

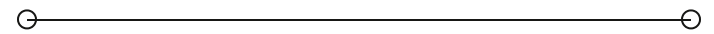


FOR LEASE

Office Space at Miami Beach Marina

300 ALTON ROAD

Miami Beach, FL 33139



PRESENTED BY:

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MIAMI BEACH MARINA | PROPERTY SUMMARY



LEASE RATE

\$55.00 PSF
\$21.00 PSF CAM

OFFERING SUMMARY

| | |
|-----------------------|-----------|
| BUILDING SIZE: | 55,940 SF |
| AVAILABLE SF: | 1,450 SF |
| LOT SIZE: | 2.87 AC |
| YEAR BUILT: | 1985 |
| ZONING: | GU |

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PROPERTY OVERVIEW

SVN Commercial Realty is pleased to offer a great opportunity to lease office space at the iconic Miami Beach Marina. Join other tenants such as Ghost Yachts, HMY Yachts, and Angle of Attack Marine along with long standing restaurants, Texas de Brazil and Monty's. The property is comprised of three floors of office and commercial/retail space totaling +/- 55,940 SF as well as a 400 slip marina that can accommodate vessels up to 250 feet. Miami Beach Marina offers unparalleled views of the Intracoastal Waterway, downtown Miami skyline, Fisher Island, and Port Miami. Miami Beach Marina is professionally owned and operated by Suntex Marinas.

SPACES

LEASE RATE

SPACE SIZE

SUITE 305

\$55.00 SF/yr

1,450 SF

SUITE 305 | COMPLETE HIGHLIGHTS



SPACE HIGHLIGHTS

- SUITE 305 | 1,450 SF
- Space Has Been Fully Renovated
- Two (2) Private Offices w/ Marina Views
- Two (2) Additional Private Offices for a Total of Four (4) Offices
- Kitchenette
- Large Reception Area
- Ample Parking Available in Covered Garage
- Shared Restroom - 3rd FL
- Improvements Include: New Paint, Carpet/Tile, Baseboards, Drywall, New Glass Partitions, New Window Treatments, New Kitchen Cabinets & Appliances.
- Turnkey Space - Ready for Immediate Occupancy

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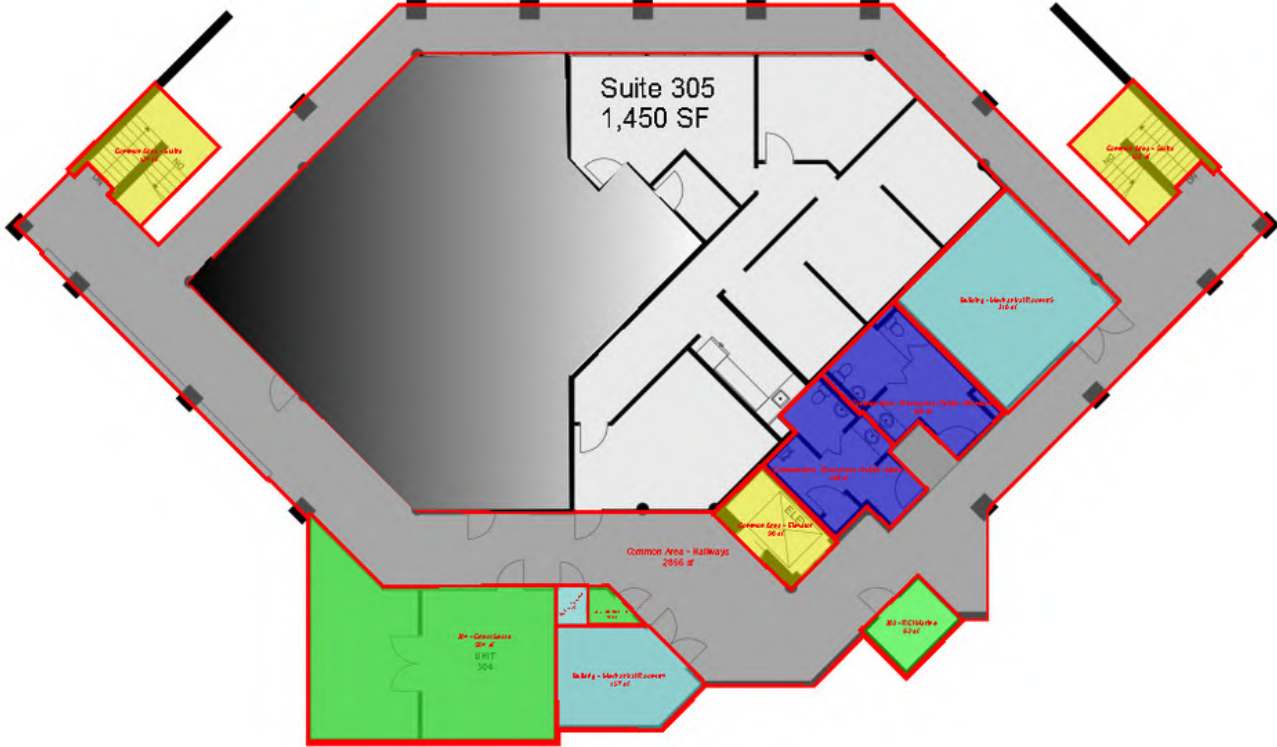
SUITE 305 | 1,450 SF



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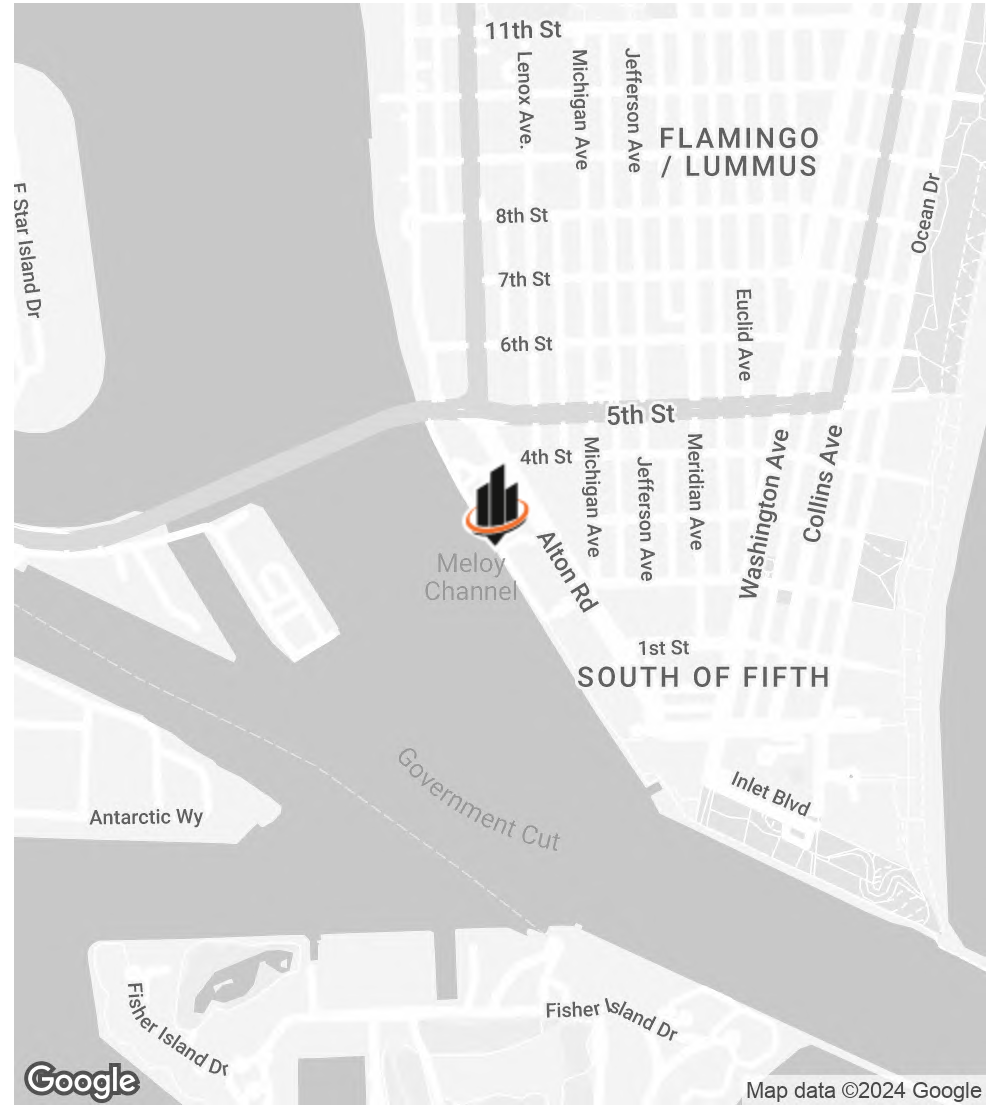
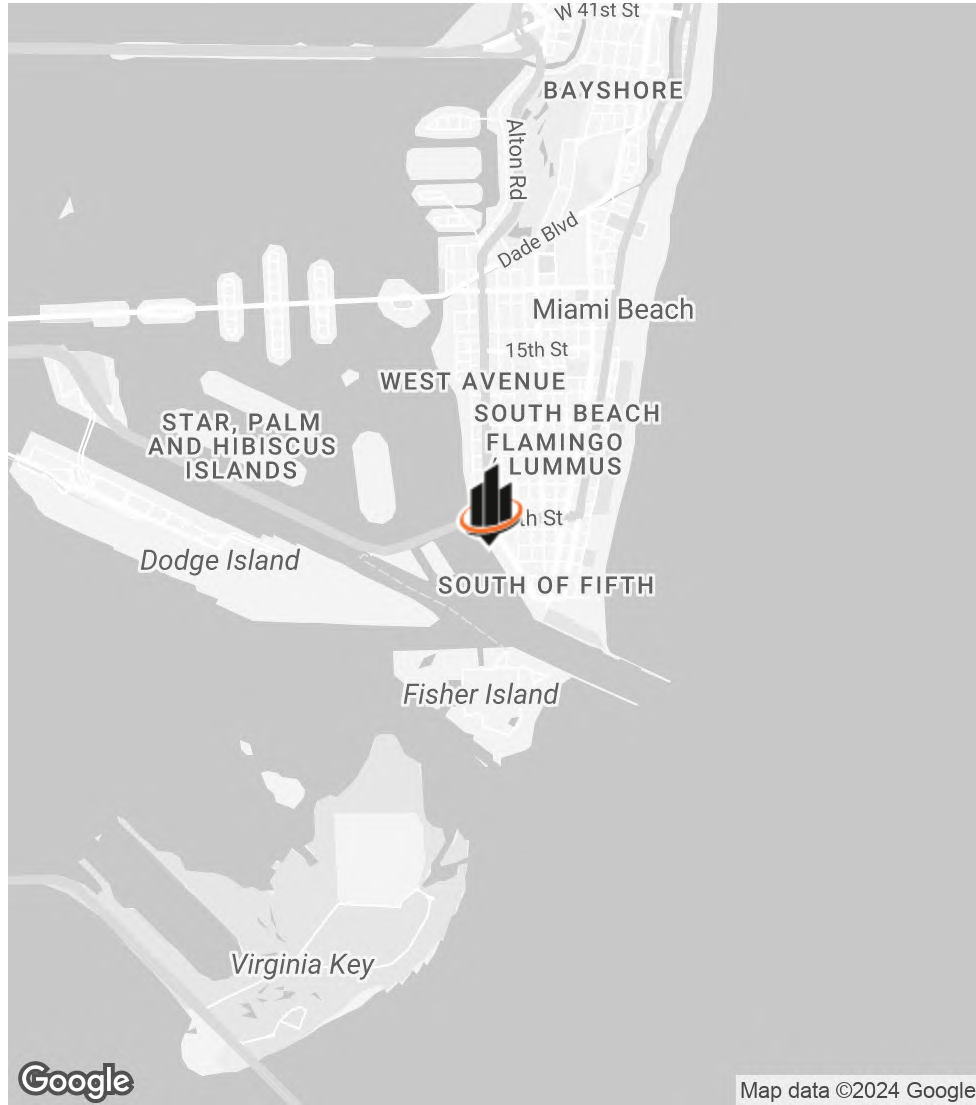
FLOOR PLAN STE 305



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LOCATION MAPS



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