



Office

Sailboat Cay Office Opportunity

For More Information

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FOR LEASE | READY PLUG AND WORK OR ENTIRE SUITE

13499 Biscayne Boulevard, T4-6 (Suites A-G) | Miami, FL 33181

Plug and Work Spaces Available:

155 - 1,308 SF

Lease Rate & Type For Individual Plug and Work:

\$1,200 - \$1,500 Per Month

Entire Suite:

3,791 SF

Lease Rate & Type for Entire Suite:

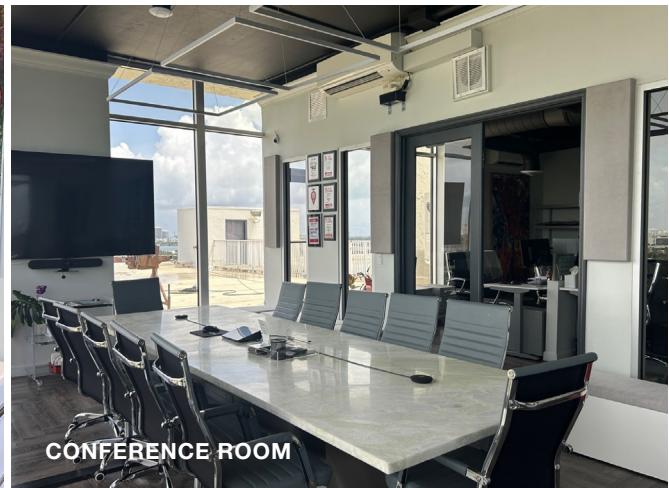
\$14,300 Per Month Excluding
Custodial

For more listings visit: naimia-ftl.com/properties

NAI Miami
Fort Lauderdale

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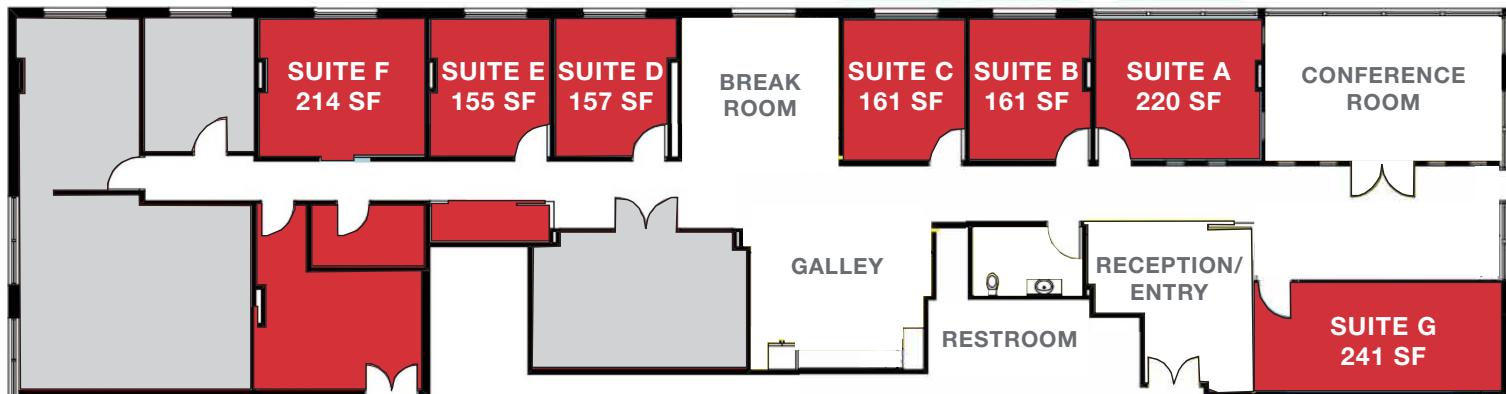
Property Features

- Small executive offices or entire suite for lease
- High-end plug and work scenario (workspaces, private offices, semi-private offices, coworking space, conference room)
- Main conference room seats 12 with additional space for additional chairs, three additional bench seats
- Three ceiling mounted ambient lighting chandeliers (LED soft white 3000 Kelvin color, 1500-2000 lumens)
- Small refrigerator (for bottled water, beverages)
- in conference room
- 85-inch Samsung TV, wired for video calls, audio/conference calls, television, HDMI hookup (computer display)
- Ample parking
- Dedicated mini-split AC (in addition to central AC)
- Natural light (floor to ceiling windows) with panoramic views north, east, south
- All suites are private/enclosed with sound reducing door/windows



Floor Plan

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UNAVAILABLE/STORAGE



DINING ROOM



GALLEY

Availability

Suite A	220 SF
Suite B	161 SF
Suite C	161 SF
Suite D	157 SF
Suite E	155 SF
Suite F	214 SF
Suite G	241 SF
Entire Suite	3,791 SF

Location

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Location Features

- Frontage on Biscayne Blvd (US 1)
- Centrally located on Biscayne Blvd with access to all points in Miami-Dade and Broward Counties
- 46,500 cars per day via Biscayne Boulevard

Demographic Summary

	1 Mile	3 Miles	5 Miles
Population	27,288	161,099	409,458
Households	11,034	60,335	159,909
Average Household Income	\$81,613	\$97,604	\$97,175
Employees	18,526	64,049	171,683

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