



EXCLUSIVE OPPORTUNITY

12550 Biscayne Boulevard - 5th Floor
Miami, FL

Units 500-505 | Total: 9,370 SF

RELATED **ISG**
COMMERCIAL



Property Overview

Address

12550 Biscayne Boulevard,
Miami, FL 33181

Floor

5th Floor

Units Available

6 (500-505)

Total Size

9,370 SF

Current Condition

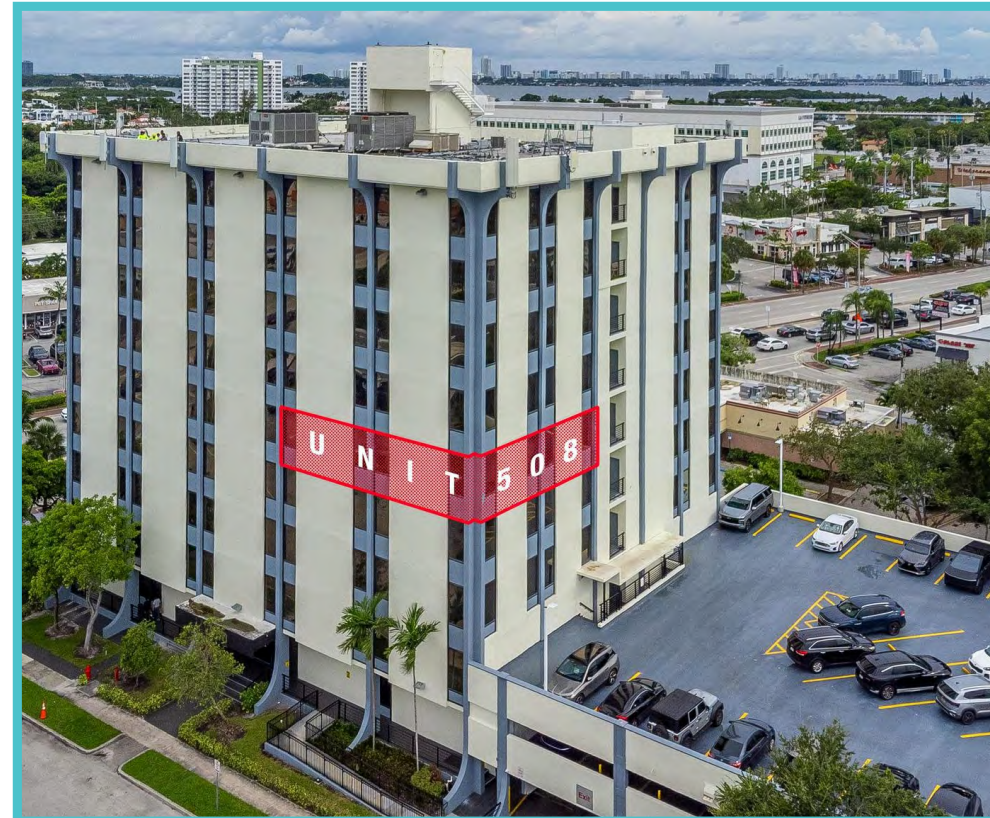
Vacant, clean, and flexible
floor plan

Layout

Currently built out with
multiple private offices;

Unit Breakdown

Unit 500	2,033 SF
Unit 501	1,011 SF
Unit 502	1,016 SF
Unit 503	990 SF
Unit 504	1,840 SF
Unit 505	581 SF
Total Rentable Area: 9,370 SF	





Investment Highlights

Prime Location

Situated on Biscayne Boulevard in Miami, a high-visibility, high-traffic corridor with strong demand for medical, professional, and office use. term exit flexibility.

Total Rentable Area

9,370 SF across six contiguous office suites (Units 500-505).

Flexible Configurations

Units may be leased or purchased separately, combined in various sizes, or acquired as a full floor.

Vacant & Ready

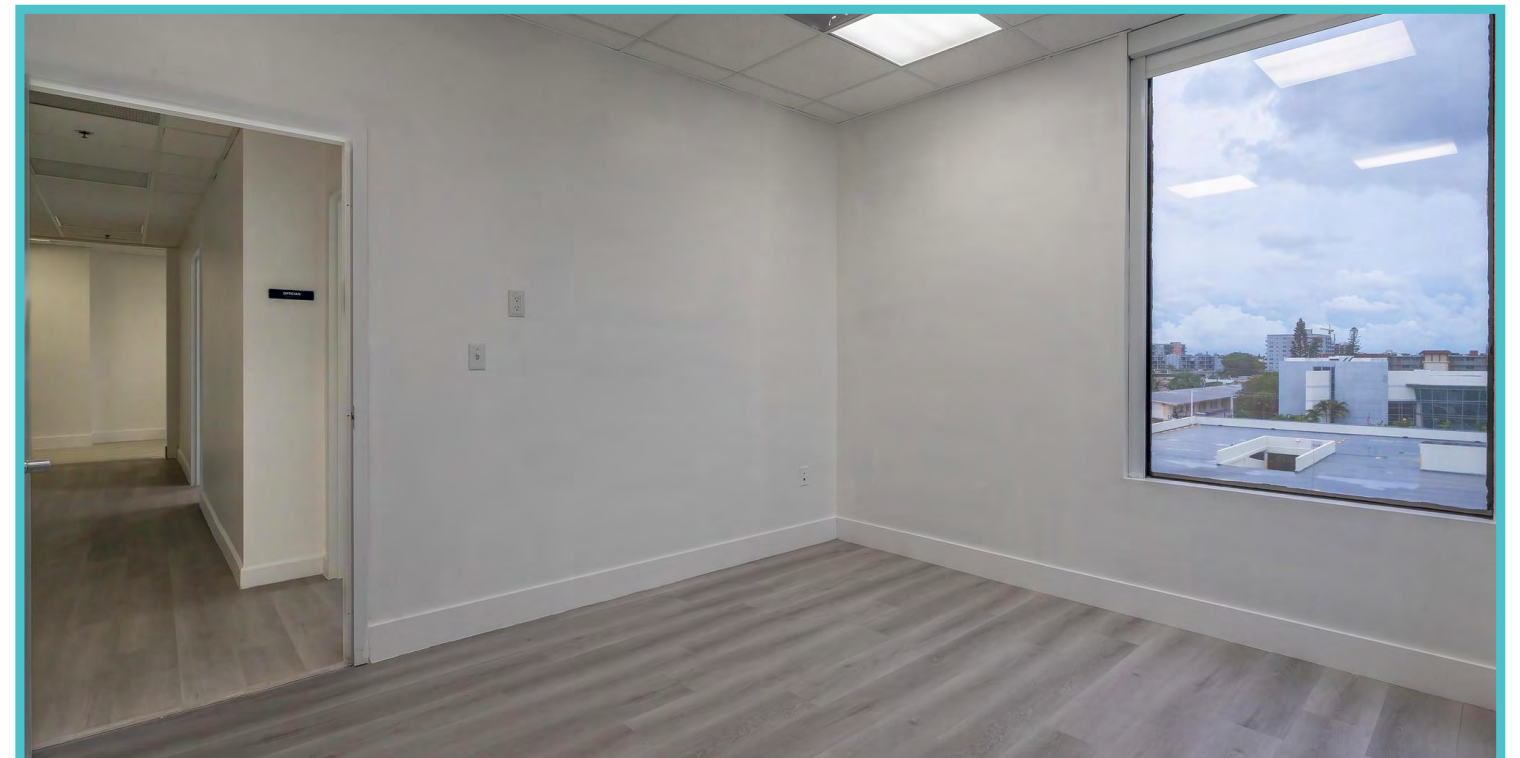
Clean, well-kept, and available for immediate occupancy.

Attractive Terms

Offered both **for sale and for lease** at **\$38/SF NNN** (lease) or at market pricing for purchase.

End-User or Investor Appeal

Perfect for an owner-user seeking a flagship office, or for an investor looking to reposition in Miami's growing office market.





Location Highlights

- Prominent Biscayne Boulevard address
- Easy access to I-95, major retail corridors, and surrounding neighborhoods
- Close to dining, shopping, banking, and residential communities
- Strong demographics and growth in North Miami market





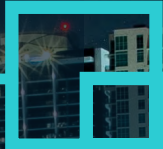
Offering Details

For Lease: \$38/SF CAM

For Sale: Available for purchase (units individually or combined; full floor purchase option available)

Availability: Immediate





RELATED ISG
REALTY

Team

Key Personnel



NICOLETA BALEA

Broker Associate / Top Team

Seasoned professional with 10 years of diverse experience at RelatedISG in both commercial and residential sectors. Recognized as a top producer multiple times. Proficient in leading teams to success and now focused on expanding team capabilities for greater achievements.

Nicoletabalea22@gmail.com | C. 786 457 0476

History

RelatedISG Realty was founded in 2011 by ISG World owner Craig Studnicky, along with Jorge Perez, Chairman and CEO of Related Group.



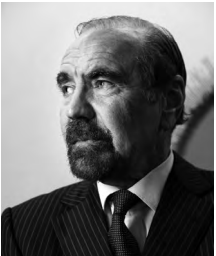
Since 1979, Related Group has enhanced skylines with iconic developments characterized by innovative design, enduring quality and inclusive living. Through groundbreaking partnerships with world-renowned architects, designers and artists, Related has redefined urban environments on a global scale, fostering distinctive, dynamic communities and symbolic landmarks that have become sources of local pride. To date, Related has built and managed more than 100,000 condominium and apartment residences that are meticulously designed with finishes and amenities that transform buildings into vibrant residential environments. Related doesn't just create neighborhoods...it builds legacies.

100,000
Residences
Built & Managed

40+ Years of
Commitment
Reshaping Cities &
Skyscrapers

17 Million
Square Feet
Developed

Over
\$50 Bil
Sold



Jorge M. Pérez
CHAIRMAN, CHIEF EXECUTIVE OFFICER, FOUNDER



For over 30 years, ISG World® has been honored and privileged to work with some of the most respected and talented professionals in the real estate industry, from developers, architects, engineers and designers, to brokers, vendors and of course, our dedicated employees. To engage ISG today is to harness the talent, network and creativity that provides our clients the competitive edge necessary to succeed in the South Florida marketplace.

Over
30+ Years
Experience in
Luxury Sales

110
Developments

Over
\$12+Bil
in Sales



Craig Studnicky
PRINCIPAL & CO-FOUNDER

About

RelatedISG Realty is represented by top-producing agents and is headed by Craig Studnicky, Chief Executive Officer and founder, and a 30-year industry leader. Growing quickly and now encompassing four offices across Miami-Dade and Broward counties, RelatedISG is an expanding leader in residential and commercial sales, and has come into the forefront of the development world as well.

With extensive knowledge in every aspect of the field, from pre-construction to standing inventory, the RelatedISG team, and its over 375 local agents have an outstanding track record of providing clients with exceptional and rewarding real estate experiences.

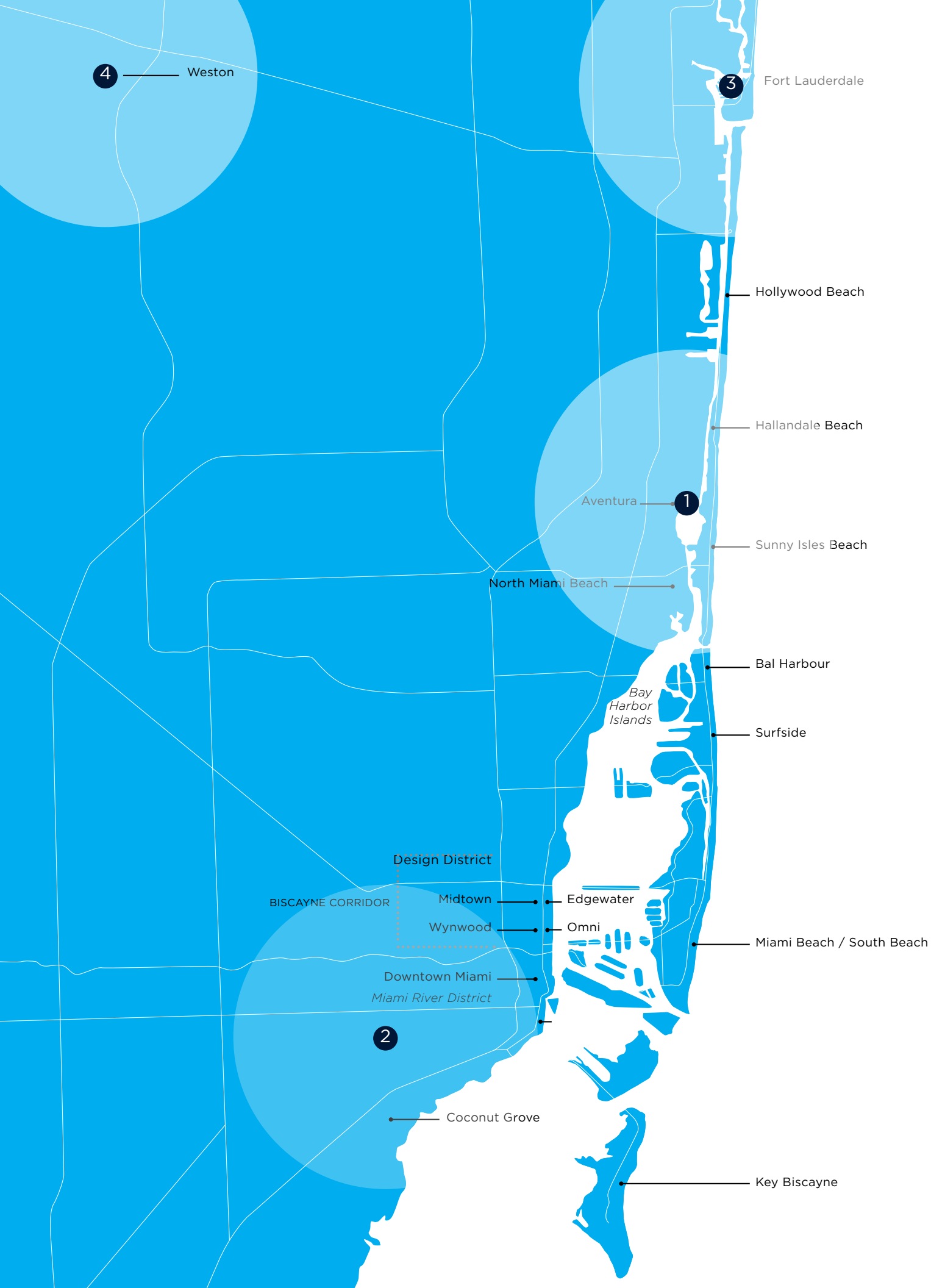
RELATEDISG REALTY

375+

REAL ESTATE AGENTS

4

SOUTH FLORIDA
LOCATIONS



RelatedISG Realty maintains four offices throughout Miami-Dade and Broward County. These locations allow RelatedISG to blanket the Southeast Greater Miami and Fort Lauderdale areas and create a broader reach to potential buyers and tenants.

1. Aventura

2. Coral Gables

3. Fort Lauderdale

4. Weston

RELATED **ISG**

COMMERCIAL

HEADQUARTERS

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OFFICES

Aventura | Coral Gables | Fort Lauderdale | Weston

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