

OFFICE & CO-WORKING Spaces

Pre-Leasing Now

Pre-Leasing Now

North Beach Office Solutions

Occupancy projected for April 2026

— Short & Long-term Leasing —



6936 Collins Ave



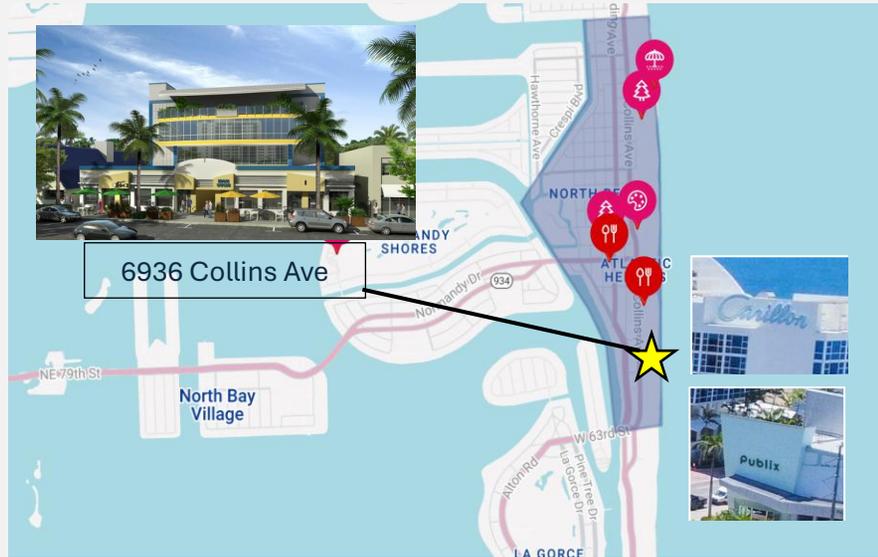
6936 Collins Ave | Offices & Fast Office® | 6936 Collins Ave, Miami Beach, FL 33141

Brian Carter, PA, MBA, CCIM
Brian.Carter@elliman.com
305.582.2424

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Offering & Property Overview | 6936 Collins

If you seek either short-term or long-term office solutions, welcome to '6936 Collins' & 'Fast Office'™ the newest office solutions in North Beach opening in Jan 2026. **Pre-Leasing starts now.**

Long Term Leases

- Leases of 3 to 5 years,
- Offices from 221 SF up to 2,655 SF on the 2nd floor or
- 4,000 SF of space with an exclusive 1,000 SF terrace on the 4th floor.
- Lease the entire 15,760 SF building exclusively.

Shared Office Solutions | FAST OFFICE™

- Short-term leasing at 'Fast Office' on the 3rd floor
- Exterior-facing window-offices for 1 to 5 people for 1-to-3-year leases
- Interior offices for 1 or 2 people for 1 to 2 years.
- Shorter term leasing for 3-to-6-month options starts in 2026.



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4th Floor: 4,000 SF & 1,000 SF Terrace



Current



Rendering

Sophisticated & sensible Office space available in North Beach offering **4,000 SF of office** with arched high ceilings plus **1,000 SF of outdoor covered terrace** for your exclusive use on the 4th Floor; as designed by Isaac Sklar, Architect. '6936 Collins' is a 4-story office building offering a secure lobby, 2 elevators, & conveniently attached City Parking Lot. **Potential building signage.** Projected available April 2026. **Lease the space RAW As-Is or finished.**

Walking distance to L'Atelier Residences, the Carillon Hotel, Residences & Spa; quick or fine dining options like Fifi's on the Beach, George's Rest & Lounge, Café Prima Pasta, many cafes & coffee shops, as well as Publix & Chase Bank for daily needs.

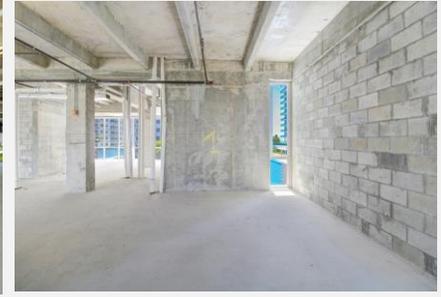
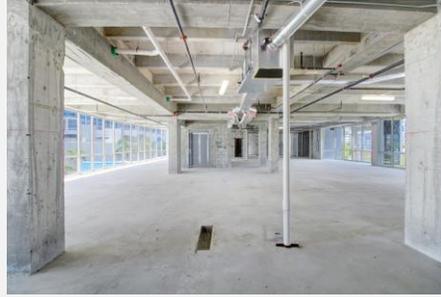
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FAST OFFICE™: Shared Office Solutions | 3rd Floor



Current



Rendering

Welcome to **'Fast Office'**, your North Beach **short-term** shared office solution at 6936 Collins Ave. On the 3rd Floor, **'Fast Office'** will offer window offices for 1 to 5 people for 1-to-3-year leases & interior offices for 1 or 2 people for 1 to 2 years. Shorter term leasing starts in 2026 for 3-to-6-month options. Projected available Jan 2026. See Floor Plan for Offices.

'Fast Office' provides a front reception for leasing & package delivery, shared conference room, 3 restrooms, 2 break areas for coffee/tea & snacks, Internet, W/S, electric, janitorial/cleaning services, & mailboxes for a dedicated & published PO Box on site.

Walking distance to L 'Atelier Residences, the Carillon Hotel, Residences & Spa; quick or fine dining options like Fifi's on the Beach, George's Rest & Lounge, Café Prima Pasta, many cafes & coffee shops, as well as Publix & Chase Bank for daily needs.

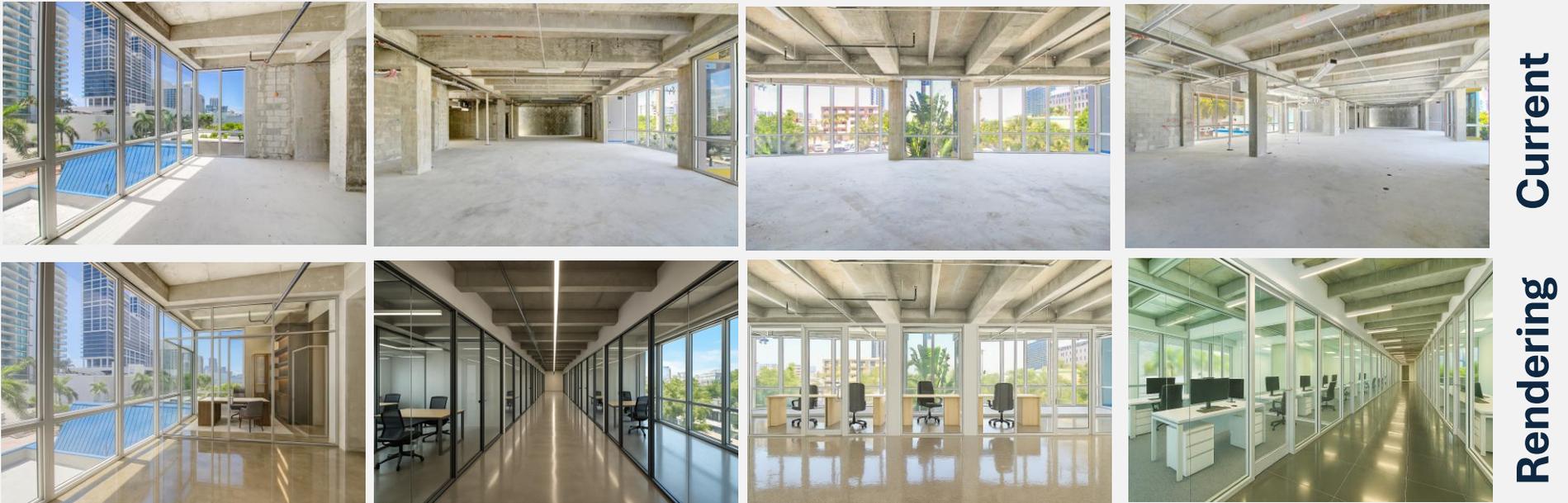
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2nd Floor: Long Term Lease Options



Long-term office leases from 221 SF up to 2,655 SF on the 2nd Floor, available from 3 to 5 years with options to renew in North Beach. Welcome to the newest office solution at 6936 Collins Ave coming January 2026. Offices offer Floor-to-ceiling glass walls on the exterior, secure lobby, 2 elevators, high ceilings for natural light & a convenient City Parking Lot adjacent to the building on the west-side off Harding Ave. Multiple office sizes & configurations possible. See Floor Plans for ideas and options. Projected available April 2026. **Lease the space RAW As-Is or finished.**

Walking distance to L 'Atelier Residences, the Carillon Hotel, Residences & Spa; quick or fine dining options like Fifi's on the Beach, George's Rest & Lounge, Café Prima Pasta, many cafes & coffee shops, as well as Publix & Chase Bank for daily needs.

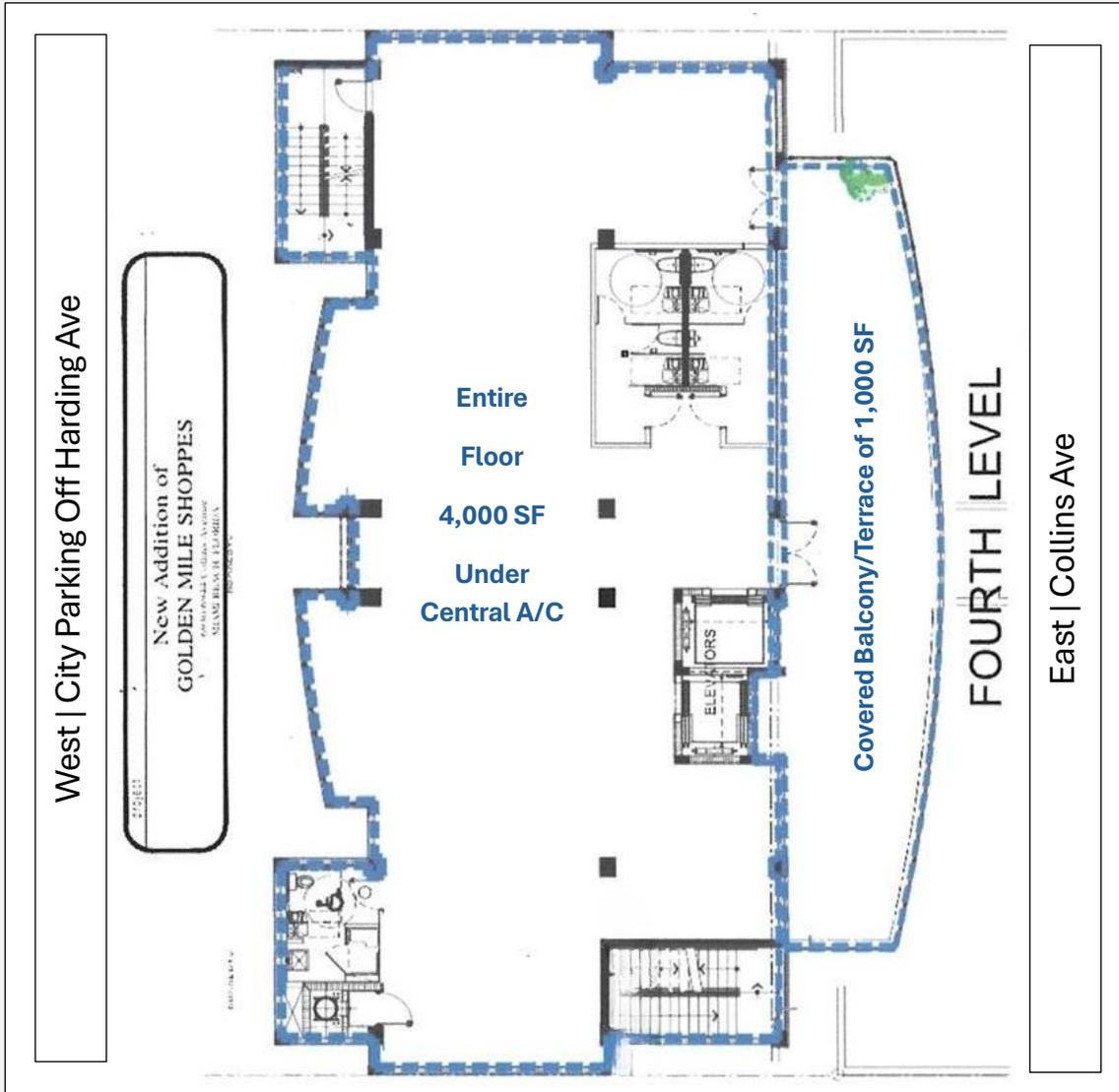
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Floor Plan: 4th Floor | Penthouse



Sophisticated & sensible space, **4,000 SF** with arched high ceilings plus **1,000 SF of outdoor covered terrace** for your exclusive use on the 4th Floor; as designed by Isaac Sklar, Architect. '6936 Collins' offers a secure lobby, 2 elevators, & conveniently attached City Parking Lot.

- Potential building signage (Negotiated)
- Lease the space RAW As-Is or finished
- Pricing Upon Request

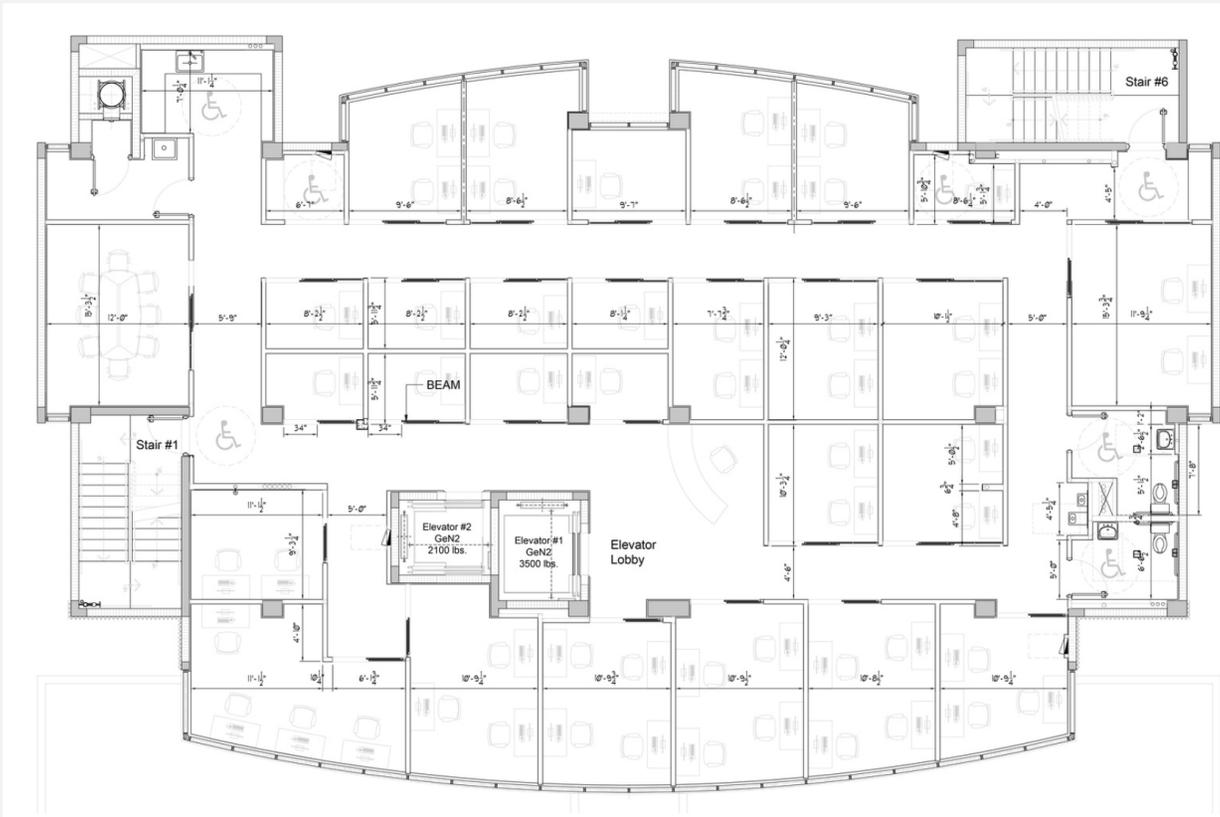
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Floor Plan: 3rd Floor | “Fast Office”™



Welcome to ‘Fast Office’, your **short-term** shared office solution. ‘Fast Office’ will offer window offices for 1 to 5 people for 1-to-3-year leases & interior offices for 1 or 2 people for 1 to 2 years. Shorter term leasing starts in 2026 for 3-to-6-month options. Projected available Jan 2026. See the Floor Plan above for Offices, seating count and Office number. **Pre-Leasing Now.**

‘Fast Office’ provides a front reception desk for leasing & package delivery, shared conference room, 3 restrooms, 2 break areas for coffee/tea & snacks, Internet, W/S, electric, janitorial/cleaning services, & mailboxes for a dedicated & published PO Box on site. All included.



"Your success deserves a flexible space."



Fast Office

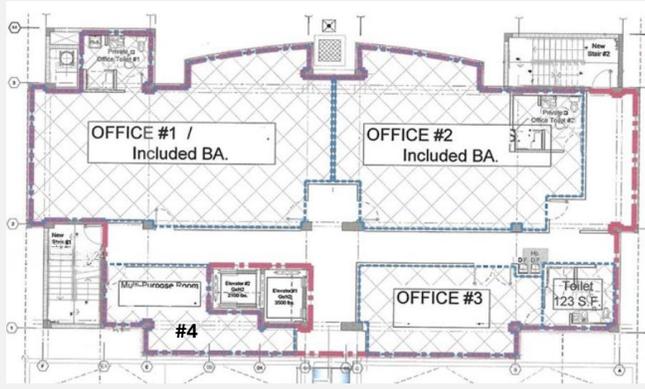
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Floor Plans: 2nd Floor



Conceptual Offices (in SF)

- **Offices 1 to 4**
- 300 to 2,245 SF
- 1: 1,275 SF
- 2: 970 SF
- 1 & 2 combined: 2,245 SF
- 3: 400 SF
- 4: 300 SF

Conceptual Offices (in SF)

A: 698		
B: 481	A + B:	1,179
C: 448	A + B + C:	1,627
D: 455		
E: 583	D + E:	1,028
F: 343		
G: 221		
H: 246	G + H:	467



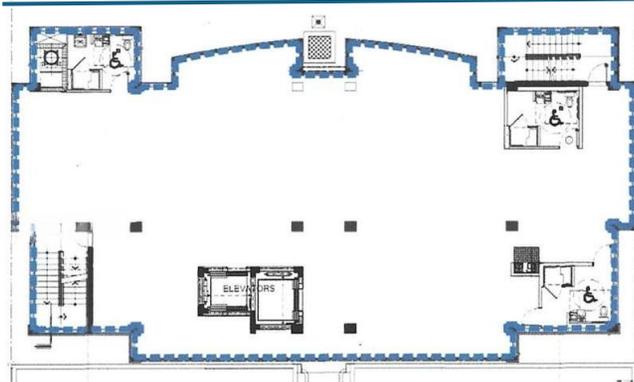
Long-term office leases available on the 2nd Floor. From 221 SF up to 2,655 SF or the entire floor of 4,300 SF. Leases are available from 3 to 5 years with options to renew.

Welcome to the newest office solution at '6936 Collins'. Pre-leasing now and occupancy anticipated for April 2026.

Offices offer Floor-to-ceiling glass walls on the exterior, secure lobby, 2 elevators, high ceilings for natural light & a convenient City Parking Lot adjacent to the building on the west-side off Harding Ave.

Multiple office sizes & configurations possible. See Floor Plans for ideas and options.

- **Lease the space RAW As-Is or finished**
- **Prices upon request**



Lease the entire floor

- 4,300 SF possible
- Raw or with Developer Finishes
- Negotiated

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Building Elevation & Exterior



6936 COLLINS



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Broker Contact Information & Disclaimer



FOR MORE INFORMATION

Brian Carter, PA, MBA, CCIM

Licensed Real Estate Broker-Associate
Commercial Specialist | Land Sales | Real Estate
Brian.Carter@elliman.com

305.582.2424



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