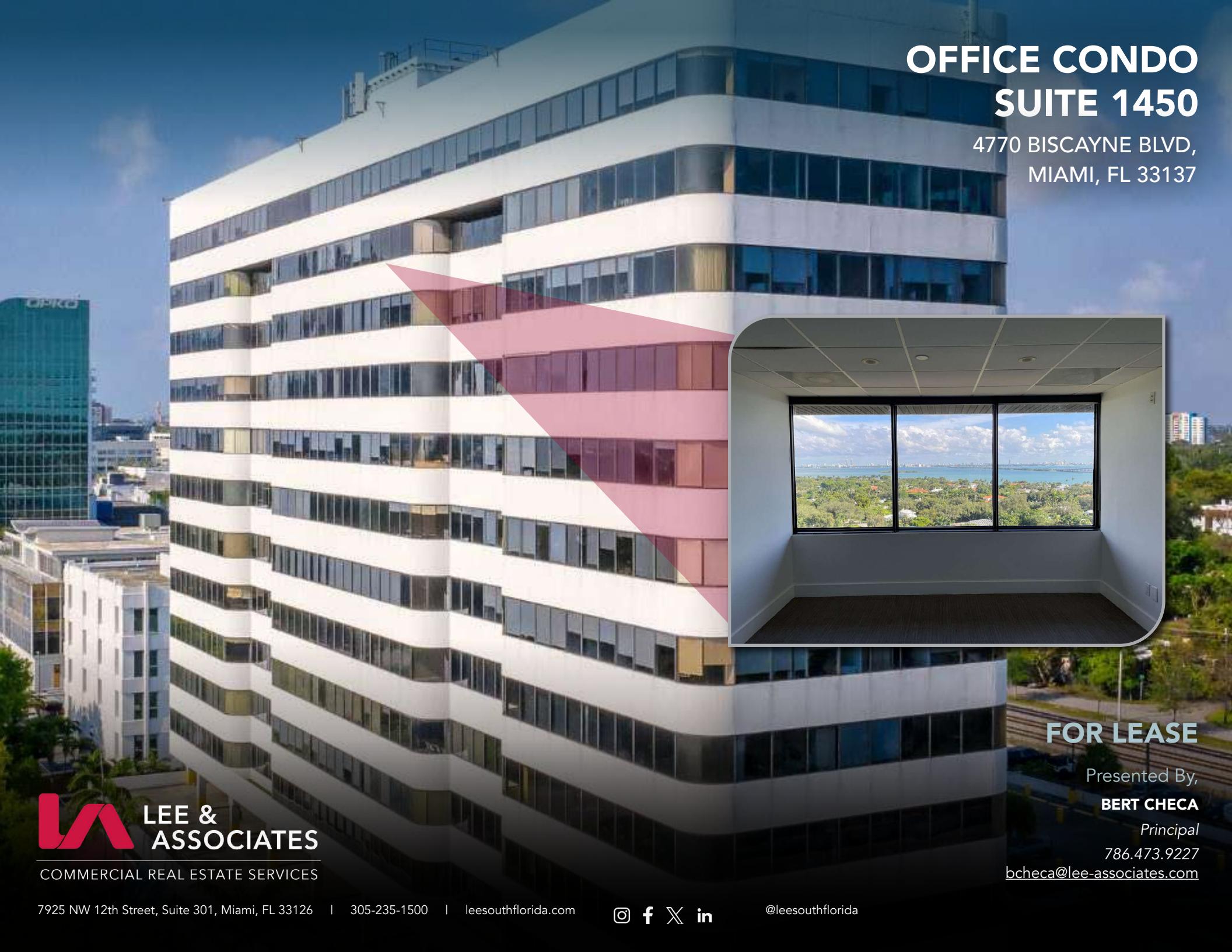


OFFICE CONDO SUITE 1450

4770 BISCAYNE BLVD,
MIAMI, FL 33137



FOR LEASE

Presented By,

BERT CHECA

Principal

786.473.9227

bcheca@lee-associates.com

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

7925 NW 12th Street, Suite 301, Miami, FL 33126 | 305-235-1500 | leesouthflorida.com

@leesouthflorida

PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates presents an exceptional opportunity to acquire a fully improved 916-square-foot office condo suite in the heart of Miami's vibrant Biscayne corridor. Located within the renowned 4770 Building, this suite features a welcoming lobby, equipped with extensive built-in workstation furniture and filing cabinets, an ambient audio system, emergency lighting, and two private offices. Additional highlights include Nest AC thermostat, wall cabinets, smoke and fire alarms, and a dedicated storage area with a fire extinguisher, network rack, and switcher. The building boasts modernized infrastructure, including smart elevators, upgraded lighting, and a stylish lobby finished in terrazzo and slate. With medical use permissions, direct street and sidewalk access, and ten on-site parking spaces, the property is ideally configured for a variety of professional or medical office users.

Ideally situated along the Biscayne corridor, the property enjoys exceptional exposure and walkability, positioned adjacent to CVS and Publix and surrounded by a range of neighborhood conveniences. Just minutes from Downtown Miami, the Design District, Wynwood, and the upscale BayPoint residential enclave, the location offers unparalleled connectivity with seamless access to I-195 and proximity to Miami International Airport, only 10 miles away. This prestigious, high-traffic area supports a dynamic mix of professional, creative, and medical tenants seeking both visibility and accessibility in one of Miami's most active commercial zones.



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

MARKET ADVISORS

BERT CHECA

Principal

786.473.9227

bcheca@lee-associates.com

ASKING PRICE: \$570,000



Office Condo: Suite 1450

916 SF Office Condo Suite

Two private offices

Lobby features extensive workstation furniture

Ambient audio, Nest thermostat, and emergency lighting



Prime Location:

Located on the Biscayne Blvd Corridor. Incredible Views of the Intracoastal and Miami Skyline.

Near Downtown Miami, Miami Design District and Wynwood.



Exceptional Commuting Access:

Fronting US-1

Quick Access to I-195

PROPERTY DETAILS

LOCATION INFORMATION

BUILDING NAME	Office Condo Suite 1450
STREET ADDRESS	4770 Biscayne Blvd
CITY, STATE, ZIP	Miami, FL 33137
COUNTY	Miami Dade
MARKET	South Florida
SUB-MARKET	Biscayne Blvd
NEAREST HIGHWAY	US-1, 195 & I-95
NEAREST AIRPORT	Miami International Airport

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Condo
ZONING	6100
LOT SIZE	4.17 Acres
APN #	0132190480001

BUILDING INFORMATION

BUILDING SIZE	137,634 SF
BUILDING CLASS	B
TENANCY	Multiple
NUMBER OF FLOORS	15
AVERAGE FLOOR SIZE	137,634 SF
YEAR BUILT	1982
YEAR LAST RENOVATED	2006
NUMBER OF BUILDINGS	1

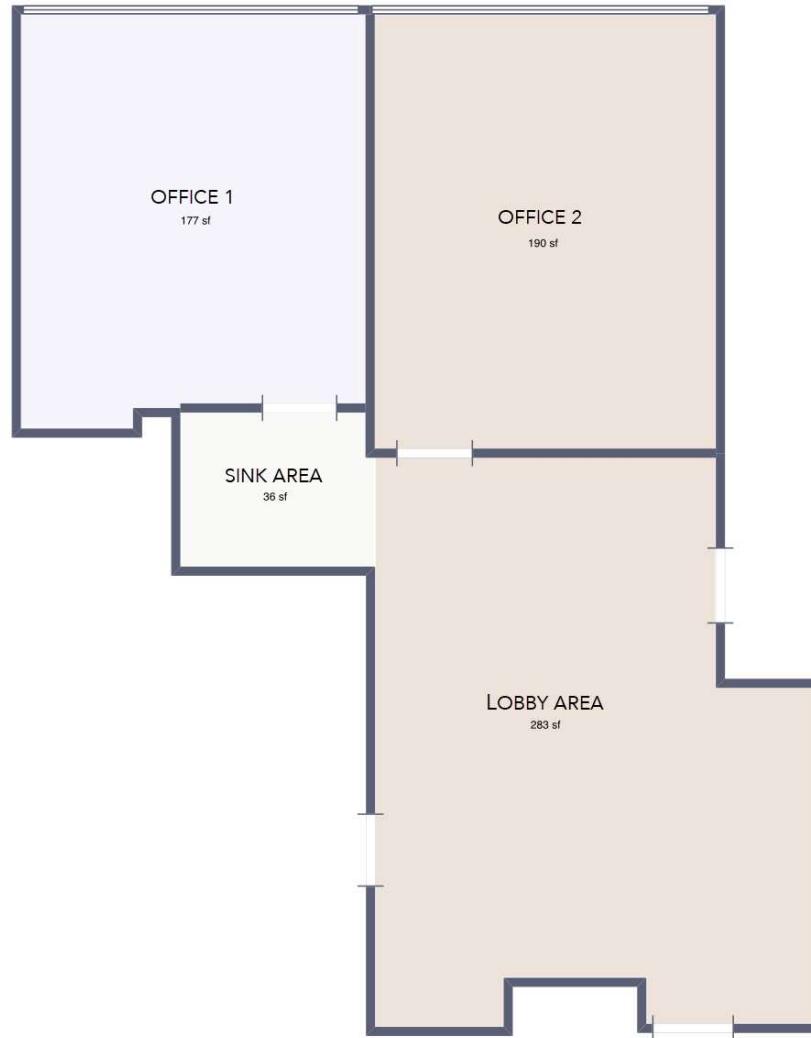
PARKING & TRANSPORTATION

PARKING TYPE	Surface
PARKING RATIO	0.62
NUMBER OF PARKING SPACES	85

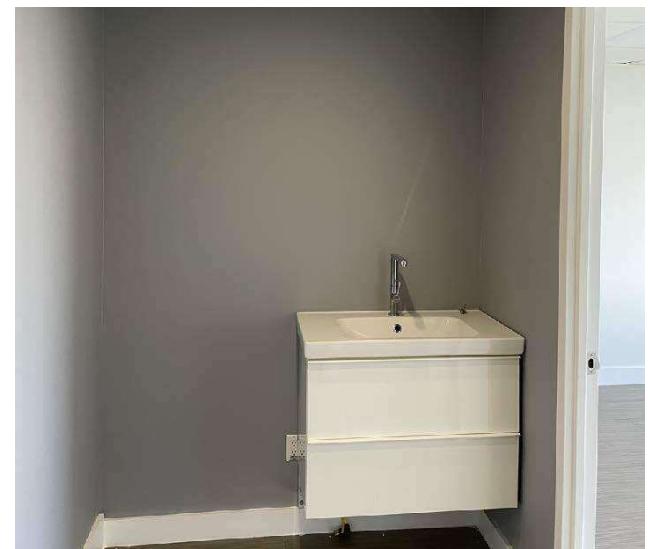
AREA OVERVIEW



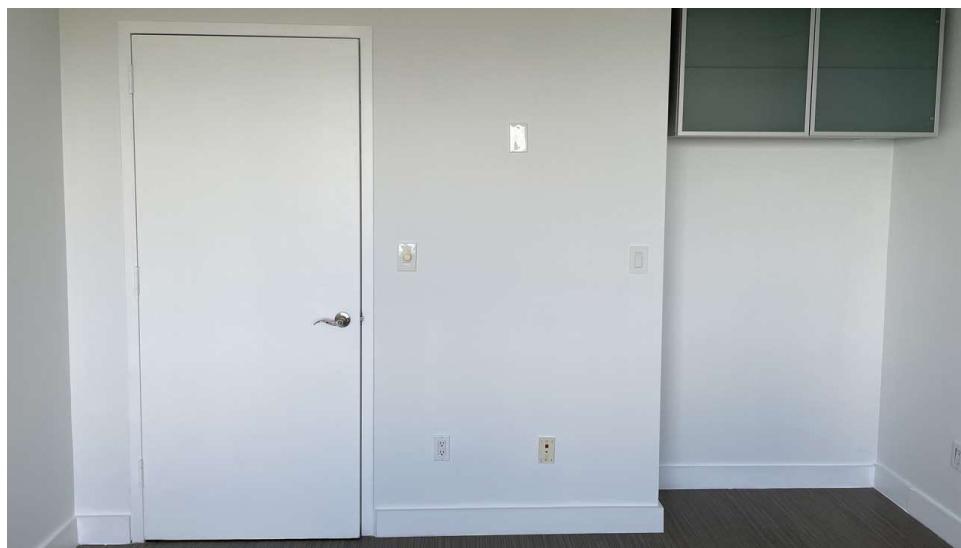
FLOOR PLAN



SUITE PHOTOS - LOBBY AREA



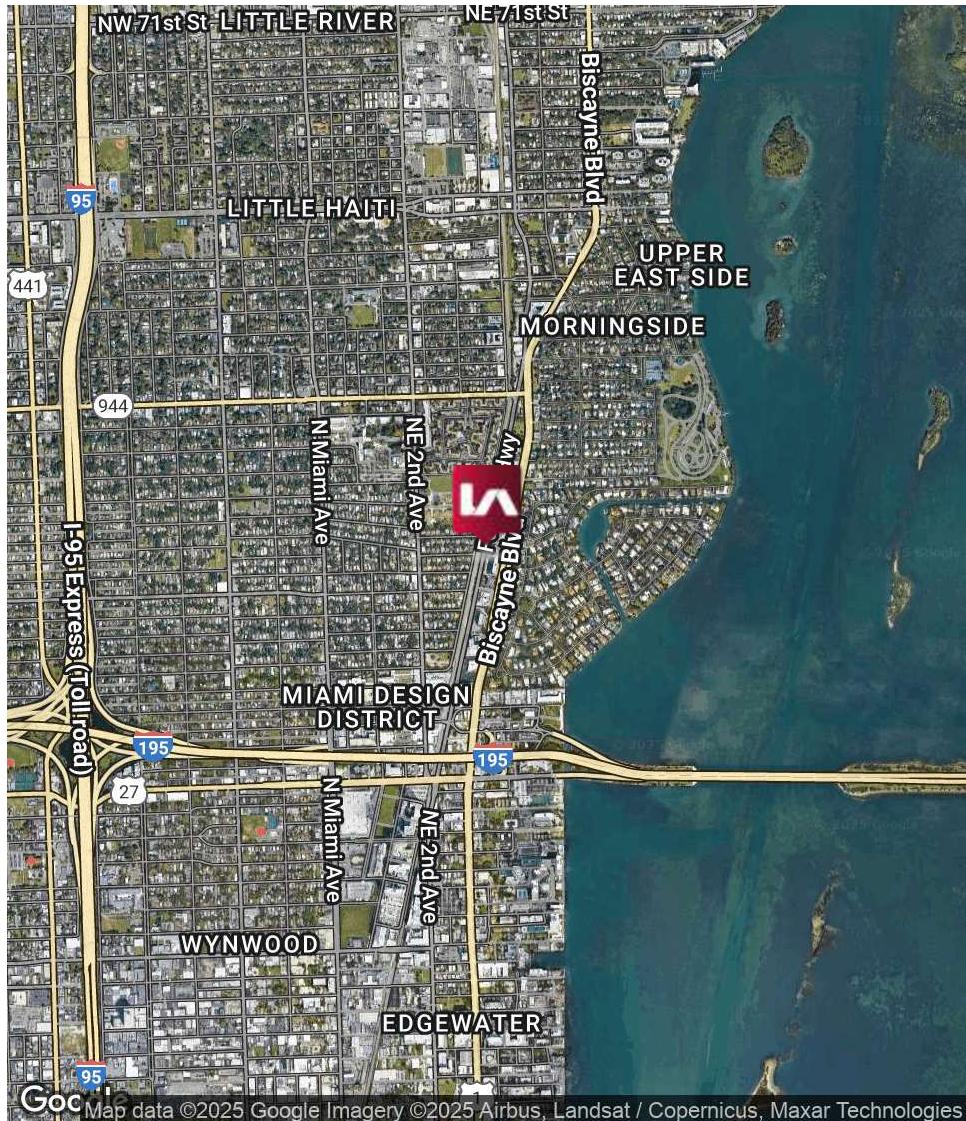
BRIGHT OFFICE SPACE OVERLOOKING BISCAYNE BAY



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

 217,292
Total Population

 \$100,226
Average Household Income

 38.0
Median Age

 2.3
Average Household Size

EDUCATION

18%
No High School Diploma

27%
High School Graduate

20%
Some College

34%
Bachelor's/Grad/Prof Degree

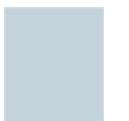
Drive time of 10 minutes



DAYTIME POPULATION

Total Daytime Population
260,862

Daytime Population: Workers
153,204



Daytime Population: Residents
107,658



BUSINESSES



14,913
Total Businesses



136,023
Total Employees



19,013,096,263
Total Sales

EMPLOYMENT TRENDS



58%
White Collar

21%
Blue Collar

21%
Services

NEARBY AMENITIES



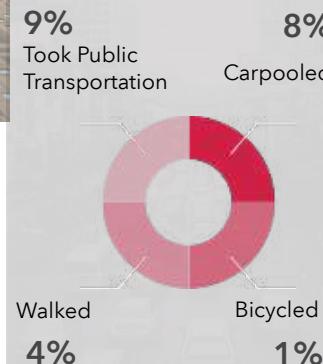
930

Number of Restaurants



2,995
Retail Businesses

COMMUTING TRENDS



8%
Carpooled

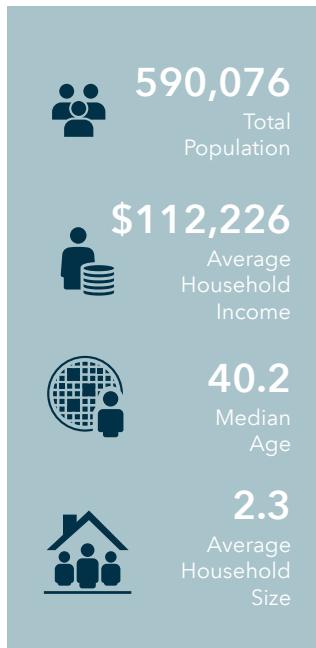
9%
Took Public Transportation

4%
Walked

1%
Bicycled

DEMOGRAPHIC PROFILE

KEY FACTS



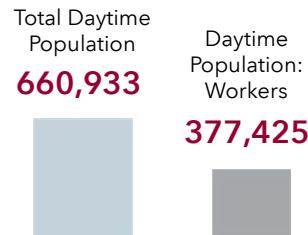
EDUCATION

17%	No High School Diploma
27%	High School Graduate
19%	Some College
37%	Bachelor's/Grad/Prof Degree

Drive time of 15 minutes



DAYTIME POPULATION



BUSINESSES



44,101
Total Businesses



332,757
Total Employees



53,740,100,946
Total Sales

EMPLOYMENT TRENDS



59%
White Collar

22%
Blue Collar

19%
Services

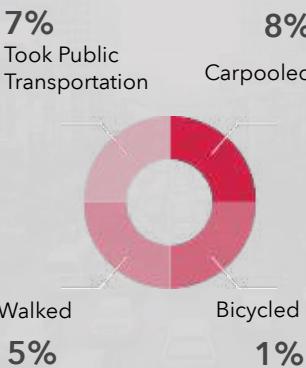
NEARBY AMENITIES



2,486
Number of Restaurants



COMMUTING TRENDS



DEMOGRAPHIC PROFILE

KEY FACTS

 952,365
Total Population

 \$107,642
Average Household Income

 41.3
Median Age

 2.4
Average Household Size

EDUCATION

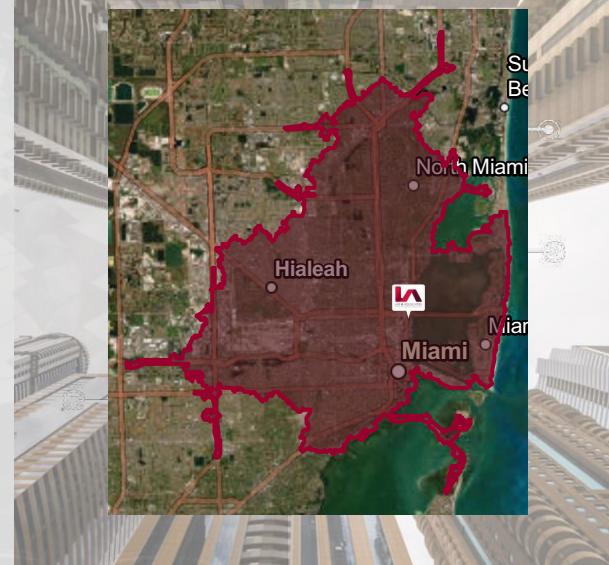
17%
No High School Diploma

28%
High School Graduate

20%
Some College

36%
Bachelor's/Grad/Prof Degree

Drive time of 20 minutes



DAYTIME POPULATION

Total Daytime Population
1,119,691

Daytime Population: Workers
660,054

Daytime Population: Residents
459,637



77,289
Total Businesses

BUSINESSES



583,732
Total Employees



106,236,294,696
Total Sales

EMPLOYMENT TRENDS



59%
White Collar

22%
Blue Collar

19%
Services

NEARBY AMENITIES



4,091

Number of Restaurants



13,504
Retail Businesses

COMMUTING TRENDS

