

# For lease

Freestanding, private and  
fully built office



1045 95<sup>th</sup> St, Bay Harbor Islands, FL 33154



# Property Highlights



- 8,932 SF
- Available October 2024
- 15 private offices (4 with private bathrooms)
- 2 kitchens / staff lounges
- Total of 9 bathrooms
- 3 dedicated large format conference rooms, with the ability to open operable walls to create open plan room capable of hosting 119 people
- 29 dedicated parking spaces: 24 on surface parking lot in front of building and additional 5 surface spaces at rear

## Nearby tenants



REFORMING PILATES



BANK OF AMERICA

3 Miles Demographics

96,214

Population

96,309

Daytime Population

42,646

Estimated HH

\$97,736

Average HHI

2.3M

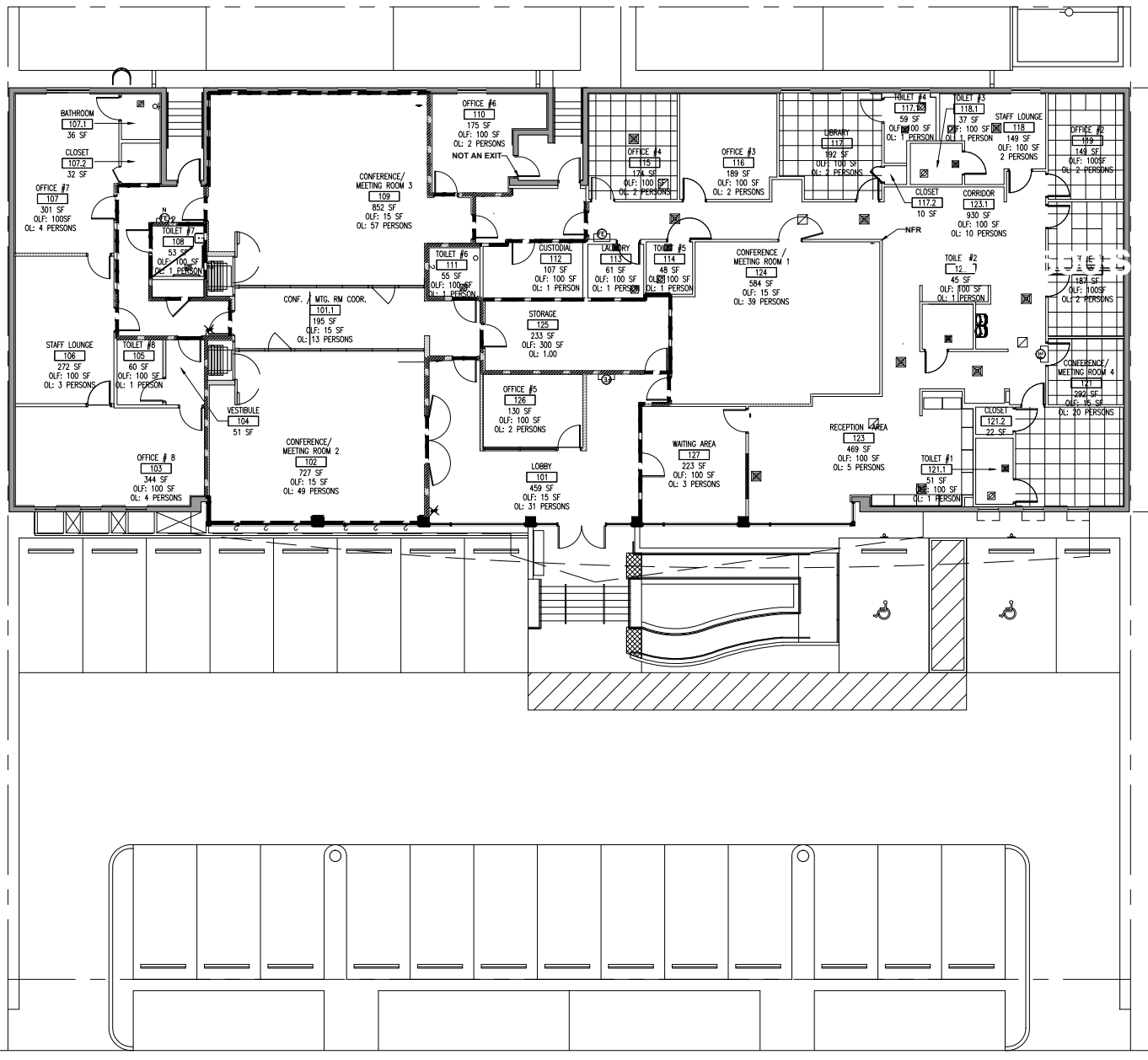
Total SF Office Space

15,382

Total Apartments



# Site Plan



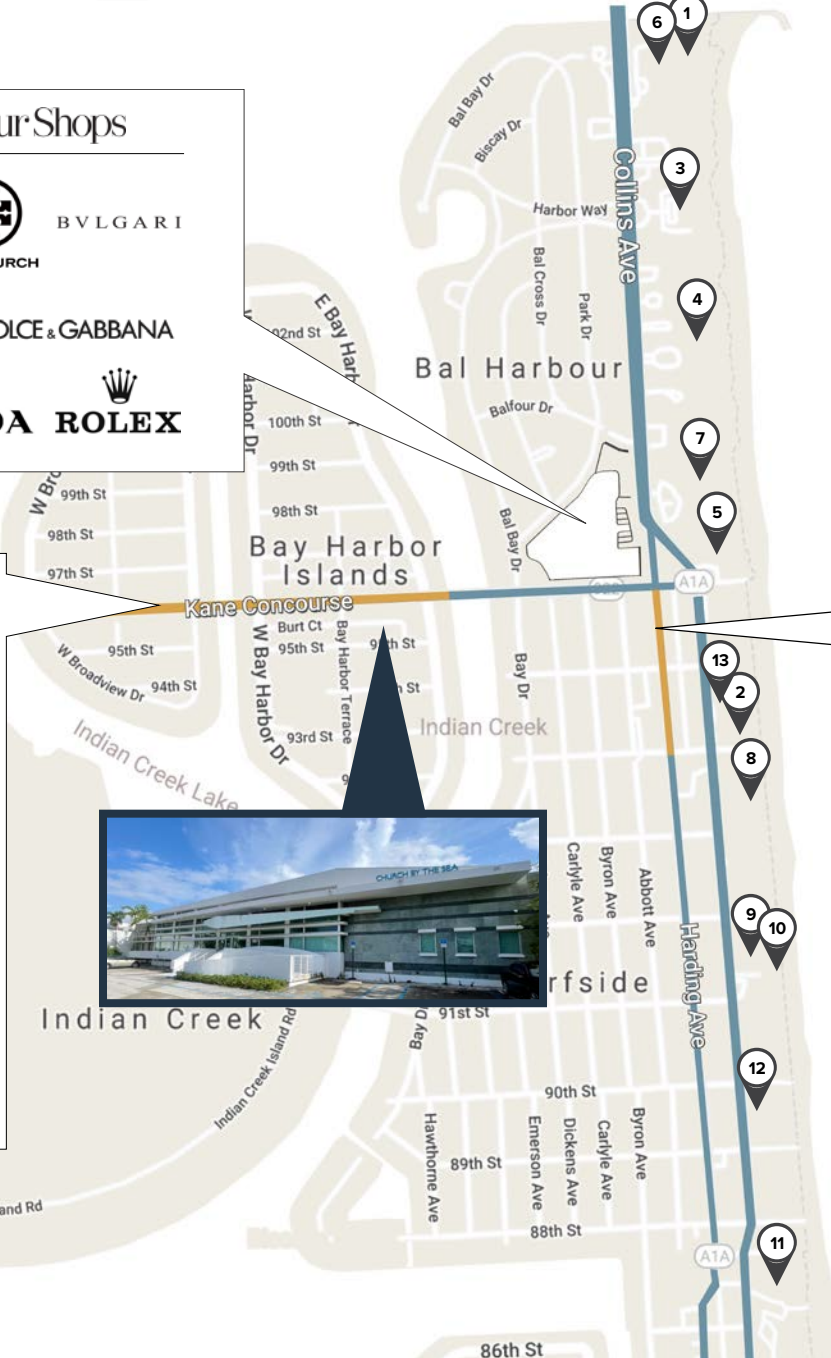
# Area Retail

Bal Harbour Shops

CHANEL BVLGARI  
TORY BURCH  
Dior DOLCE & GABBANA  
PRADA ROLEX

Kane Concourse

FLY YOGA REGIONS  
FRED ASTAIRE DANCE STUDIOS WATCH ARENA  
Lima  
jackie abraham FINE AND ESTATE JEWELRY Emilio's TRATTORIA  
foozo Artisan PIZZA MESTIZO BETTER PIZZAS Mike's CIGARS



## Hotel / Residences

1. The Ritz Carlton
2. Azure
3. Oceana Bal Harbour
4. Palace at Bal Harbour
5. Majestic Tower
6. One Bal Harbour
7. St. Regis Residences
8. Fendi Chateau
9. The Surf Club
10. Four Seasons Hotel
11. Eighty Seven Park
12. Arte Surfside
13. Grand Beach Hotel Surfside

Harding Avenue "Surfside"

PUBLIX  
CVS pharmacy  
Starbucks citibank  
AT&T Rita's  
THE HARBOUR GRILL MORELLA GOURMET PALETAS WELLS FARGO  
FLANIGAN'S





**For more information,  
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