

# 4770 BISCAYNE OFFICES AVAILABLE

4770 BISCAYNE BLVD  
MIAMI, FL 33137

FOR LEASE



LEE &  
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

7925 NW 12th Street, Suite 301, Miami, FL 33126 | 305.235.1500 | [leesouthflorida.com](http://leesouthflorida.com)



PRESENTED BY:

Bert Checa

*Principal*

M:786.473.9227 | O:786.473.9227

[bcheca@lee-associates.com](mailto:bcheca@lee-associates.com)

Matthew Katzen

*Senior Vice President*

M:215.416.2671 | O:215.416.2671

[mkatzen@lee-associates.com](mailto:mkatzen@lee-associates.com)

# PROPERTY SUMMARY

## PROPERTY OVERVIEW

Lee & Associates presents office suites for lease at the 4770 Building, situated along the vibrant Biscayne corridor in Miami, Florida. This prime location offers sweeping views of Biscayne Bay and Miami's iconic skyline. Fully renovated in 2006, the property features modern amenities including upgraded systems, smart elevators, new lighting, refreshed corridor ceilings, and a contemporary lobby adorned with terrazzo and river rock flooring, complemented by slate walls.

Tenants benefit from 24-hour building access and round-the-clock security. The property's proximity to Publix Super Market, BayPoint Residences, Downtown Miami, the Design District, and Wynwood, as well as its convenient 10-mile distance from Miami International Airport, makes it an ideal location for business and residential purposes. Direct access to I-195 ensures effortless connectivity to major highways and thoroughfares.



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

## MARKET ADVISORS

### BERT CHECA

Principal  
786.473.9227  
bcheca@lee-associates.com

### MATTHEW KATZEN

Senior Vice President  
215.416.2671  
mkatzen@lee-associates.com

## PROPERTY HIGHLIGHTS

- Panoramic Views of Biscayne Bay & Miami's Skyline
- Updated Modern Lobby and New Smart Elevators
- 24-hour Building Access and Security
- On-site Three-level Parking Deck
- Car Charging Station
- Exceptionally Located Near Downtown Miami by Miami Design District and Wynwood
- Easy Access to I-195 for Excellent Commutability



### 4770 Building

Modern Lobby  
Smart Elevators  
24hr Access and Security  
Parking & Car Charging Station



### Prime Location:

Biscayne Blvd  
Near Downtown Miami, Miami Design District and Wynwood



### Exceptional Commuting Access:

Fronting US-1  
Quick Access to I-195



# EXAMPLE SUITE INTERIORS



# EXAMPLE SUITE INTERIORS



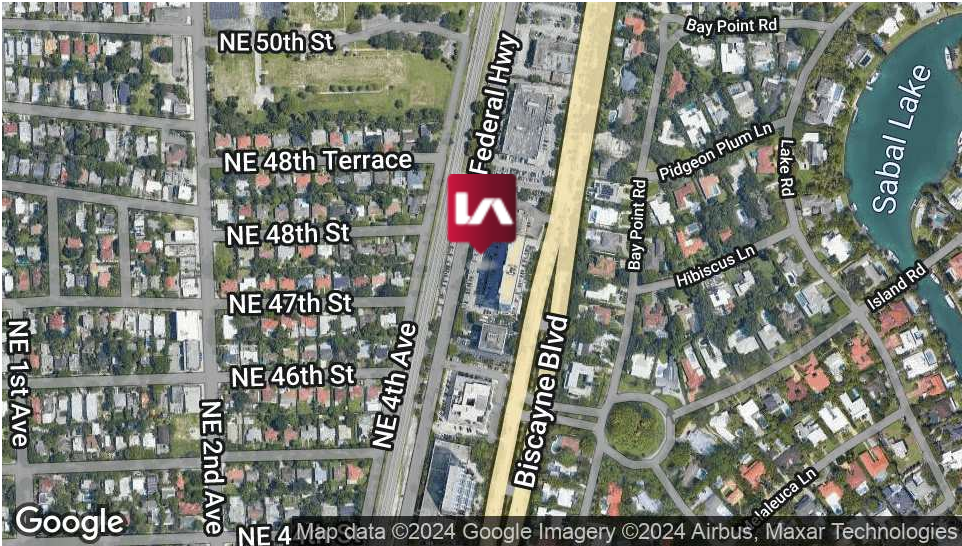
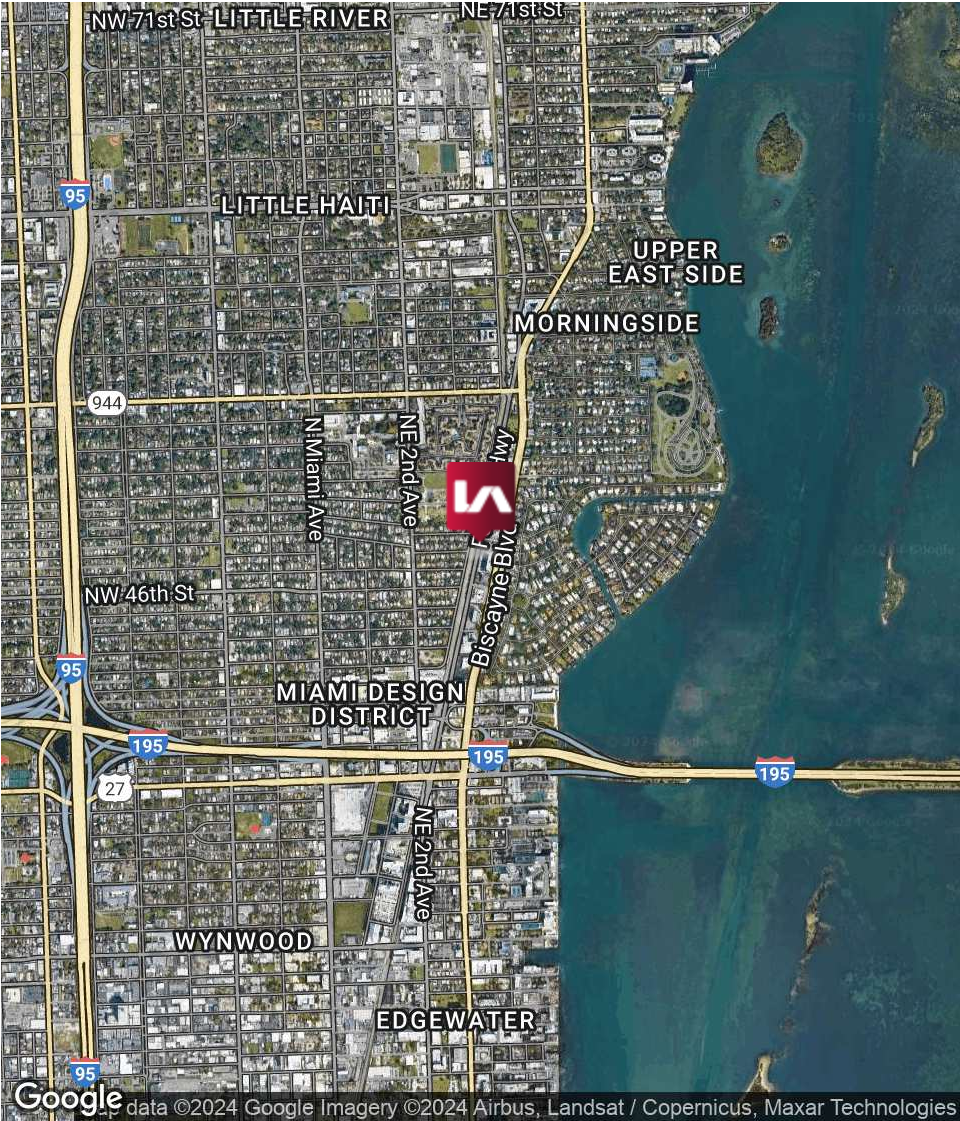


# EXCEPTIONAL ACCESS AND PARKING





# 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 —

