



One Biscayne Tower

2 S Biscayne Blvd, Miami, FL 33131

Connor Tatlow

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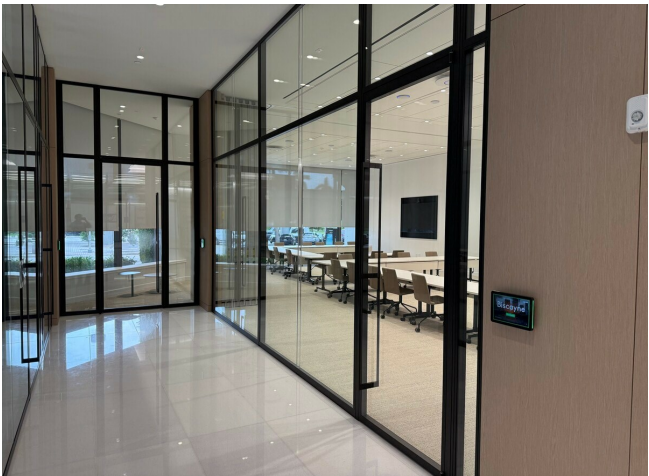
(215) 740-7294



One Biscayne Tower

Upon Request

- Private entrance and reception with signage opportunity
- Four glass-front executive offices and two workstations
- Shared kitchen and lunch area with water views
- Overlooks Bayfront Park in Downtown Miami
- Ideal for boutique firms seeking flexible lease terms
- High-end finishes in a newly constructed building



Rental Rate:	Upon Request
Property Type:	Office
Property Subtype:	Office/Residential
Building Class:	A
Rentable Building Area:	691,783 SF
Year Built:	1972
Walk Score ®:	99 (Walker's Paradise)
Transit Score ®:	100 (Rider's Paradise)
Rental Rate Mo:	Upon Request

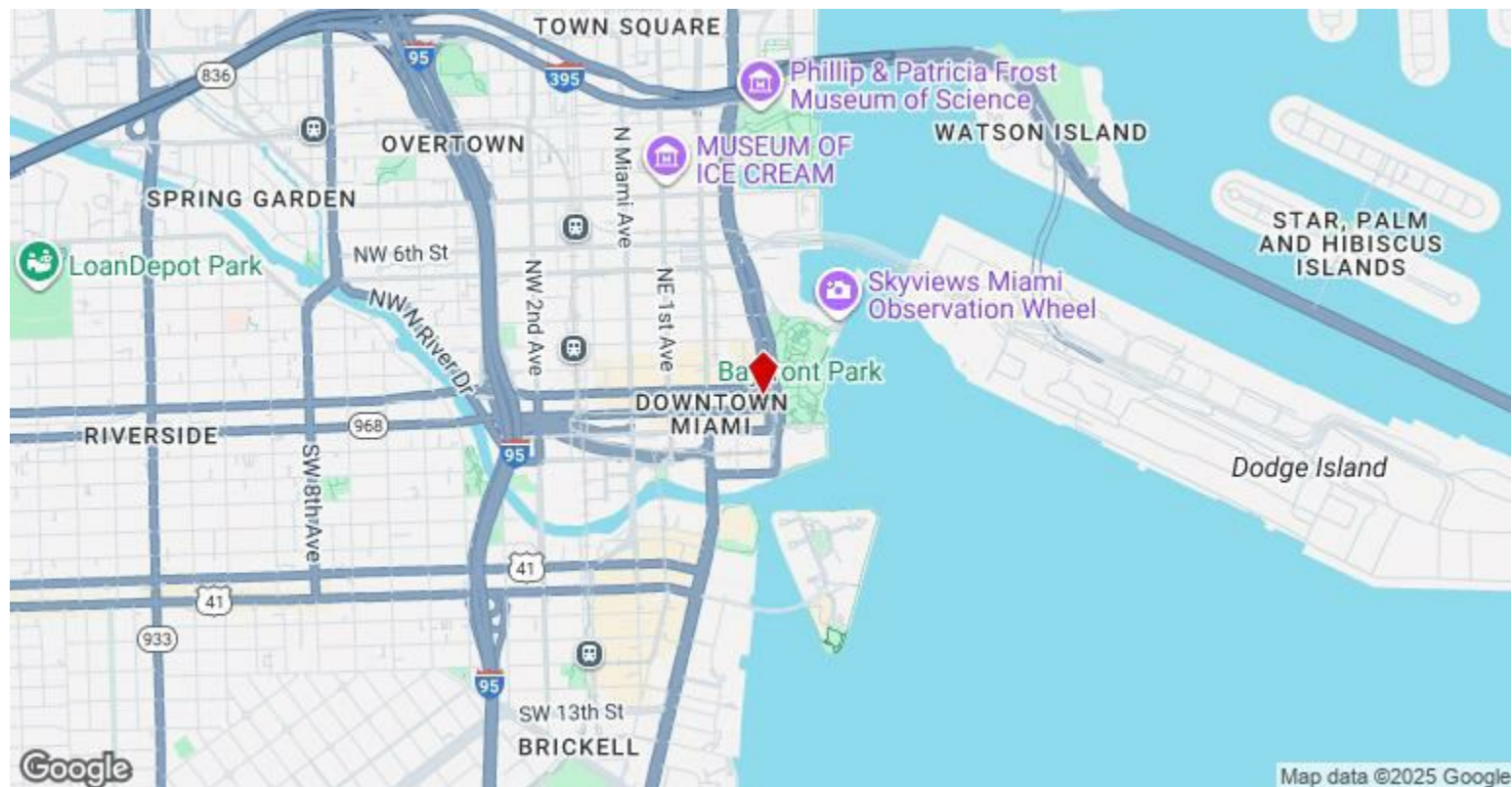
18th Floor

Space Available	2,000 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Sublet
Space Use	Office
Lease Term	Negotiable

Discover the perfect office space for your business in Downtown Miami. Newly constructed office space. This sublease offers approximately 2,000 square feet of premium office space with shared common areas including a kitchen and lunch area with gorgeous water views and overlooking Bayfront Park. With its own entrance and reception area allowing for your firm's signage, this space offers a small firm the opportunity to show itself as a premier organization. Represents ideal situation for businesses seeking a premium office environment without the commitment of a long-term lease. Modern design aesthetic with high end fit and finishes. Sublease space supports 7 professionals: 4 executive offices with glass fronts, 2 built-in workstations and the potential for a receptionist desk. Amenities / Shared spaces: unlimited parking spots, glass-fronted offices, modern kitchen and appliances, copier / storage room, conference room, IT room, upgraded lighting, ceiling and flooring through out

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Buchanan Ingersoll & Rooney	-	September 2027
Foley & Lardner LLP	-	June 2023
FTI Consulting, Inc.	-	July 2022
FundKite	-	May 2028
Kaplan Zeena LLP	-	
Nelson Mullins	-	May 2026
Royal Caribbean International	-	January 2027
Suffolk Construction	-	December 2017
TI Sparkle Americas	-	
Zarco Einhorn Salkowski, P.A.	-	



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Property Photos



Property Photos



Lobby



Lobby Meeting Room

Property Photos



Lobby Meeting Area

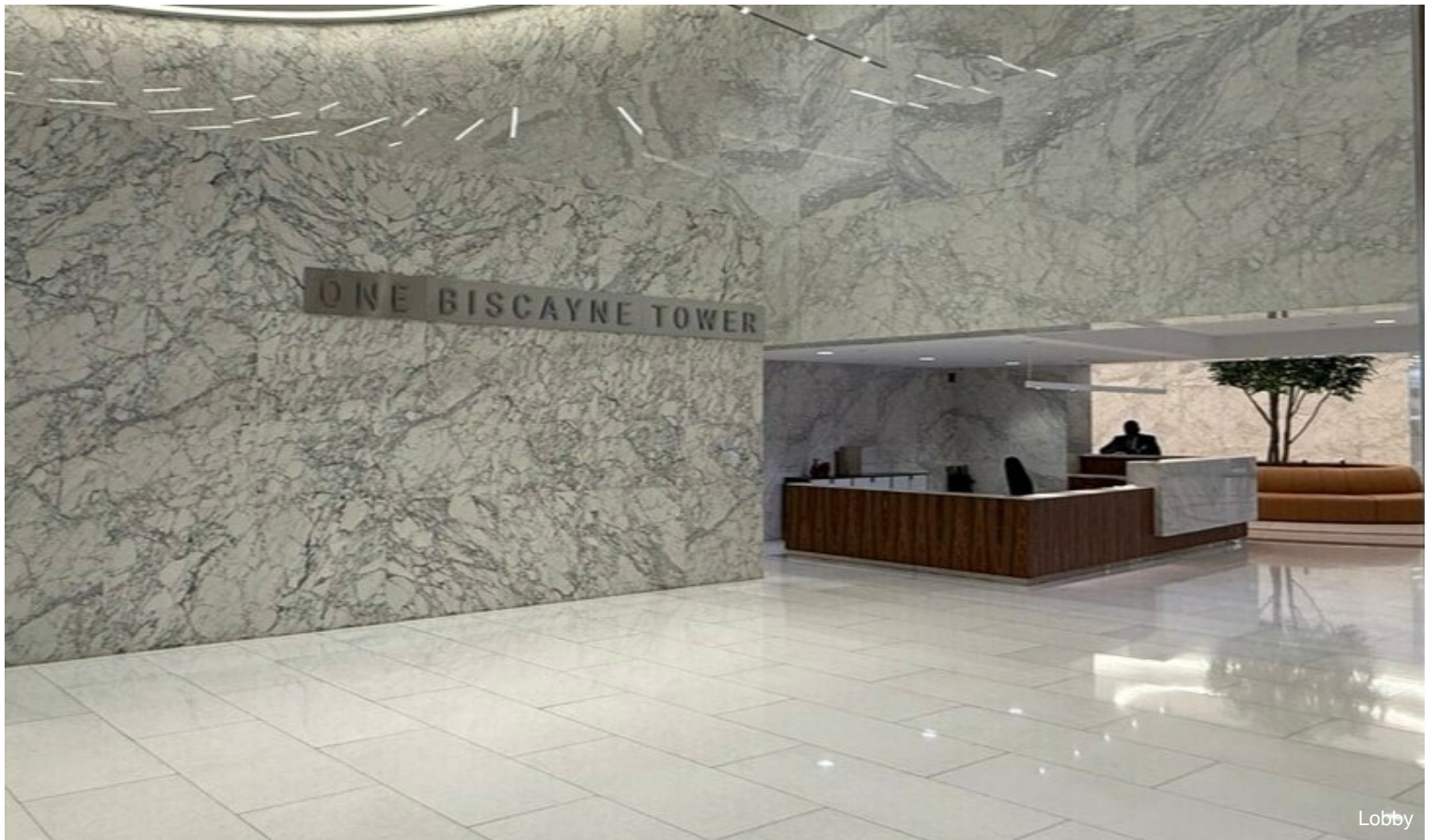


Lobby Conference Room

Property Photos

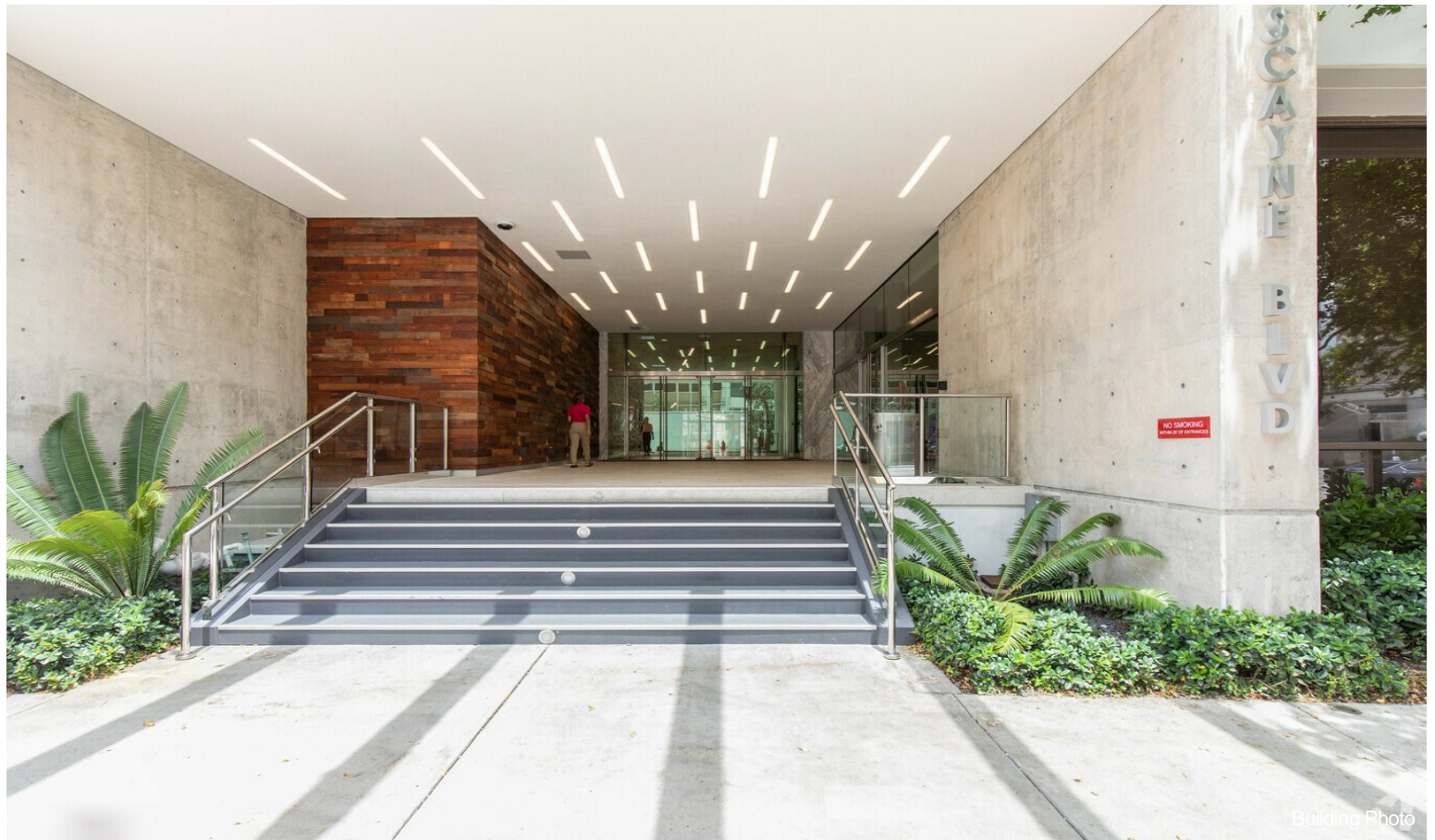


Lobby Conference Room

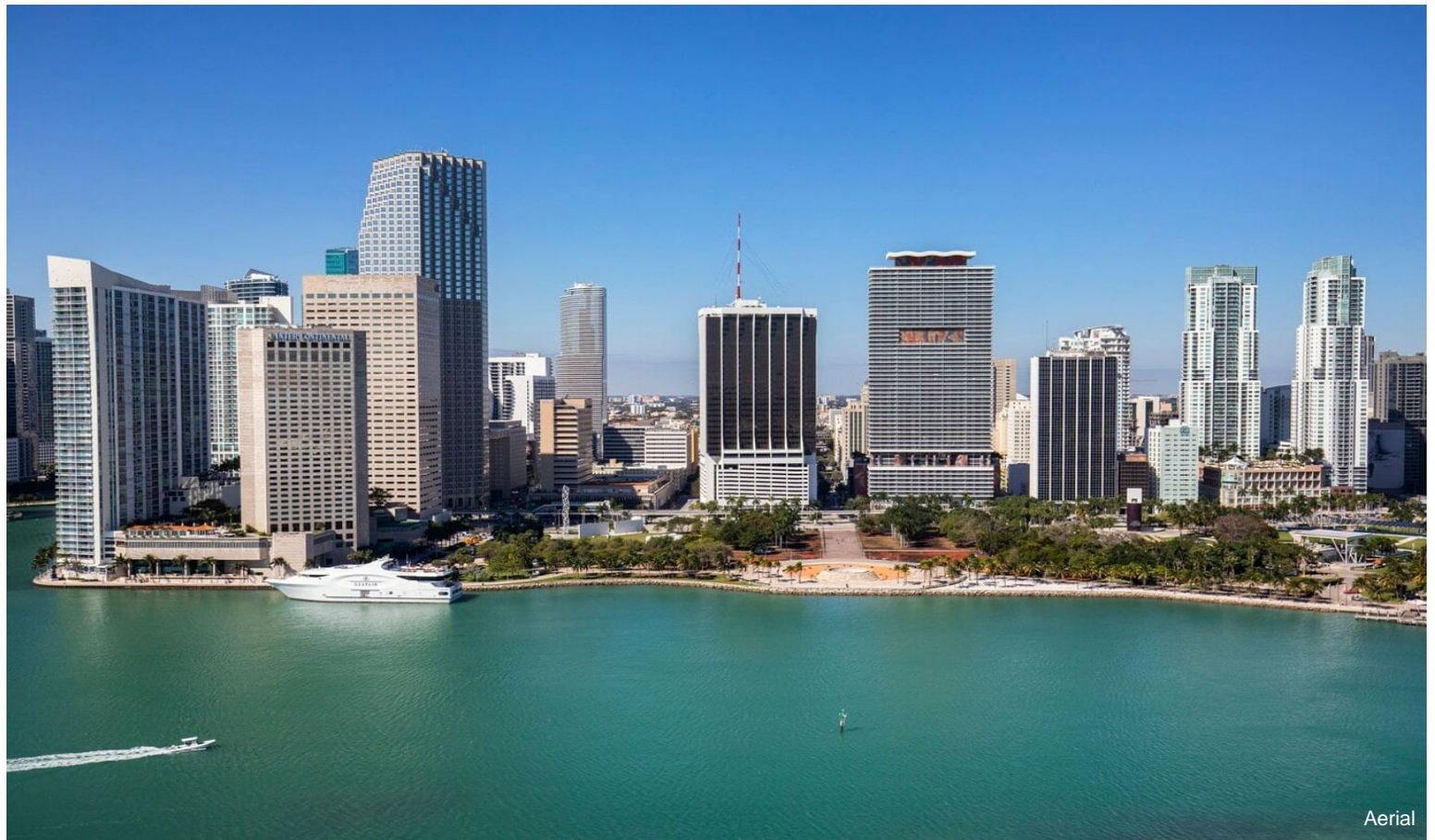


Lobby

Property Photos



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