



For Lease

Causeway Square

Premier Class A Office Spaces for Lease

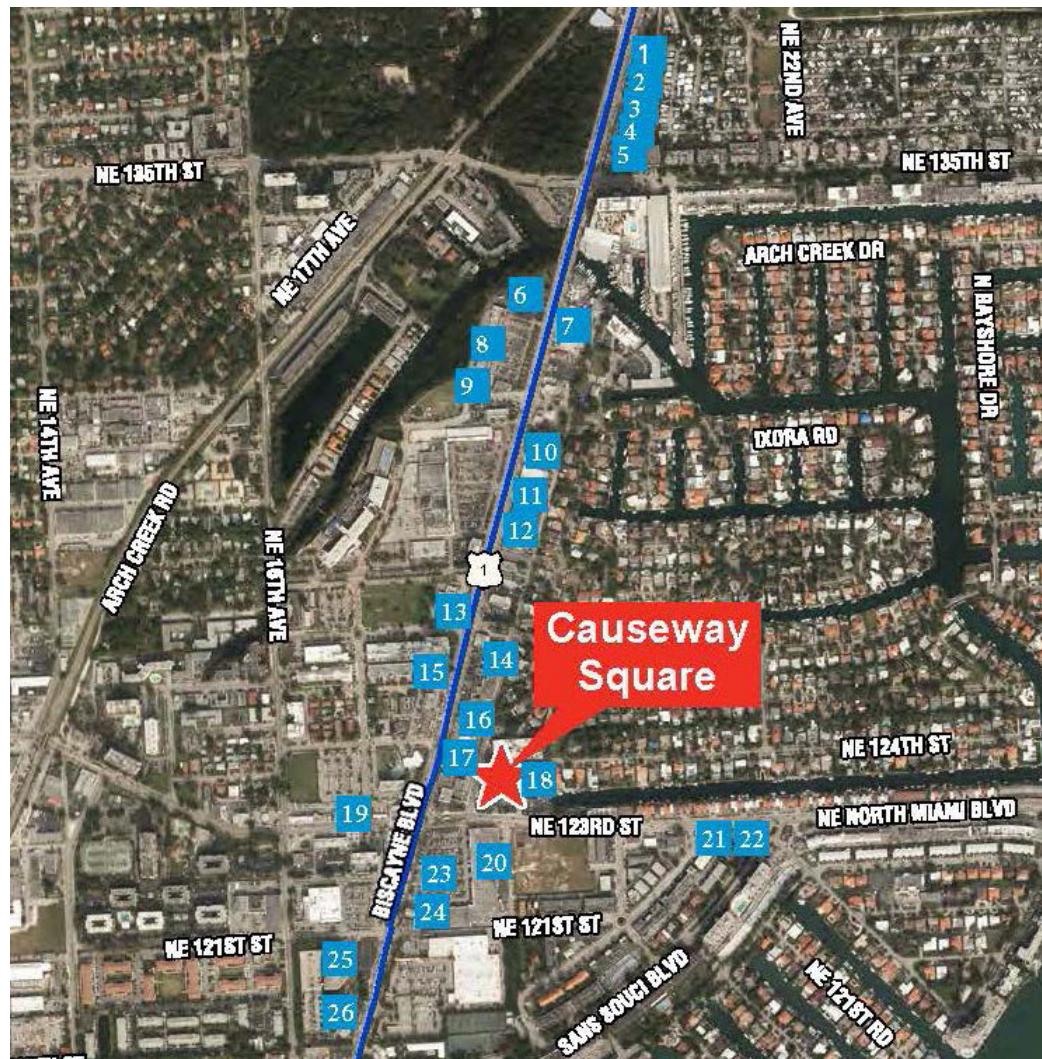
Causeway Square is the North Miami's Premier Class A Office Building for South Florida's business owners. Causeway Square encompasses ground level of shopping center, second level of LA Fitness Center, and two levels of office space on floors three and four.

Features

- Causeway Square is one of the best places to work, work out, and welcome clients and customers.
- 24-hour secure business environment.
- On-site covered parking
- Excellent North Miami location – close to Bal Harbour, Aventura, Miami Beach
- Impressive amenities, ideal location and vibrant office spaces for lease



Amenities/location overview



- 1. Jumbo Buffet
- 2. Sushi Sake
- 3. Ceviche and Grille
- 4. Chicken Kitchen
- 5. Starbucks
- 6. Red Lobster
- 7. Flanigan's Seafood Bar & Grill
- 8. Tijuana Flats
- 9. Alaska Coffee Roasting
- 10. Barok Cafe
- 11. IHOP
- 12. Little Havana
- 13. Evios Pizza & Grill
- 14. Pastry is Art
- 15. Boston Market
- 16. Wendy's
- 17. Petit Rouge
- 18. Anthony's Coal Fired Pizza
- 19. Vegas Burger Bar
- 20. Panera Bread
- 21. Casa Mia Trattoria
- 22. Bagel Bar East
- 23. Denny's
- 24. Steve's Pizza
- 25. Starbucks
- 26. Pollo Tropical
- 27. Three Palms Cuban Cafe
- 28. Los Antojos Restaurante
- 29. Bagels & Company

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25,545
Square Feet



4.16
Acres



Cover Parking
Four Levels



Class A
Office Building



Hwy. I-95
5 Min. Drive

THE BUILDING

With 86,800 square feet of Class A Office Spaces in a 165,000 square foot. Built in 2009 and 2010, Causeway Square is anchored by LA Fitness and the ground level shopping center includes Regus, Oxxo Cleaners, Anthony's Pizza etc.



THE AREA

Excellent North Miami location – close to Bal Harbour, Aventura, Miami Beach. Convenient proximity to Biscayne Blvd., I-95, the Florida Turnpike, and the Palmetto Expressway (826).

Distance

Highway I-95 Access	8-16 min. drive
Miami Int'l Airport	18-28 min. drive
Miami Beach / Bal Harbour	9 min. drive
Aventura	17 min. drive

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