

GROUND-FLOOR OFFICE CONDO STREET/SIDEWALK ACCESS MIAMI'S BISCAYNE CORRIDOR

4770 BISCAYNE BLVD,
MIAMI, FL 33137



BISCAYNE BLVD



FOR SALE

Presented By,

BERT CHECA

Principal

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 **LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

7925 NW 12th Street, Suite 301, Miami, FL 33126 | 305-235-1500 | leesouthflorida.com



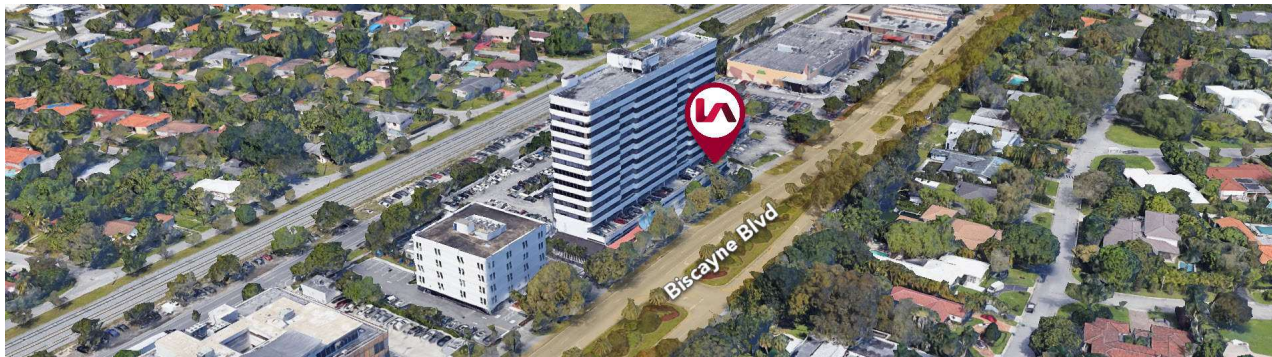
@leesouthflorida

PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates presents a rare opportunity to acquire a move-in ready, ground-floor office condo space in the heart of Miami's vibrant Biscayne corridor. Totalling 5,764 square feet, this offering includes three non-subdivisible suites, previously built out as a traditional medical office with second-generation improvements. The 4770 Building, fully renovated in 2006, features modern systems, smart elevators, upgraded lighting, and a stylish lobby with terrazzo flooring and slate walls. Ten on-site parking spaces, direct street and sidewalk access, and medical use permissions enhance the property's usability and appeal.

Situated next to CVS and Publix and within walking distance to several neighborhood amenities, this property enjoys prime visibility and accessibility along the Biscayne corridor. Just minutes from Downtown Miami, the Design District, Wynwood, and BayPoint Residences, it offers seamless access to I-195 and is only 10 miles from Miami International Airport. This high-traffic, centrally located area supports a wide range of professional, creative, and medical businesses seeking a prestigious and accessible Miami address.



For more information, please contact one of the following individuals:

MARKET ADVISORS

BERT CHECA

Principal
786.473.9227
bcheca@lee-associates.com

ASKING PRICE: \$3,746,600



Ground Floor Office Condo:

5,764 SF total across three non-subdivisible suites
Direct street/sidewalk access
10 dedicated parking spaces included
Move-in ready second-generation office buildout
Medical use permitted; formerly a doctor's office



Prime Location:

Located on the Biscayne Blvd Corridor.
Incredible Views of the Intracoastal and Miami Skyline.
Near Downtown Miami, Miami Design District and Wynwood.



Exceptional Commuting Access:

Fronting US-1
Quick Access to I-195

PROPERTY DETAILS

LOCATION INFORMATION

BUILDING NAME	Ground-floor Office Condo Street/sidewalk Access Miami's Biscayne Corridor
STREET ADDRESS	4770 Biscayne Blvd
CITY, STATE, ZIP	Miami, FL 33137
COUNTY	Miami Dade
MARKET	South Florida
SUB-MARKET	Biscayne Blvd
NEAREST HIGHWAY	US-1, 195 & I-95
NEAREST AIRPORT	Miami International Airport

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Condo
ZONING	6100
LOT SIZE	4.17 Acres
APN #	0132190480001

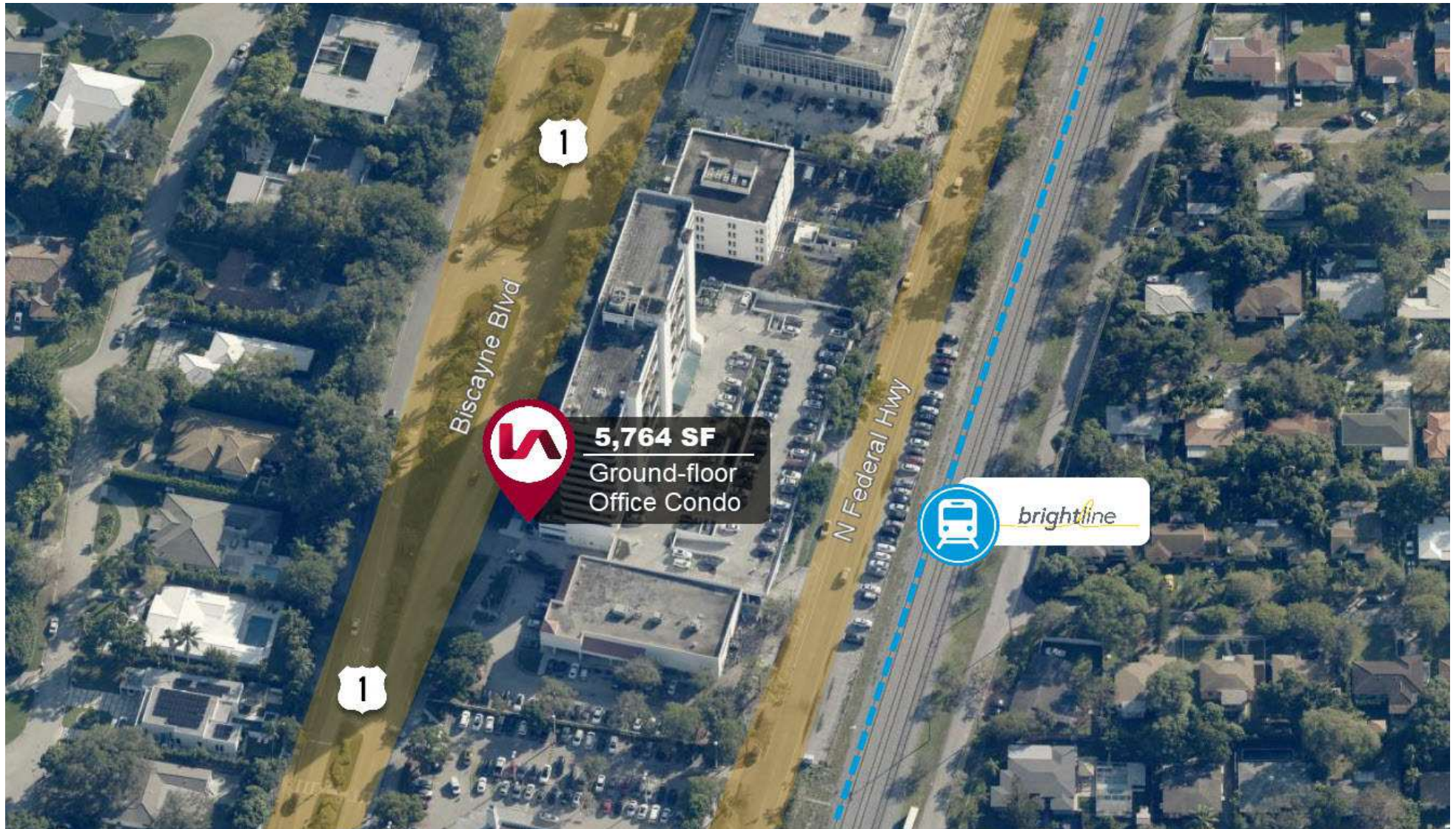
BUILDING INFORMATION

BUILDING SIZE	137,634 SF
BUILDING CLASS	B
TENANCY	Multiple
NUMBER OF FLOORS	15
AVERAGE FLOOR SIZE	137,634 SF
YEAR BUILT	1982
YEAR LAST RENOVATED	2006
NUMBER OF BUILDINGS	1

PARKING & TRANSPORTATION

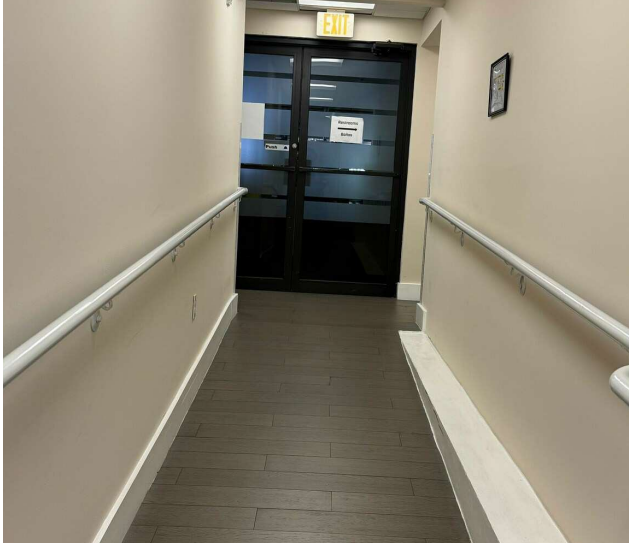
PARKING TYPE	Surface
PARKING RATIO	0.62
NUMBER OF PARKING SPACES	85

AREA OVERVIEW



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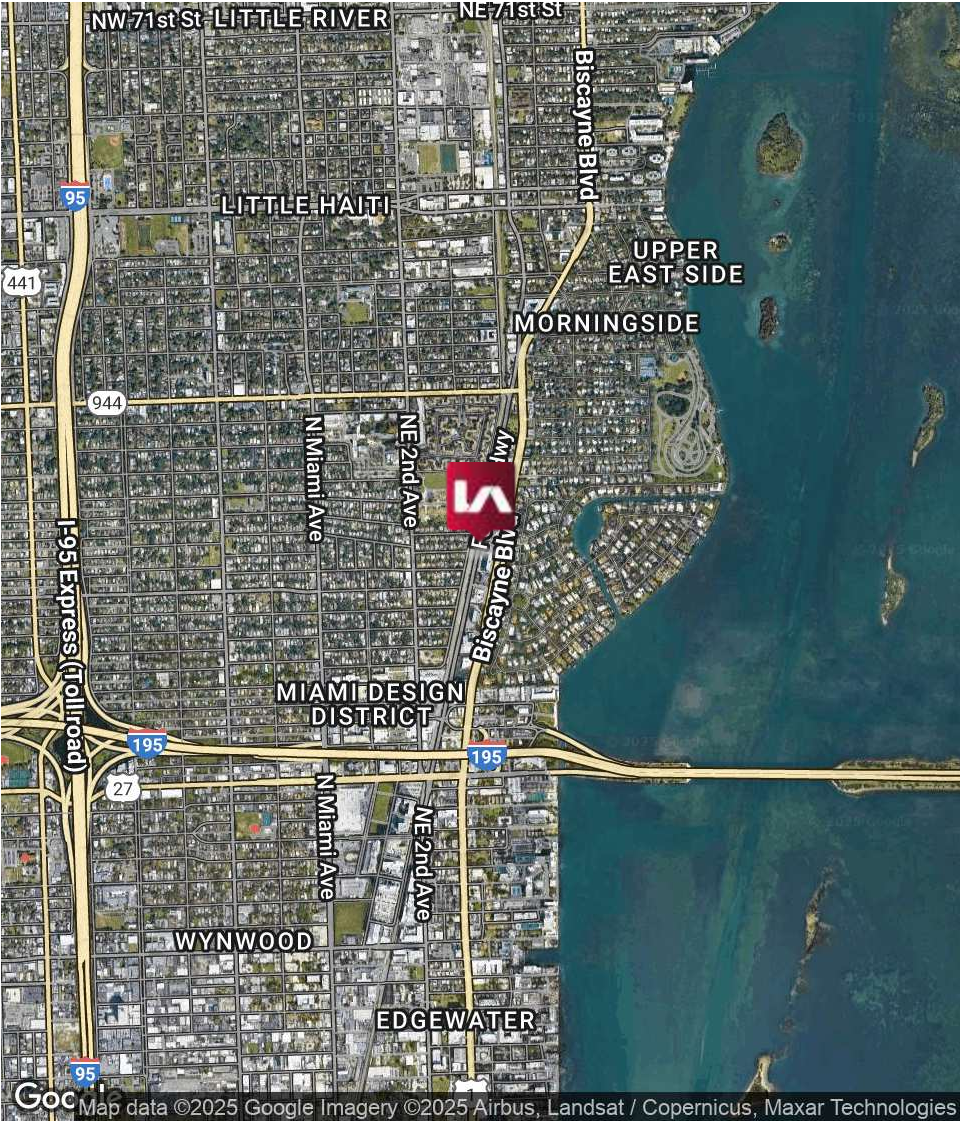
GROUND FLOOR SUITE PHOTOS



EXCEPTIONAL ACCESS AND PARKING



LOCATION MAPS



LOCATION OVERVIEW

Located along Biscayne Blvd adjacent to Publix and near Miami's most vibrant areas, including the Design District, South Beach, and Downtown Brickell. Direct access to I-195 and less than a 25-minute drive to Miami International Airport.

CITY INFORMATION

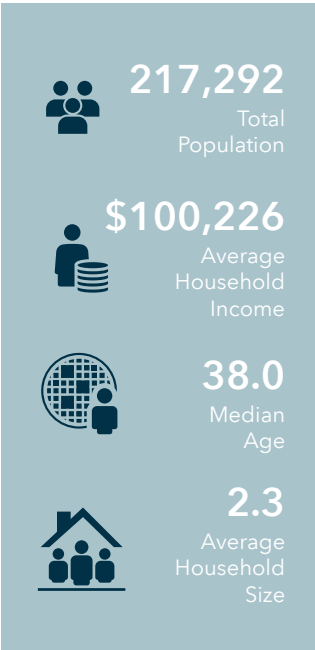
CITY:	Miami
MARKET:	South Florida
SUBMARKET:	Biscayne Blvd
NEAREST HIGHWAY:	US-1, 195 & I-95
NEAREST AIRPORT:	Miami International Airport

NEARBY AMENITIES

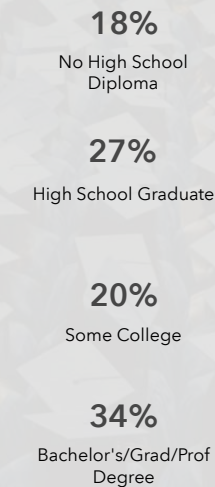


DEMOGRAPHIC PROFILE

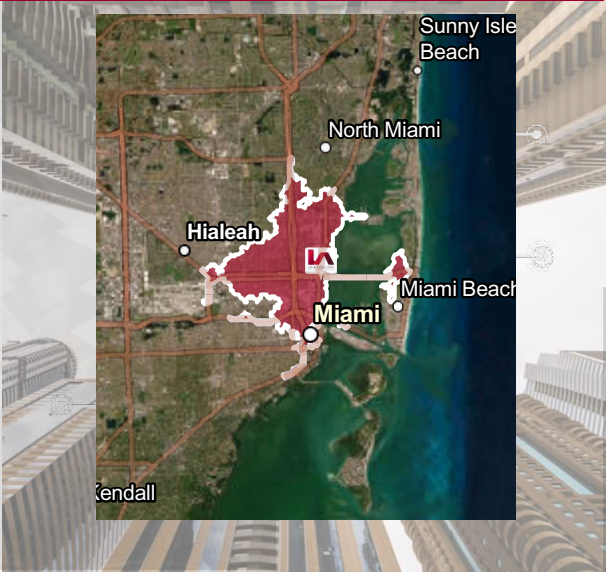
KEY FACTS



EDUCATION



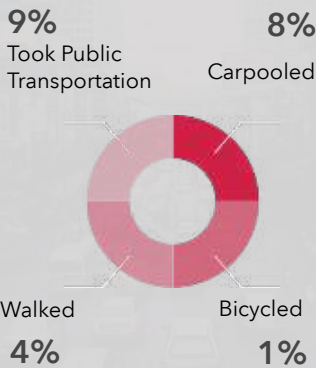
Drive time of 10 minutes



EMPLOYMENT TRENDS



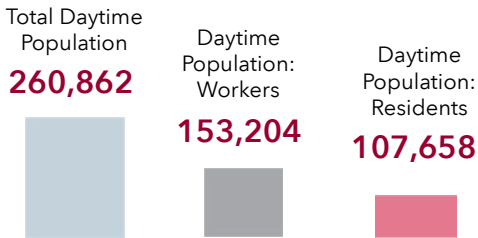
COMMUTING TRENDS



NEARBY AMENITIES



DAYTIME POPULATION



BUSINESSES



KEY FACTS

590,076
Total Population

\$112,226
Average Household Income

40.2
Median Age

2.3
Average Household Size

EDUCATION

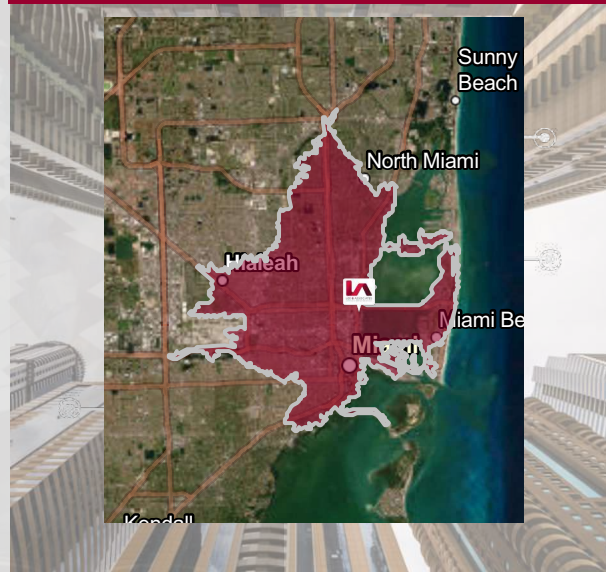
17%
No High School Diploma

27%
High School Graduate

19%
Some College

37%
Bachelor's/Grad/Prof Degree

Drive time of 15 minutes



EMPLOYMENT TRENDS



59%
White Collar

22%
Blue Collar

19%
Services

2.9%

Unemployment Rate

COMMUTING TRENDS

7%
Took Public Transportation

8%
Carpooled

5%
Walked

1%
Bicycled

NEARBY AMENITIES



2,486

Number of Restaurants

7,795

Retail Businesses



DAYTIME POPULATION

Total Daytime Population

660,933

Daytime Population: Workers

377,425

Daytime Population: Residents

283,508

BUSINESSES



44,101

Total Businesses



332,757

Total Employees



53,740,100,946

Total Sales

KEY FACTS

952,365
Total Population

\$107,642
Average Household Income

41.3
Median Age

2.4
Average Household Size

EDUCATION

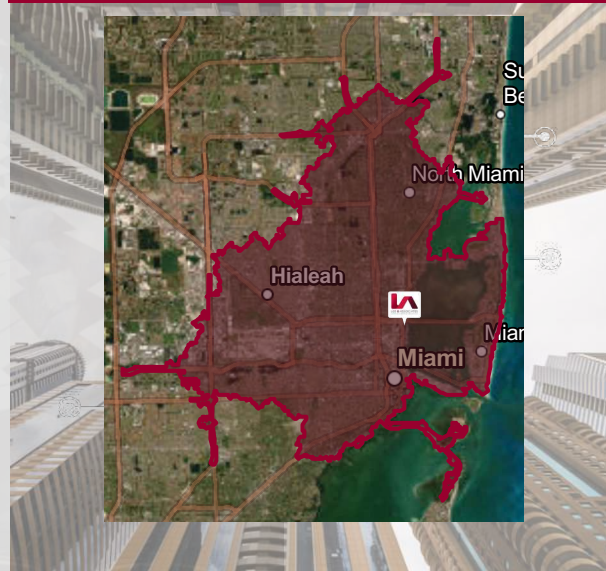
17%
No High School Diploma

28%
High School Graduate

20%
Some College

36%
Bachelor's/Grad/Prof Degree

Drive time of 20 minutes



EMPLOYMENT TRENDS

59%
White Collar

22%
Blue Collar

19%
Services

2.8%

Unemployment Rate

COMMUTING TRENDS

6%
Took Public Transportation

8%
Carpooled

4%
Walked

1%
Bicycled

NEARBY AMENITIES



4,091
Number of Restaurants

13,504
Retail Businesses



DAYTIME POPULATION

Total Daytime Population
1,119,691

Daytime Population: Workers
660,054

Daytime Population: Residents
459,637

BUSINESSES



77,289
Total Businesses



583,732
Total Employees



106,236,294,696
Total Sales