

DOWNTOWN MIAMI

Concorde 66

66 W Flagler St #502
Miami, Florida 33130

OFFICE SPACE
FOR SALE





PROPERTY OVERVIEW

As Miami's downtown core transforms, **Concorde 66** stands out as a premier office location that combines sophistication and accessibility. The ongoing **Flagler Street Beautification Project**—a major redevelopment that will turn the area into a pedestrian-friendly, vibrant boulevard—will only enhance the appeal of this prime workspace. The project's improvements, including widened sidewalks, lush landscaping, and modernized infrastructure, promise to elevate the area's appeal, making it even more attractive to businesses and clients.

Located in the heart of Miami's business district, Concorde 66 provides a balance of **luxury** and **convenience**, offering seamless access to transit and key downtown destinations. Surrounded by renowned dining options, upscale shopping, and cultural landmarks, this location is perfect for productive meetings, client events, and team-building activities. Concorde 66 is ideally situated to **capitalize** on the new vibrancy of Flagler Street, making it a **strategic choice** for businesses ready to thrive in Miami's dynamic downtown.

Property Highlights

- 24/7 Access
- On-site Security
- Fully Built-Out & Move-In Ready
- 5 Executive Offices + Conference Room
- Reception Desk, Break Room with Kitchenette & Open Work Area





EXECUTIVE SUMMARY



AVAILABLE SPACE:

1,903 SF ±



ASKING PRICE:

\$649,000



BUILDING CLASS:

B



SALE TYPE:

Owner User

Area Highlights

- One block west of Flagler Street's Beautification Project
- In the heart of Downtown Miami
- Walk Score: 96/100
- Transit Score: 100/100
- Bike Score: 84/100





RECEPTION





BREAK ROOM





COMMON WORK AREA





CONFERENCE ROOM







OFFICE #1





OFFICE #2



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OFFICE #3





OFFICE #4



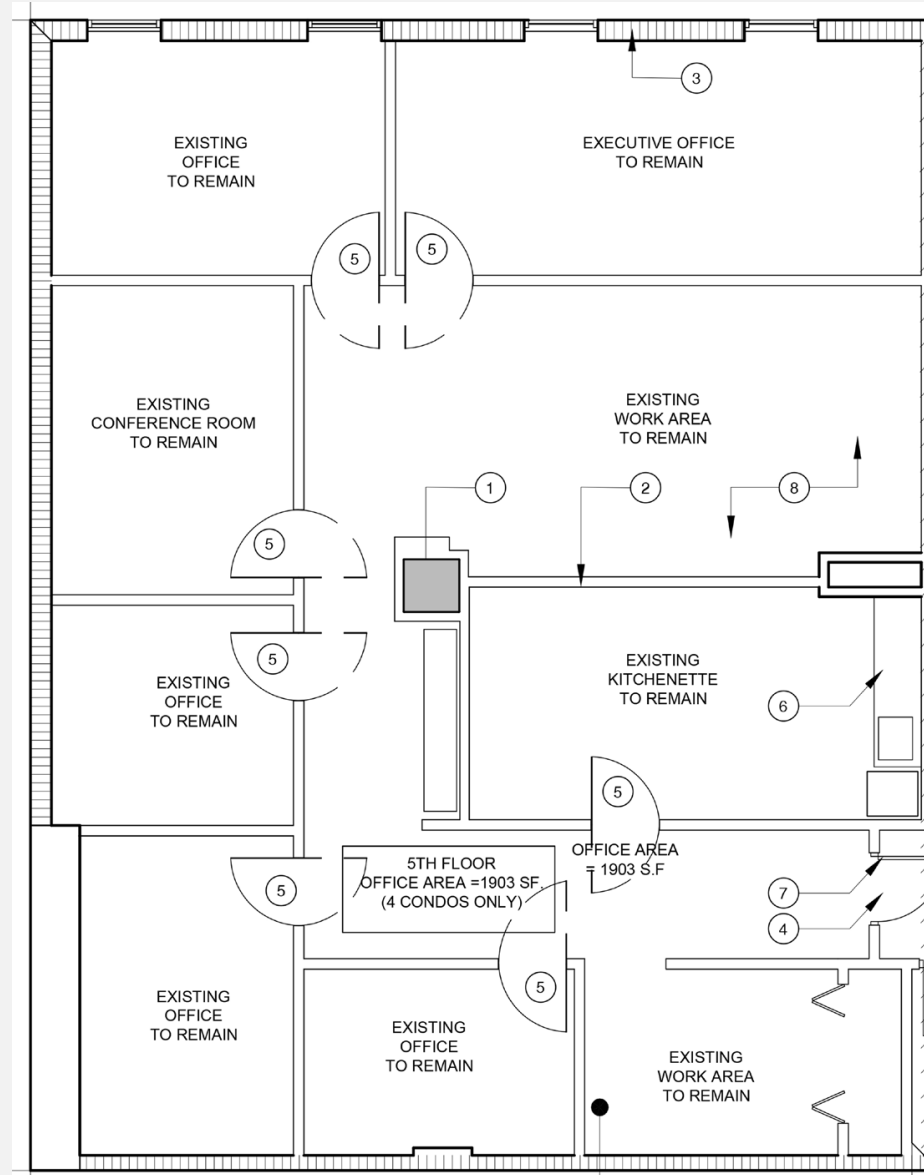


OFFICE #5





FLOORPLAN





FLAGLER STREET BEAUTIFICATION PROJECT RENDERING



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