

OFFICE CONDO SUITE 850 MIAMI'S BISCAYNE CORRIDOR

4770 BISCAYNE BLVD,
MIAMI, FL 33137



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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Presented By,

BERT CHECA

Principal

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PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates presents an exceptional office condo for sale in the 4770 Building, a modernized professional office tower prominently situated on the Biscayne corridor in Miami, Florida. Suite 850 offers 1,067 square feet of well-lit office space with an abundance of natural light. The building underwent a comprehensive renovation in 2006, featuring modernized systems, smart elevators, upgraded corridor lighting and ceilings, and a striking lobby adorned with terrazzo and river rock flooring set against elegant slate walls. Tenants benefit from 24-hour secured access, making it an ideal option for professionals seeking flexibility and high-end finishes in a central location.

Strategically located just off Biscayne Boulevard with immediate access to I-195, the property ensures seamless connectivity to major business hubs and residential neighborhoods. It is located minutes from the Design District, Wynwood, Downtown Miami, and the BayPoint Residences, and within a 10-mile radius of Miami International Airport. Nearby amenities such as Publix Super Market add further convenience for employees and clients.



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

MARKET ADVISORS

BERT CHECA

Principal
786.473.9227
bcheca@lee-associates.com

PROPERTY HIGHLIGHTS



4770 Biscayne Building

Office Condo for Sale.

Fully Renovated with On-Site Parking.

- Suite 850 (1,067 SF)



Prime Location:

Located on the Biscayne Blvd Corridor.
Incredible Views of the Intracoastal and
Miami Skyline.

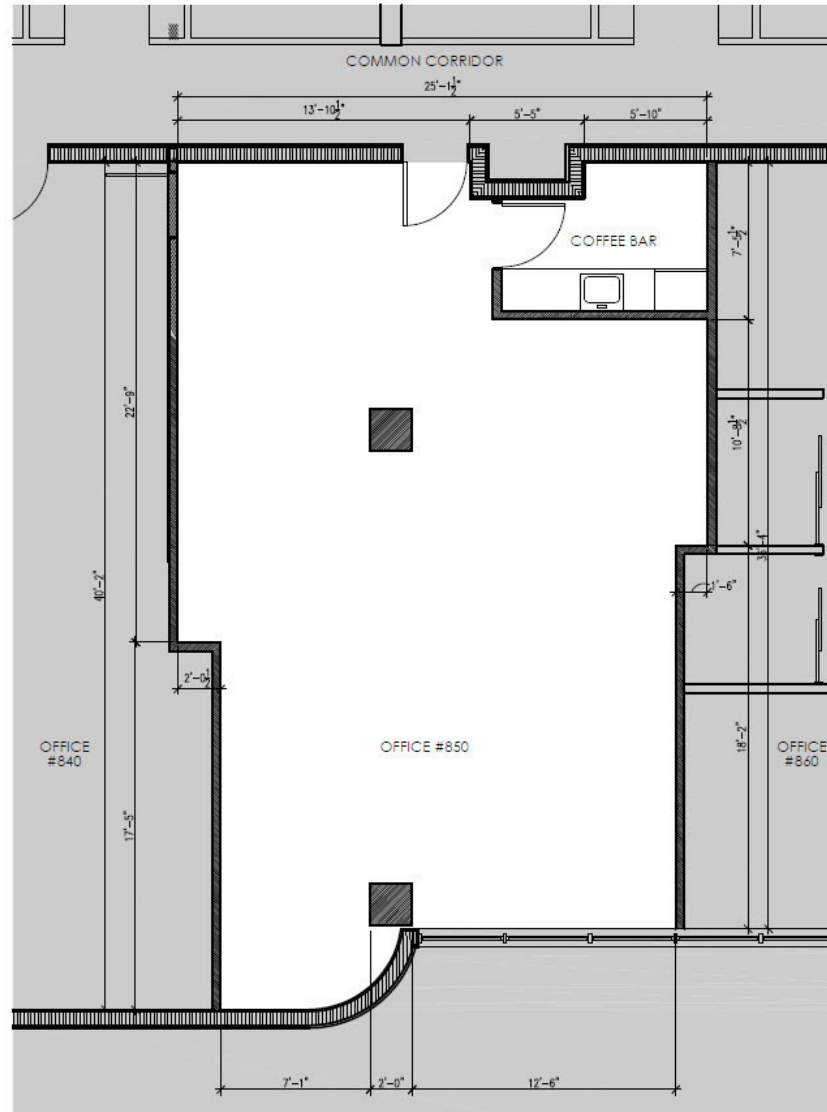
Near Downtown Miami, Miami Design
District and Wynwood.



Exceptional Commuting Access:

Fronting US-1
Quick Access to I-195

SUITE 850 FLOOR PLAN - 1,067 SF



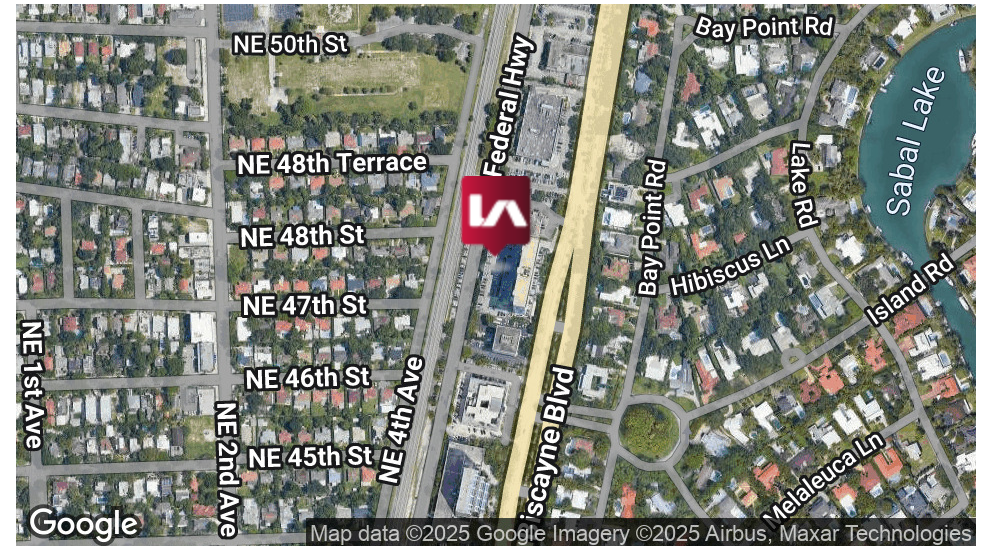
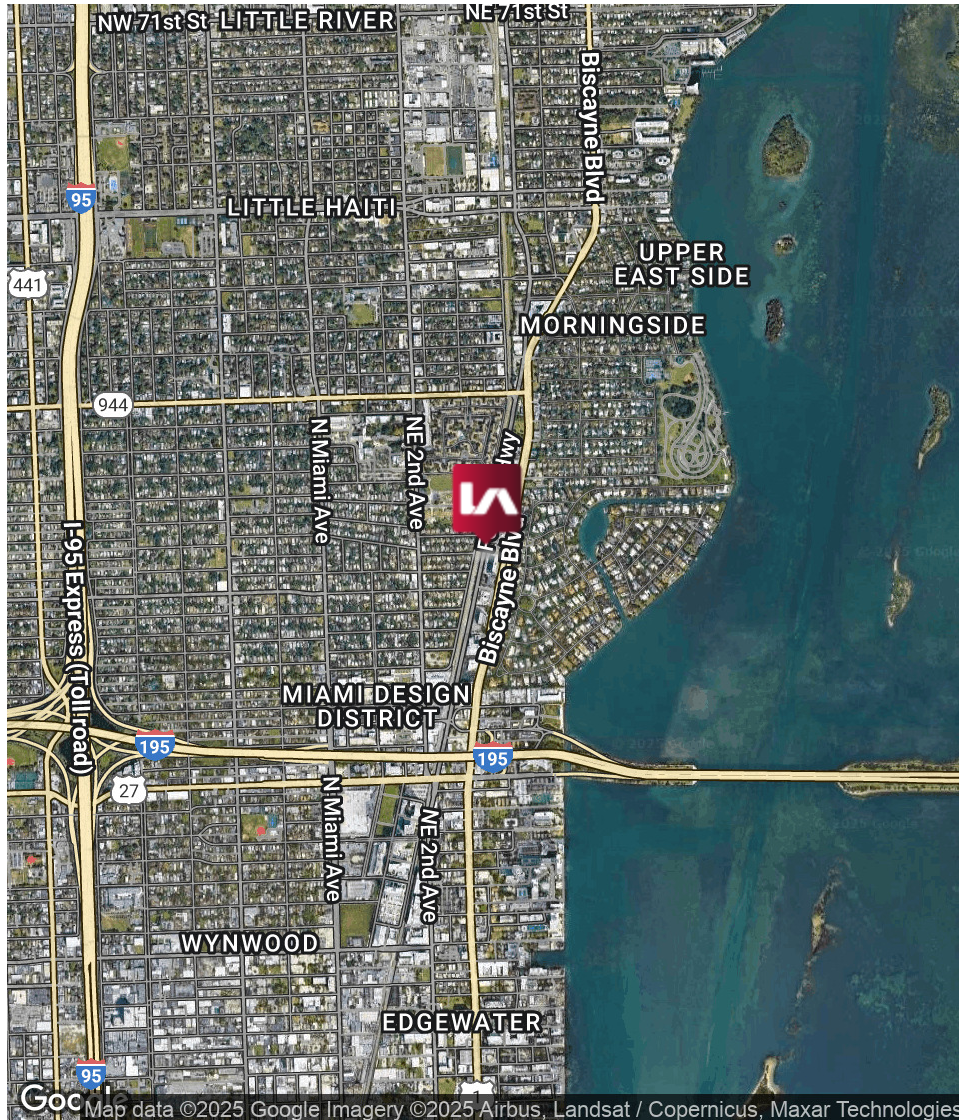
SUITE 850 PHOTOS



EXCEPTIONAL ACCESS AND PARKING



LOCATION MAPS



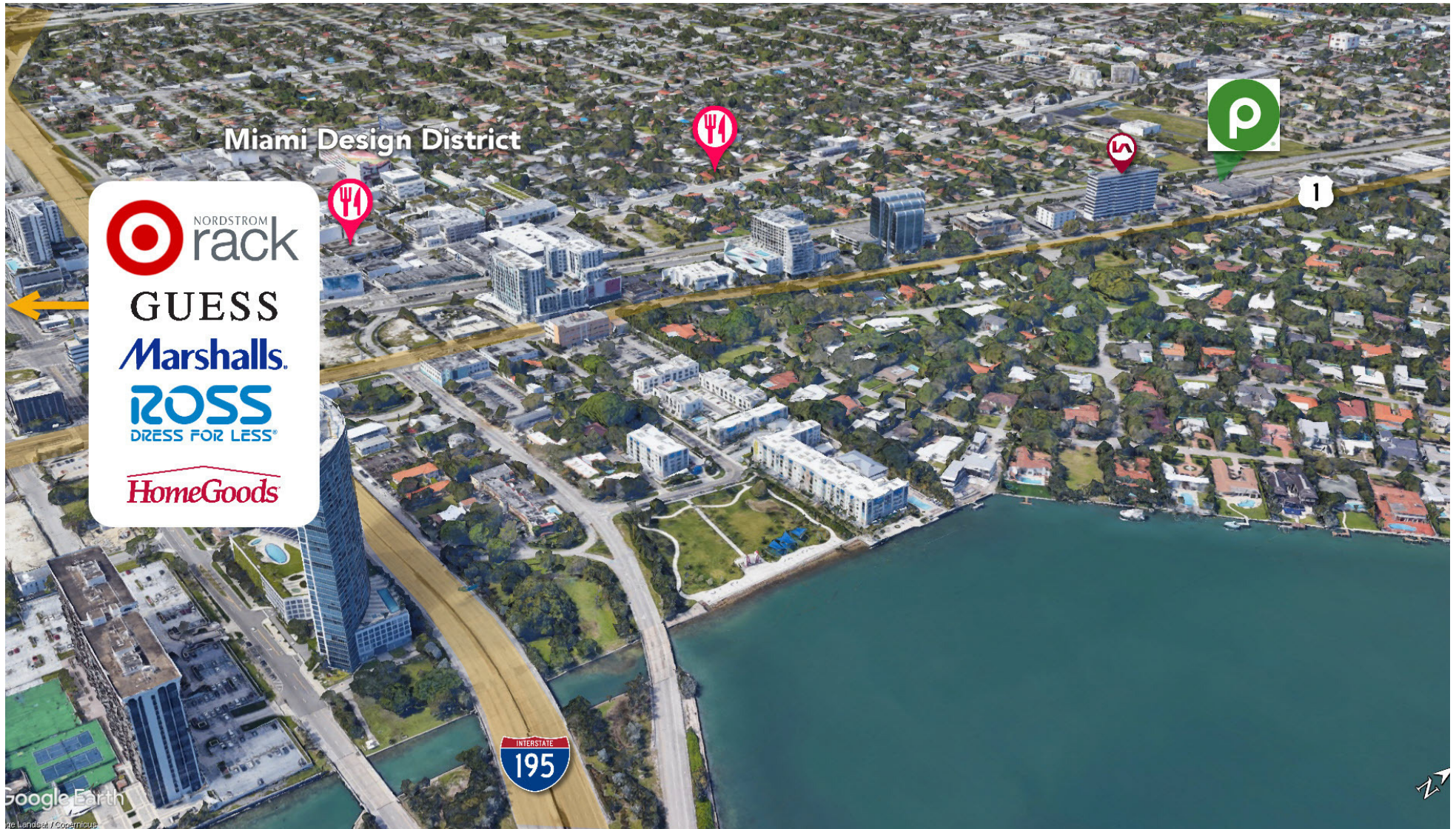
LOCATION OVERVIEW

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 —



228,156

Total Population



\$83,826

Average Household Income



36.8

Median Age



2.3

Average Household Size

EDUCATION

18%

No High School Diploma

27%

High School Graduate

22%

Some College

33%

Bachelor's/Grad/Prof Degree

Drive time of 10 minutes



EMPLOYMENT TRENDS

20%

Services

21%

White Collar

59%

Blue Collar

Unemployment Rate

2.2%

COMMUTING TRENDS

9%

Took Public Transportation

7%

Carpooled

Walked

3%

Bicycled

1%

NEARBY AMENITIES

956

Number of Restaurants



3,162

Retail Businesses



DAYTIME POPULATION

Total Daytime Population

279,194

Daytime Population: Workers

162,074

Daytime Population: Residents

117,120

BUSINESS



16,671

Total Businesses



149,068

Total Employees



17,500,837,457

Total Sales