

THE
BISCAYNE



HOSPITALITY MEETS THE WORKPLACE

Work in Miami has never felt more hospitality-driven. Introducing THE BISCAYNE in Miami's Edgewater neighborhood—a new approach to the workplace, combining flexible short- and long-term office solutions with a level of service traditionally reserved for luxury hospitality.

Defined by a distinctly hospitality-led experience, THE BISCAYNE offers a curated collection of services and amenities, including a concierge trained in luxury hospitality, 24-hour on-site security, dedicated maintenance, and janitorial services.

The experience extends well beyond the office. A year-round community program brings the building to life through curated events, workshops, happy hours, and special gatherings, while dedicated lounges and kitchenettes throughout the property offer complimentary coffee, tea, refreshments, and light bites exclusively for tenants and their guests.

PRIVATE OFFICES

Premium, move-in-ready offices in flexible sizes ranging from 600–5,000 square feet.

FLEXIBLE WORKSPACE

Over 30,000 square feet of flexible workspace with short-term private office solutions.

GROUND FLOOR RETAIL

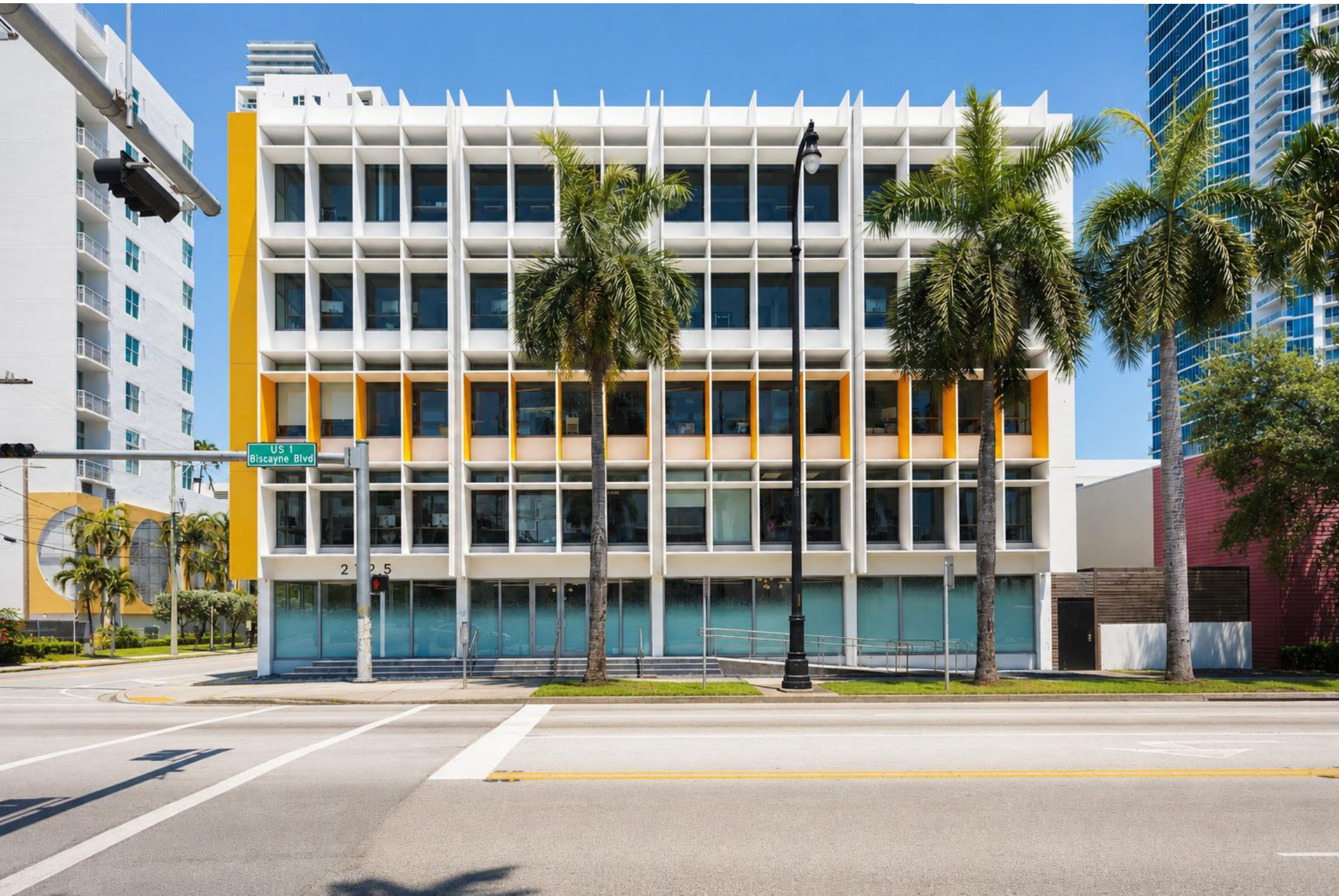
Approximately 3,000 square feet of highly visible ground-floor retail space.

THOUGHTFUL AMENITIES

Custom-designed conference rooms, event spaces, and indoor-outdoor lounge areas.

DEVELOPED BY VALORO CAPITAL

THE
BISCAYNE



THE BUILDING: AN ART DECO JEWEL

THE BISCAYNE is a boutique five-story Art Deco building offering approximately 60,000 square feet of office space. Floor-to-ceiling windows on every level create a seamless connection to the outdoors, with expansive views of Biscayne Boulevard and the Miami skyline.

Thoughtfully designed with efficient floor plates and abundant natural light from all sides, the building fosters an elevated workplace environment centered on collaboration, creativity, productivity, and well-being.

Flexible floor plans can be tailored to accommodate a variety of workplace configurations and evolving tenant needs, creating an environment where businesses can grow, attract top talent, and thrive across thoughtfully designed private and collaborative spaces.

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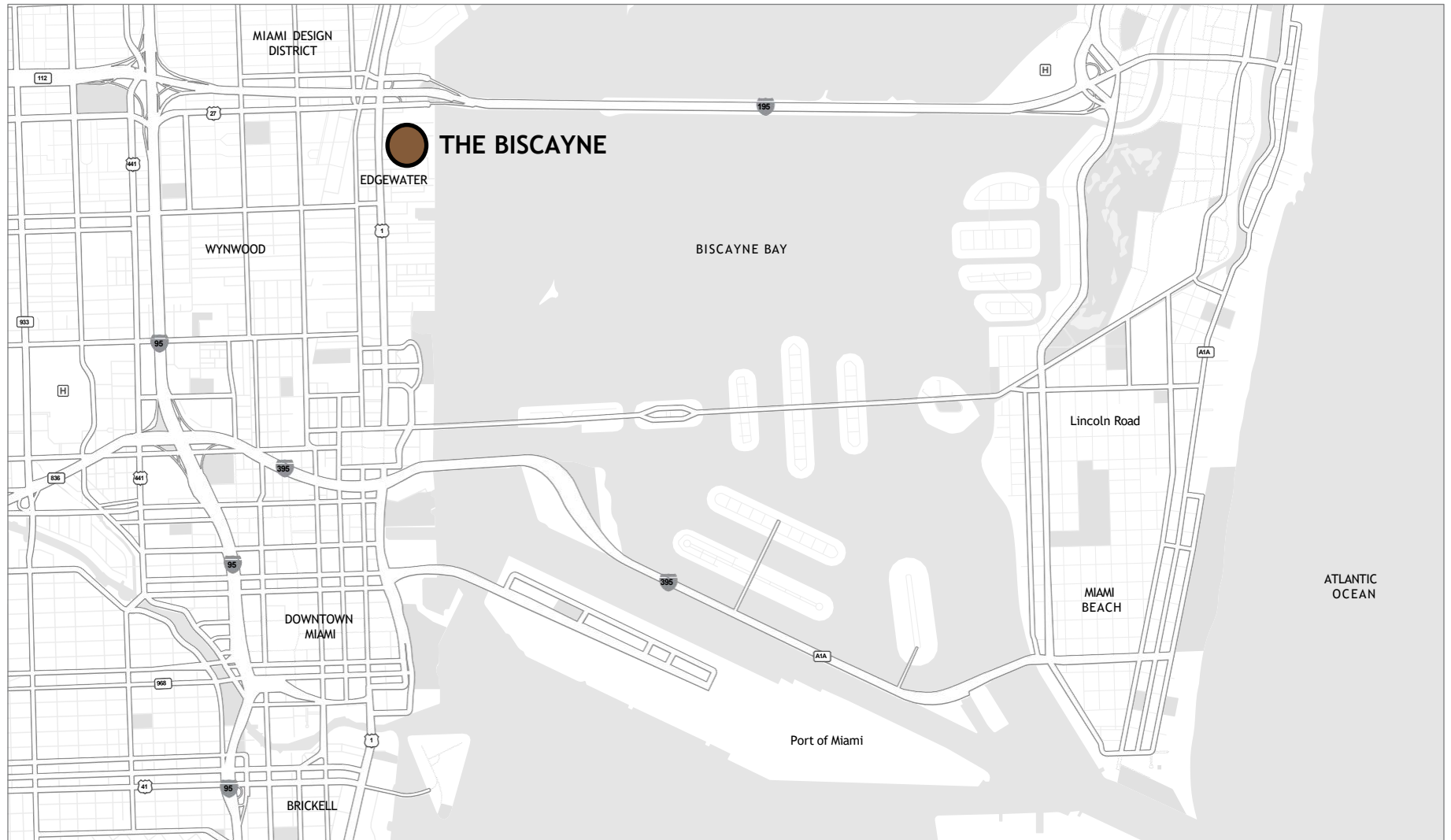


A VIBRANT LOCATION, SEAMLESSLY CONNECTED

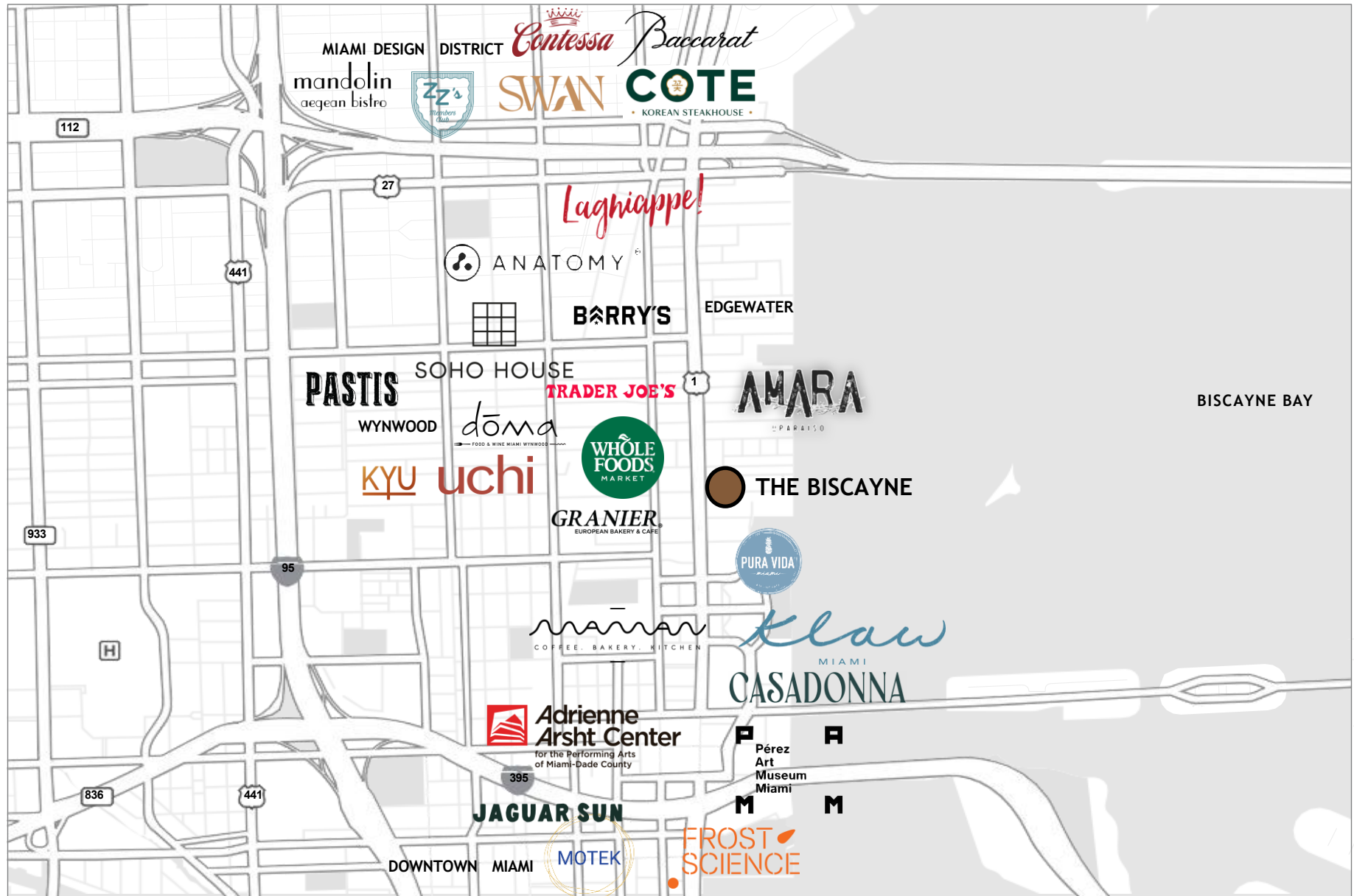
THE BISCAYNE sits at the intersection of Biscayne Boulevard and 22nd Street, along one of Miami's most prominent corridors. Just minutes from Wynwood and the Design District, the property offers convenient access to a world-class collection of restaurants, retail, arts, and entertainment.

Located in the heart of Edgewater, the building is surrounded by one of Miami's most desirable residential neighborhoods, with immediate access to Biscayne Bay, waterfront parks, and pedestrian-friendly bayside corridors, including the renowned Margaret Pace Park.

LOCATION



POINTS OF INTEREST



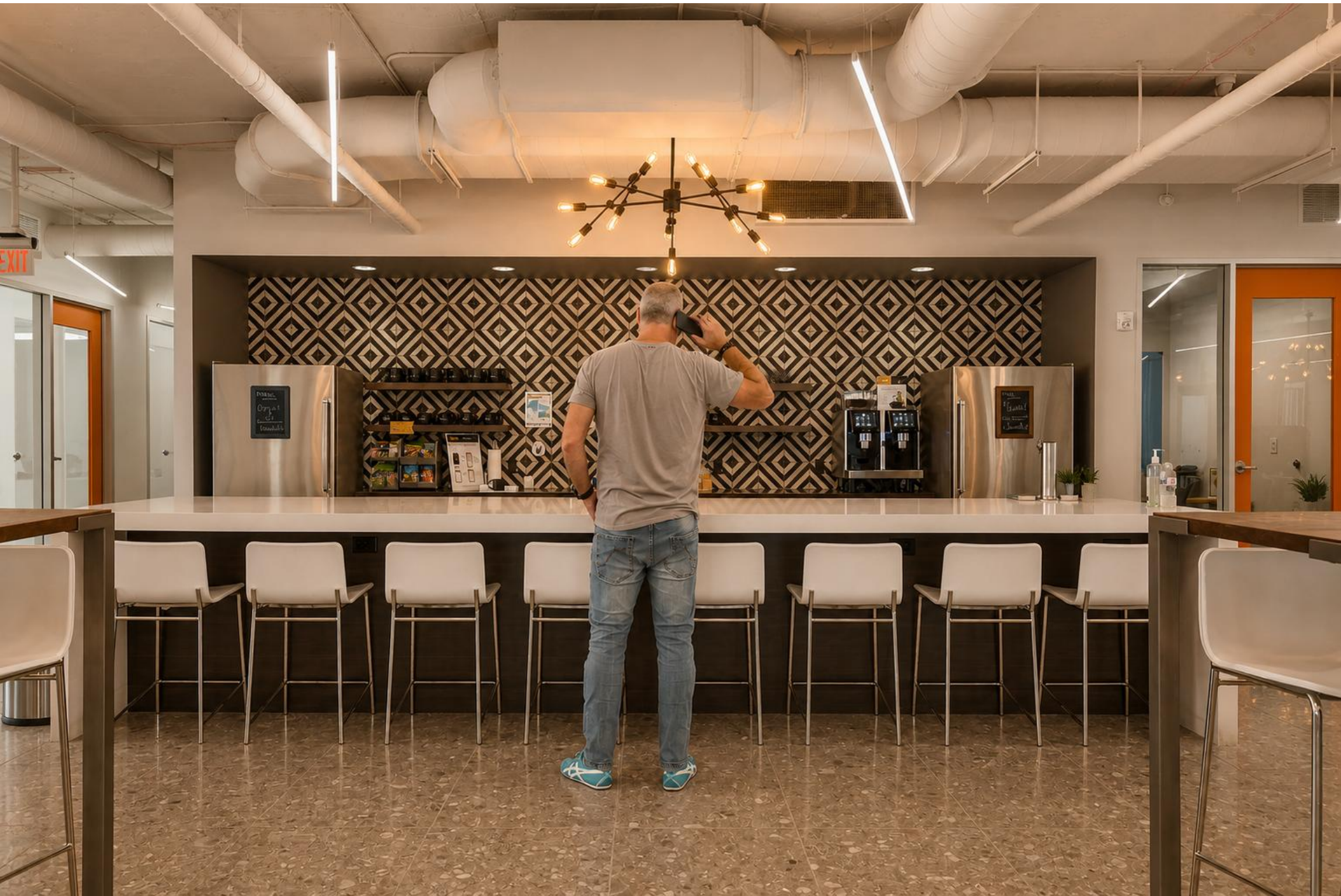
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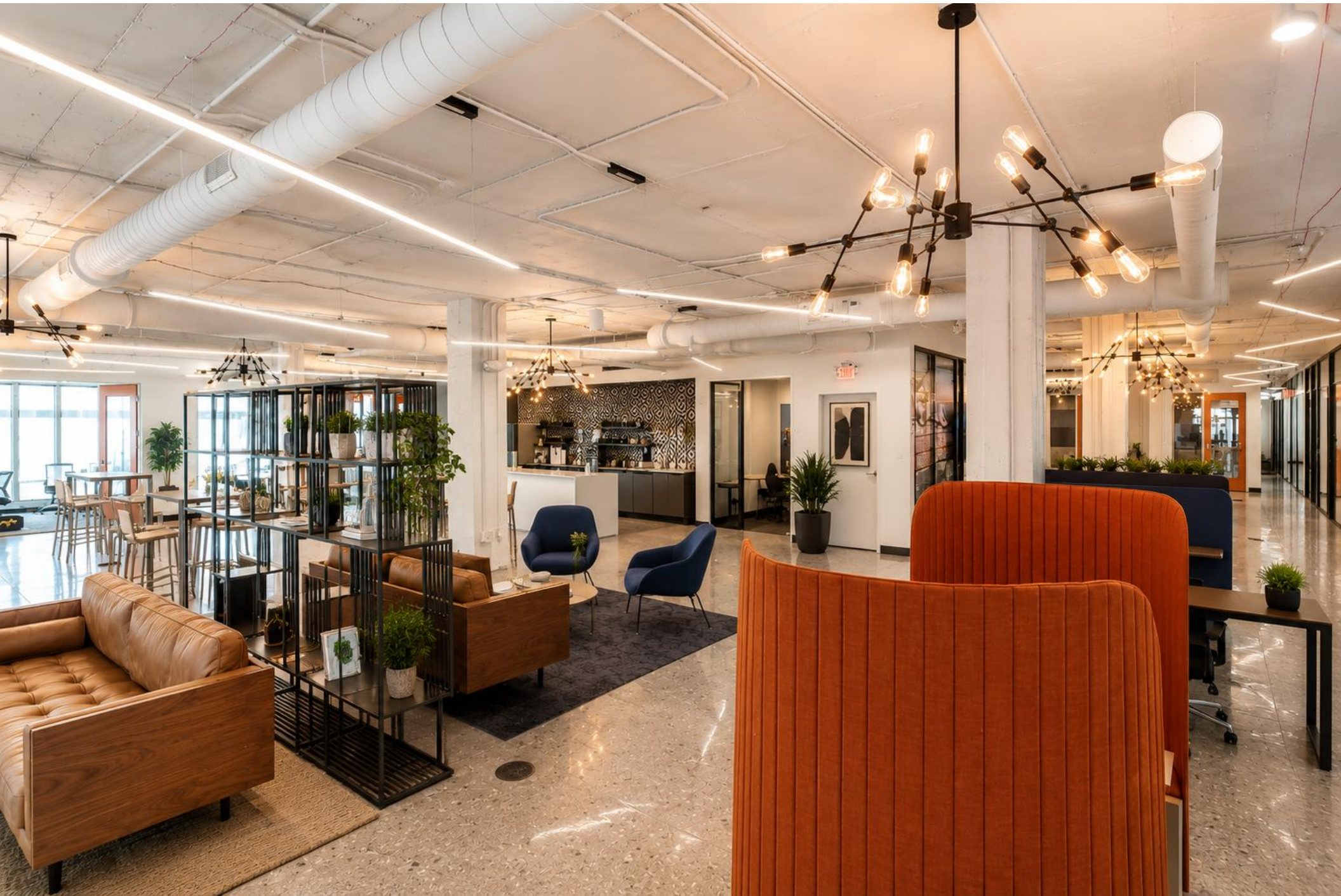
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VALUE ADD PLAN TO REDEFINE THE TENANT EXPERIENCE

The value-add plan for THE BISCAYNE is focused on repositioning the property into a more elevated, design-driven office environment while preserving the building's original architectural character. The program upgrades the arrival experience, lobby, outdoor terraces, elevator finishes, and third-floor coworking and lounge areas through refined lighting, natural materials, landscaping, new furniture and carefully selected finishes.

By concentrating capital on the most visible common areas and amenity spaces — while retaining and refinishing existing elements where possible — the strategy is designed to materially improve the tenant experience



DISTRIBUTION OF THE BUILDING

GROUND LEVEL

Street-facing retail space along Biscayne Boulevard with access to the outdoor patio.

LEVEL TWO

Coworking spaces, conference room and private offices.

LEVEL THREE

Lounge, coworking spaces, conference room and private offices.

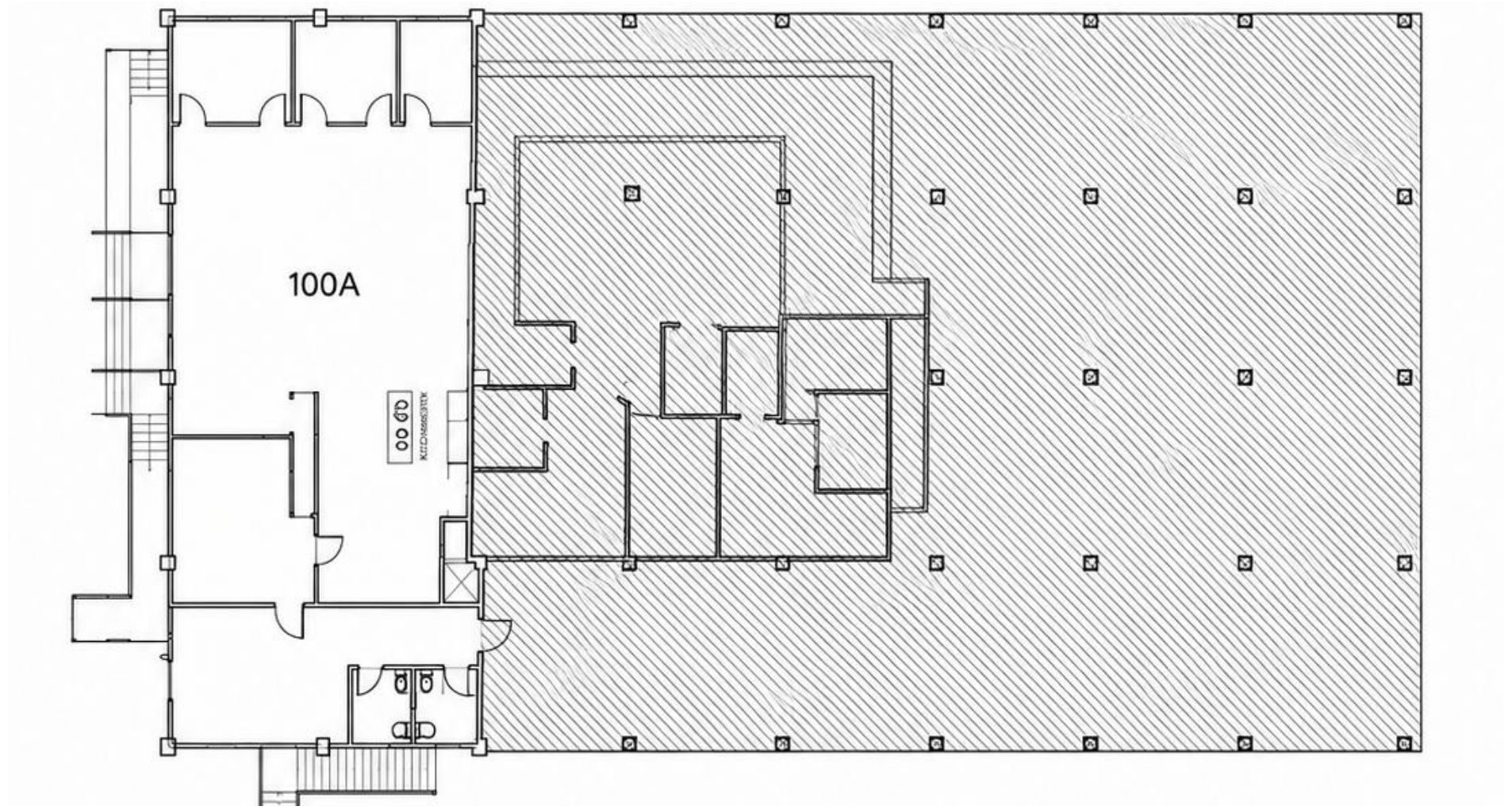
LEVEL FOUR

Private team suites.

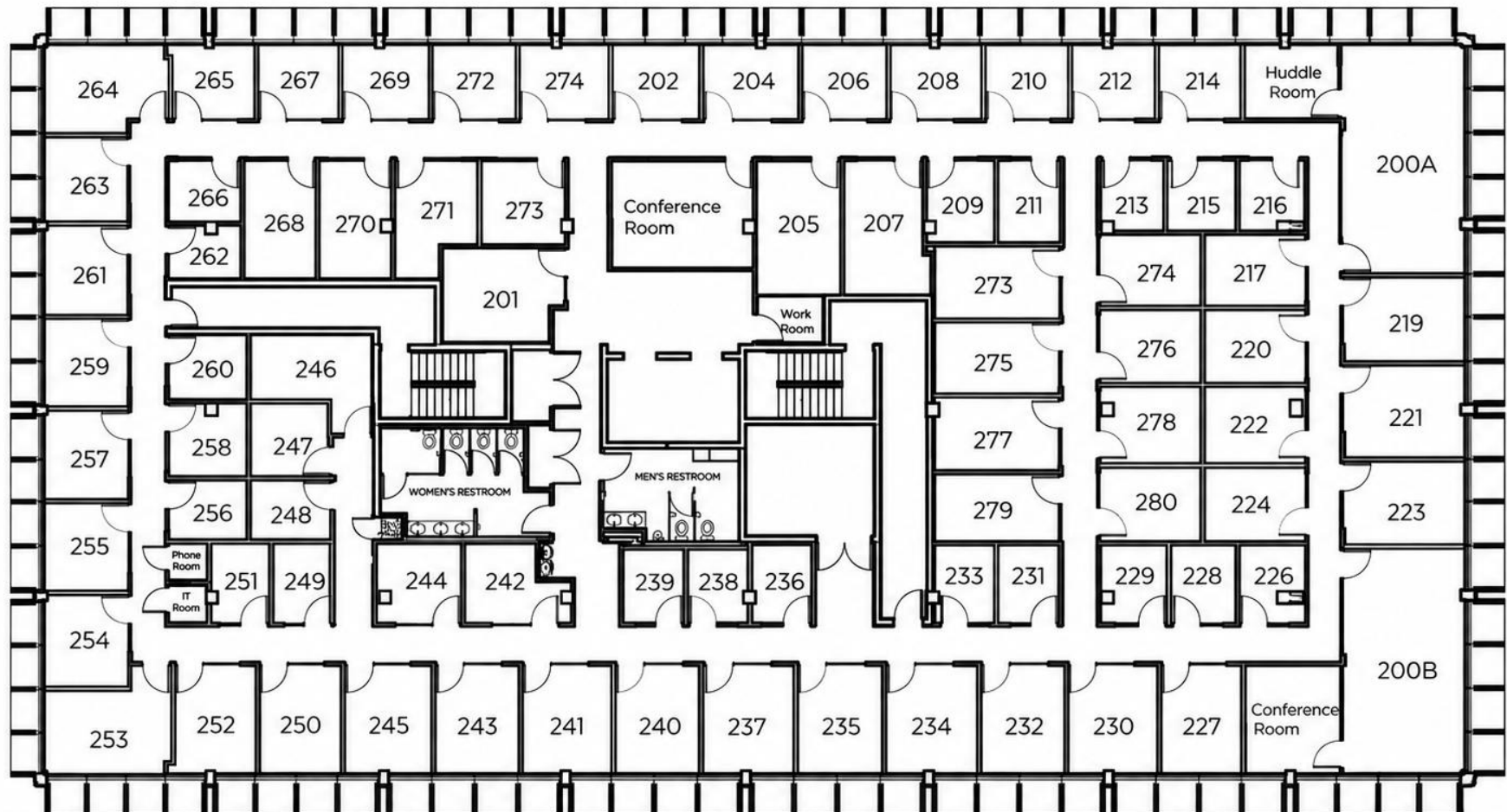
LEVEL FIVE

Private team suites.

GROUND LEVEL



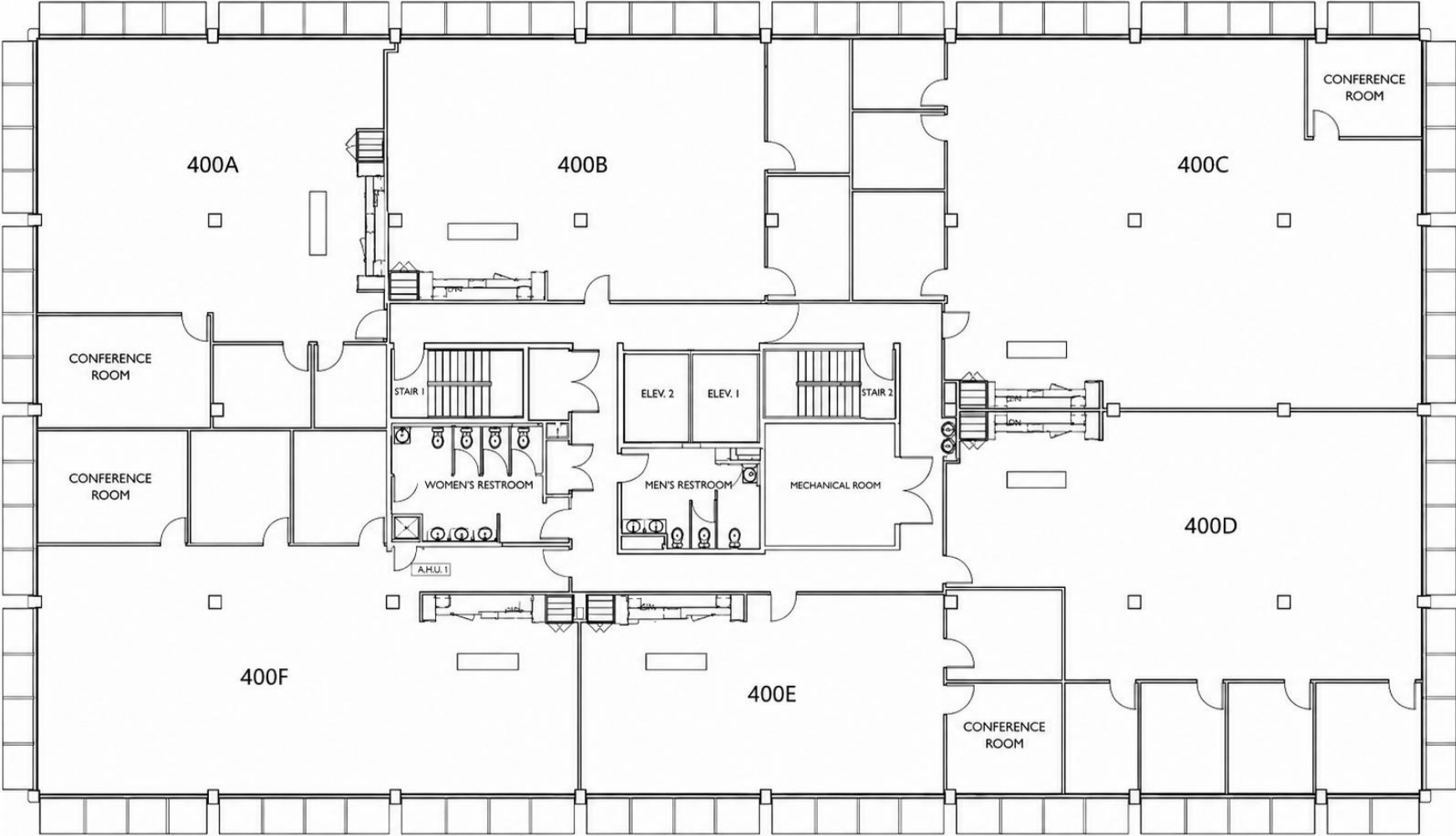
LEVEL TWO



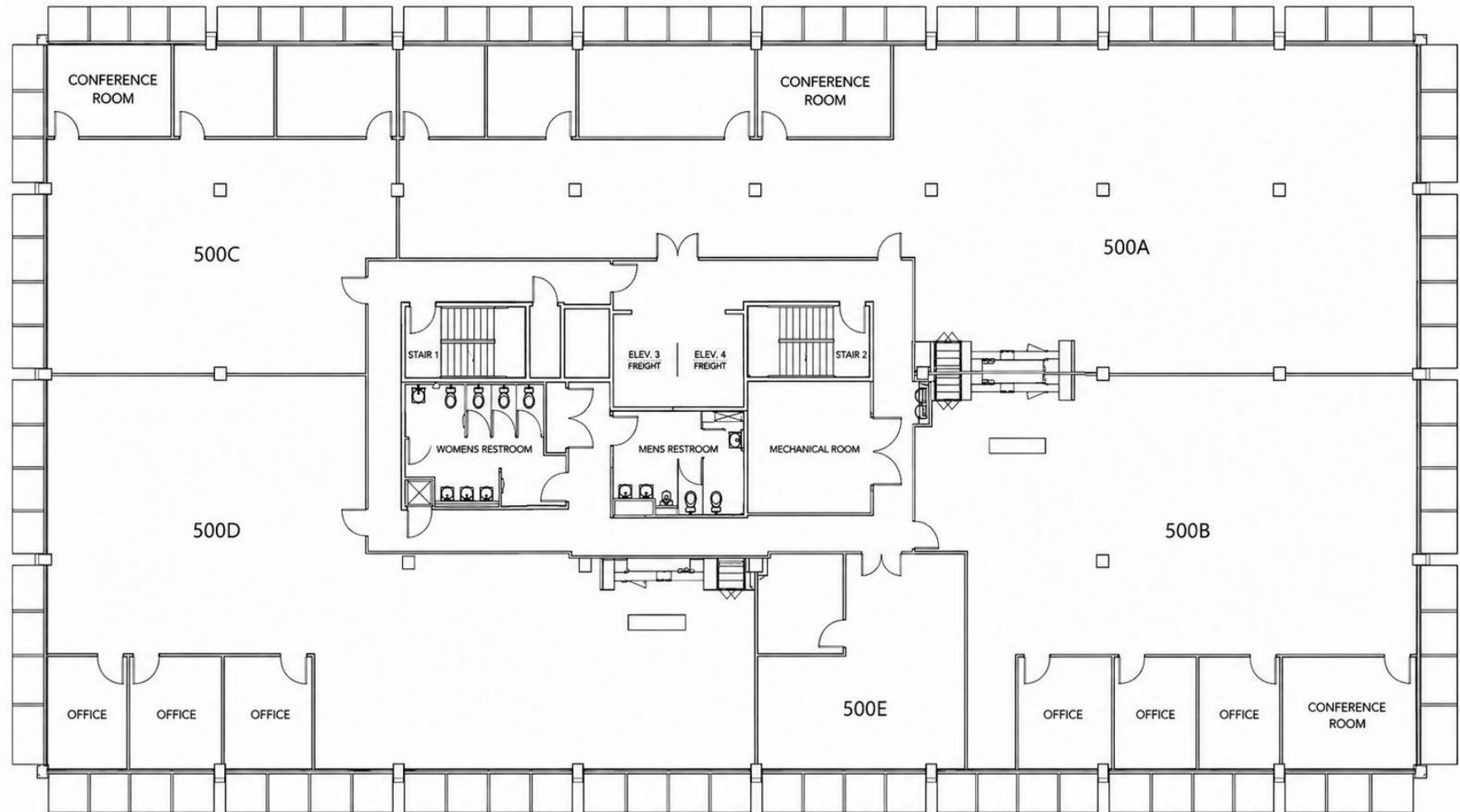
LEVEL THREE



LEVEL FOUR



LEVEL FIVE



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