home to the Kaseya Arena, Perez Museum, Phillip & Patricia Frost Museum of Science. It is directly served by the Miami Metrorail at Government Center Station and by 13 Metromover stations on the Downtown, Brickell, and Omni Loops.

The Miami World Center is a micro-neighborhood emerging within Downtown. The Miami World Center is a new mega project and Downtown's game changer. With nearly 30 acres and an estimated price tag of more than \$1.5 billion, the Miami World Center will be the second largest urban development in the United States. It will include 765,000 SF of signature retail, 4.5 acres of open space, 7,000 new parking spaces, and an ultra-modern Marriott Marquis World Convention Center Hotel with 1,800 rooms, 600,000 SF of convention space, and an 80,000 SF outdoor event deck. To top it all off – literally – the Master Plan for Miami WorldCenter will include multiple residential towers with over 1,000 units.

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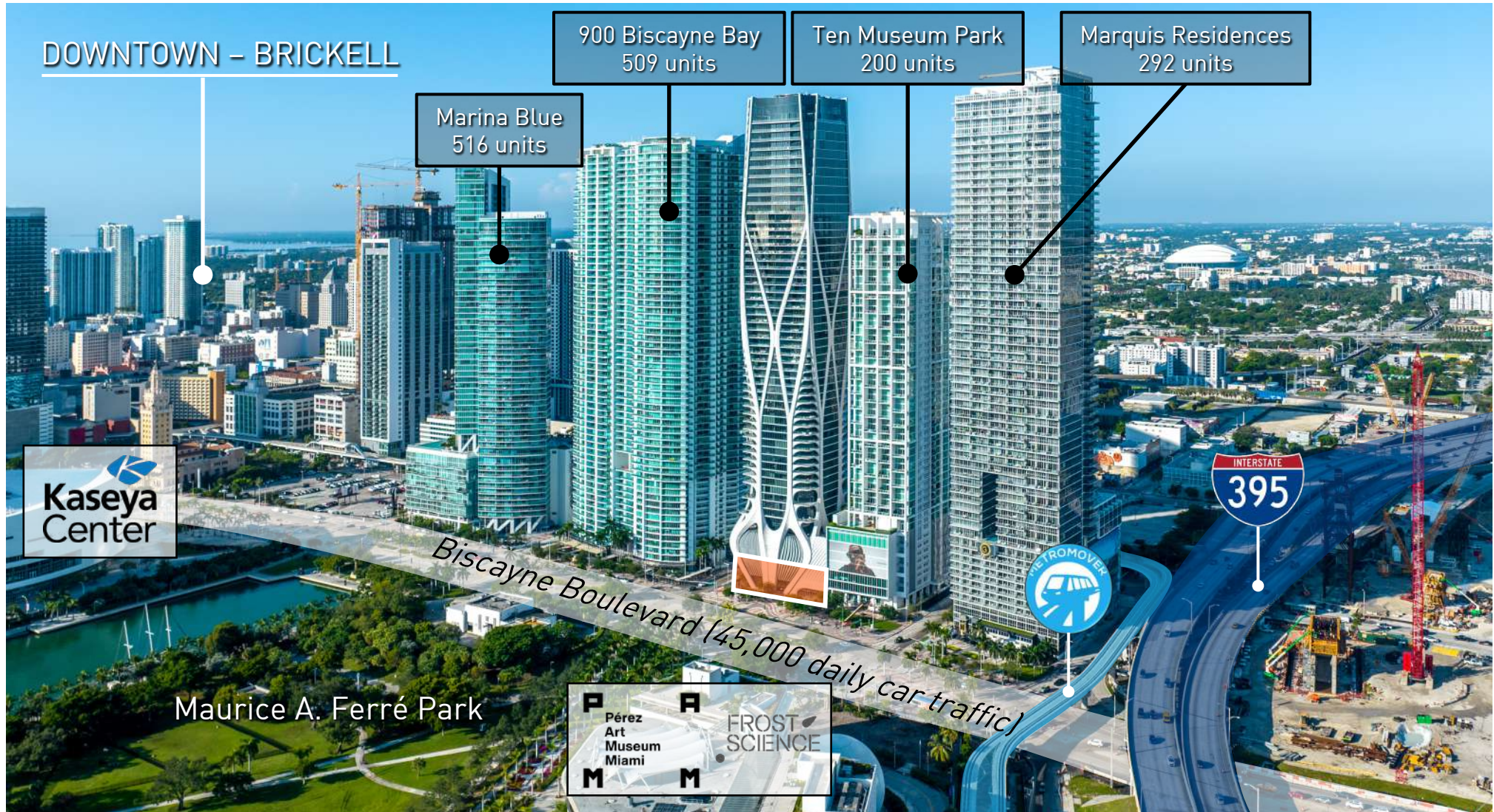
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AERIAL CONTEXT



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BUILDING PICTURES



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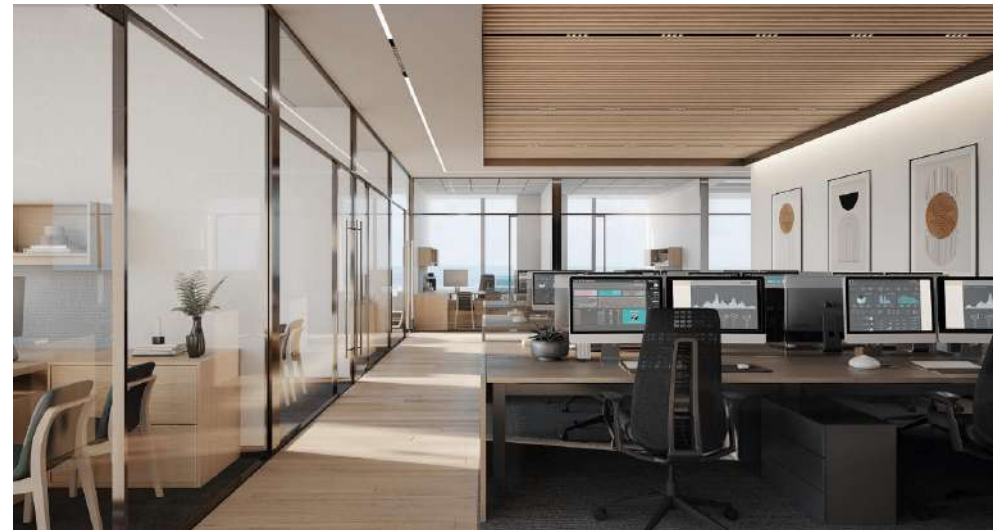
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LUXURY OFFICE CONCEPTS



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LUXURY MEDICAL OFFICE CONCEPTS



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