

4770 BISCAYNE OFFICES AVAILABLE

4770 BISCAYNE BLVD
MIAMI, FL 33137

FOR LEASE



COMMERCIAL REAL ESTATE SERVICES

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PRESENTED BY:

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Senior Vice President

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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

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MATTHEW KATZEN

Senior Vice President

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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

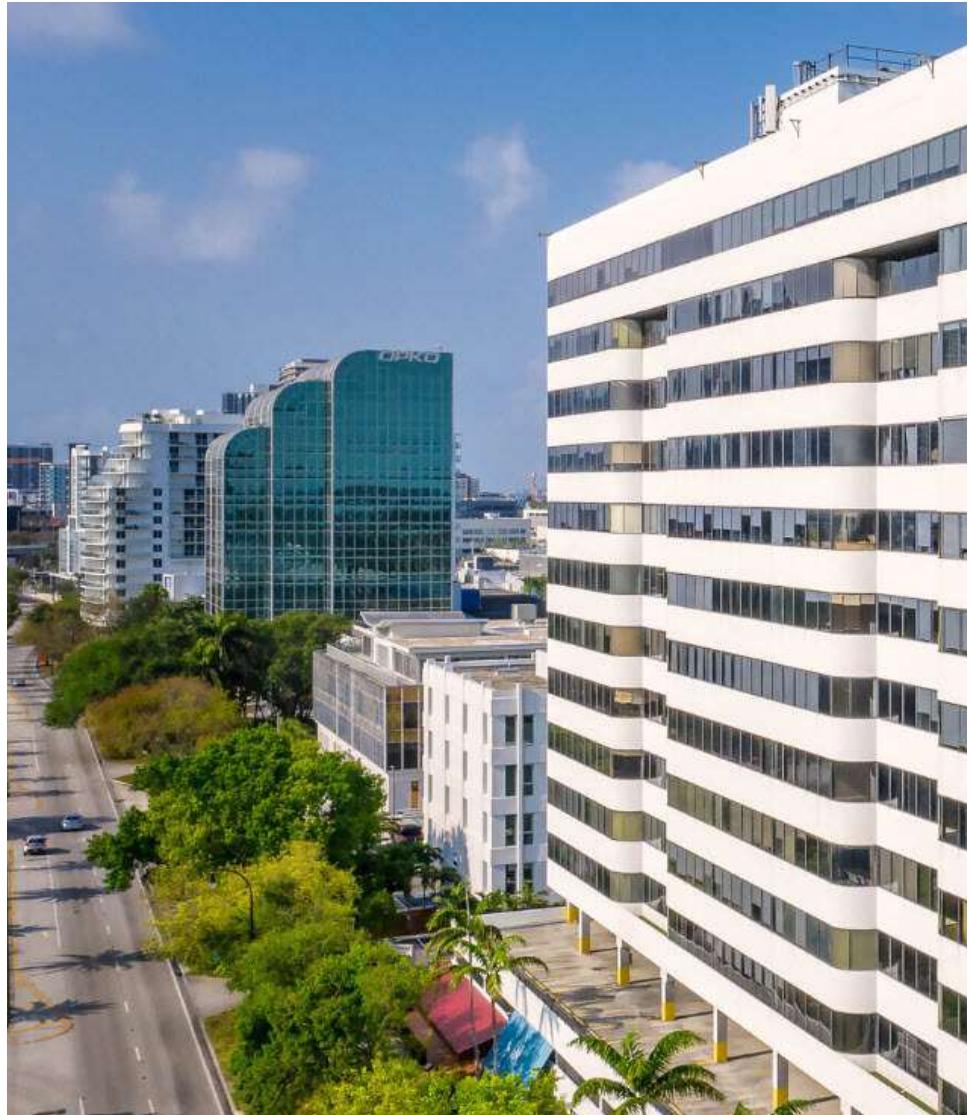
EXAMPLE SUITE INTERIORS



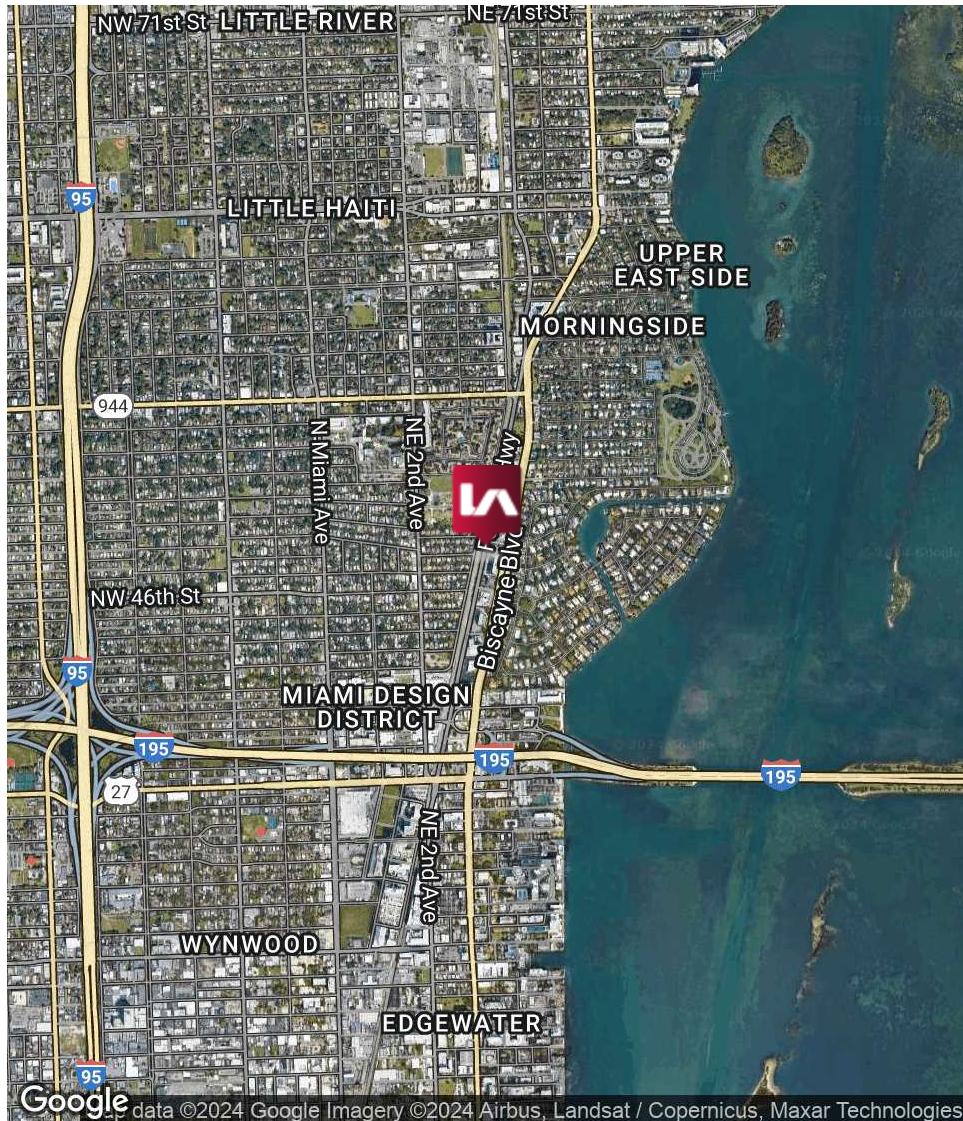
EXAMPLE SUITE INTERIORS



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

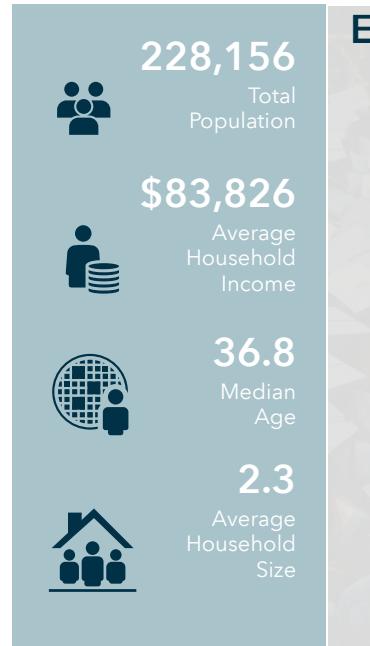
CITY:	Miami
MARKET:	South Florida
SUBMARKET:	Biscayne Blvd
NEAREST HIGHWAY:	US-1, 195 & I-95
NEAREST AIRPORT:	Miami International Airport

NEARBY AMENITIES



DEMOGRAPHIC PROFILE

— KEY FACTS —



DAYTIME POPULATION

Total Daytime Population

279,194

Daytime Population: Workers

162,074

Daytime Population: Residents

117,120

EDUCATION

18%
No High School Diploma

27%
High School Graduate

22%
Some College

33%
Bachelor's/Grad/Prof Degree

Drive time of 10 minutes



BUSINESS



16,671

Total Businesses



149,068

Total Employees

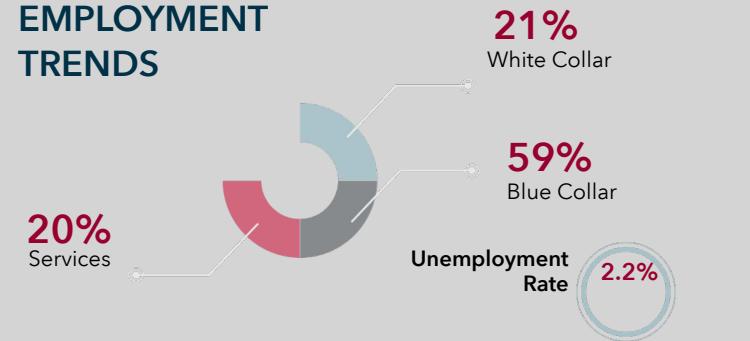


17,500,837,457

Total Sales

EMPLOYMENT TRENDS

20%
Services



21%
White Collar

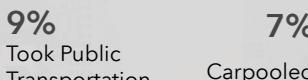
59%
Blue Collar

Unemployment Rate

2.2%

COMMUTING TRENDS

9%
Took Public Transportation



7%
Carpooled

3%
Walked

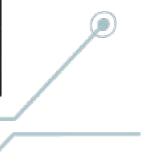
1%
Bicycled

NEARBY AMENITIES



956

Number of Restaurants



3,162

Retail Businesses

