

FOR LEASE

5061
BISCAYNE BLVD.
MIAMI, FL 33137



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PROPERTY OVERVIEW

Address: 5061 Biscayne Blvd, Miami, FL 33137

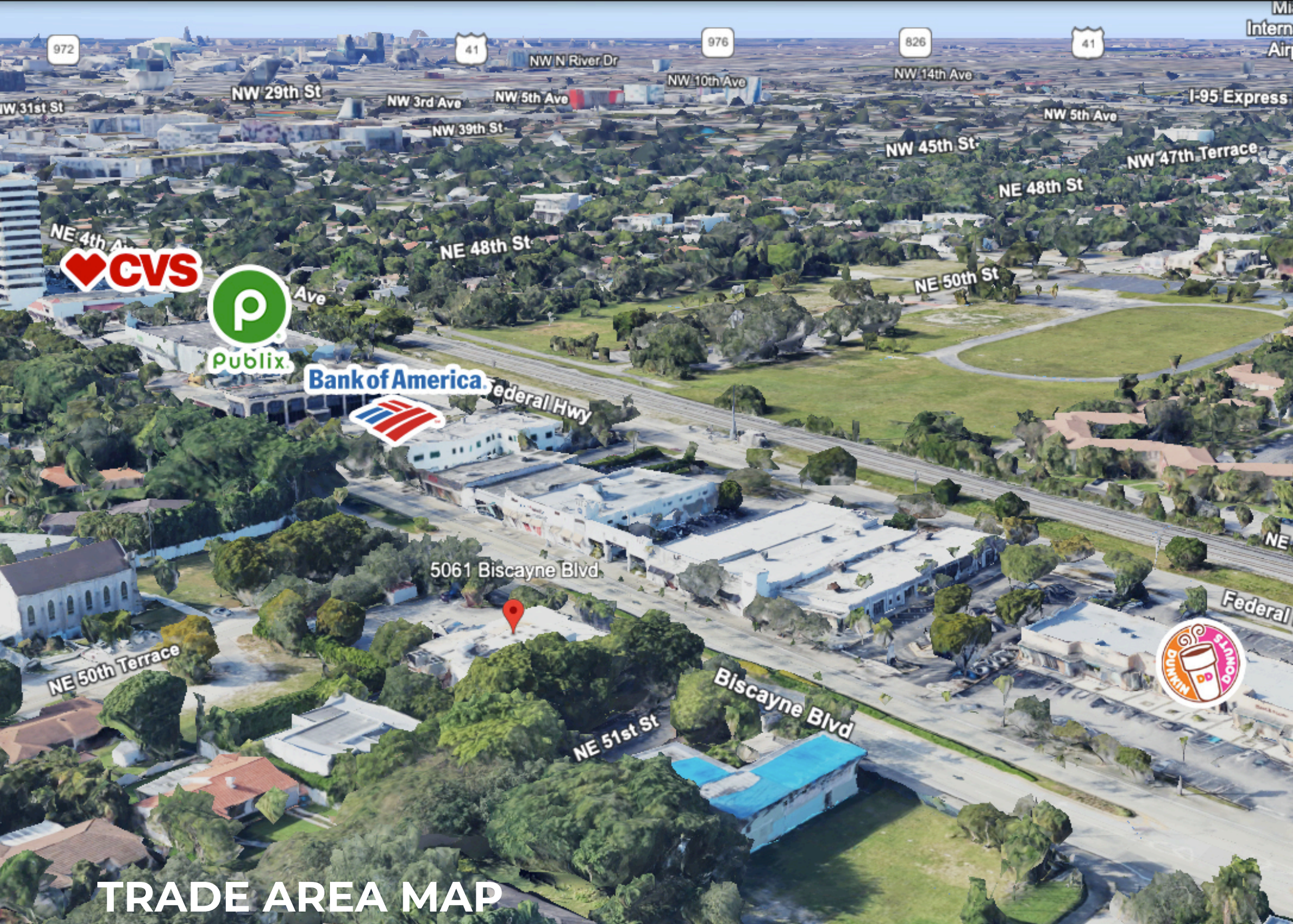
- Direct frontage on Biscayne Blvd (U.S.-1) with strong daily traffic counts and building signage potential.
- Minutes to I-195/Julia Tuttle Causeway → Miami Beach, and easy reach to I-95 for county-wide access.
- Surrounded by established, high-income neighborhoods (Morningside, Bay Point) and major destinations (Miami Design District, Midtown/Edgewater).
- Building fully renovated from top to bottom, offering a modern and refreshed space throughout
- Extra Large Parking Lot



LEASE RATE	Undisclosed NNN
AVAILABLE SPACE	1,500/3,003 SQFT
PRIOR USE	MEDICAL : OFFICE : RETAIL
PARCEL SIZE	.66 AC
FRONTAGE	+/- 108 FT
TRAFFIC COUNT	+/-67,500 ADT
YEAR BUILT	1947/2025 FULL RENOVATION
CONSTRUCTION TYPE	MASONRY
PARKING SPACE	38
ZONING	T4-O
JURISDICTION	MIAMI DADE COUNTY
PARCEL ID	01-3219-018-0080







TRADE AREA MAP



TRADE AREA MAP

FLOOR PLANS

<u>Floor 1</u>	<u>Tenant</u>	<u>SqFt</u>
Ste 101	Vacant	3,003
Ste 102	Vacant	3,003

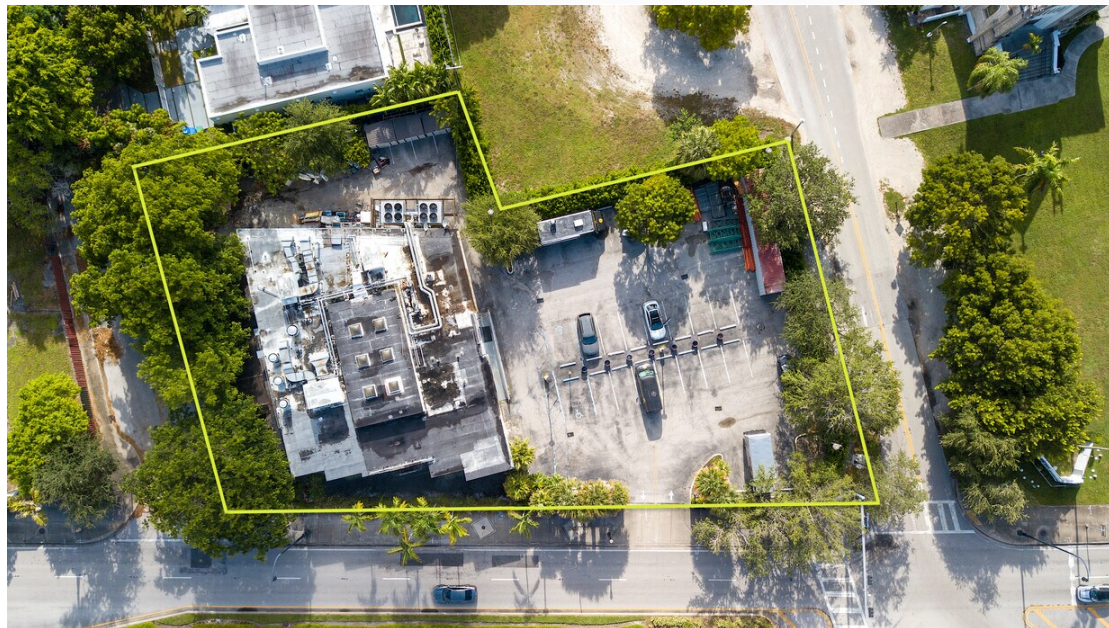
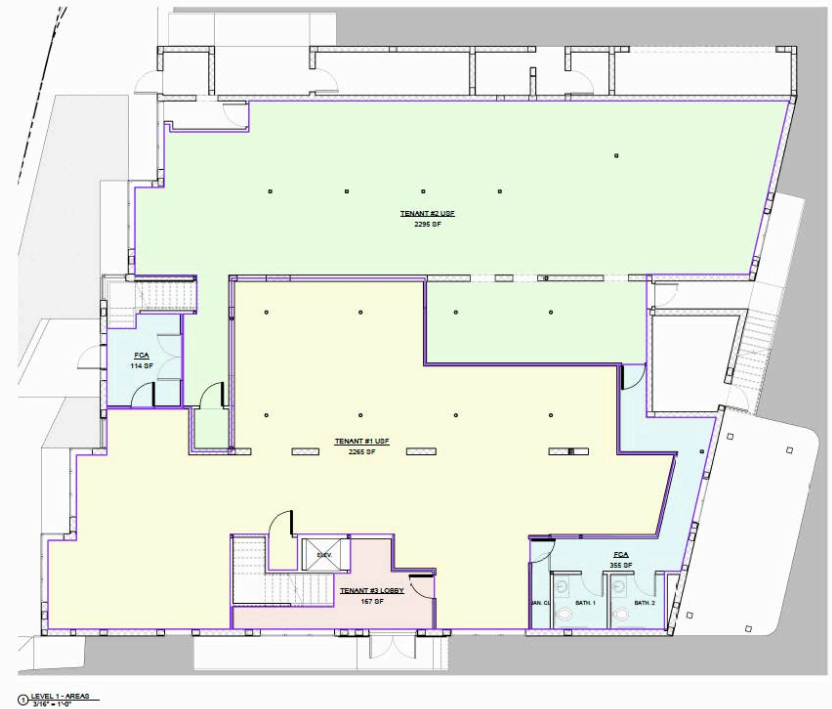
<u>Floor 2</u>	<u>Floor 2</u>	<u>SqFt</u>
Ste 201	Law Firm	3,003
Ste 202	Law Firm	3,003

Rentable Area Legend

- FCA
- TENANT #1 USF
- TENANT #2 USF
- TENANT #3 LOBBY

LEVEL 1 - Area Schedule	
Name	Area
TENANT #1 USF	2265 SF
TENANT #2 USF	2265 SF
FCA	114 SF
TENANT #3 LOBBY	167 SF
FCA	335 SF

TENANT #1 RSF = 2441 SF
TENANT #2 RSF = 2474 SF



MIAMI MARKET OVERVIEW

Located in Miami's thriving Upper Eastside District, 5061 Biscayne Blvd offers unmatched visibility and connectivity. Positioned directly adjacent to the prestigious neighborhoods of Bay Point and Morningside and within walking distance of the world-renowned Design District, the property benefits from a dynamic mix of culture, commerce, and community.

The surrounding area is rapidly transforming with new mixed-use residential developments and improved transit connectivity, while major highways provide seamless access to Downtown Miami, the Beaches, and beyond.

Adding to its appeal, the property sits in the iconic MiMo District (Miami Modern), one of South Florida's most distinctive commercial corridors. Anchored along Biscayne Boulevard between NE 50th and 77th Streets, the MiMo District blends preserved mid-century architecture with a curated mix of boutique hospitality, dining, and lifestyle retail—making it a sought-after destination for innovative brands and businesses.



USEFUL WEB LINKS

(click to open in web browser)





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