



FOR LEASE

# 763 COLLINS AVENUE



OFFICE | RETAIL | FITNESS

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**BUILDING AMENITIES /  
3 FLOORS / Up to 15,000 SF:**

- Ideal for office, retail and fitness uses
- Miami Beach Job Incentive Program available to tech, financial and professional services. Companies expanding or new to market for grant eligibility
- Open, functional floor plates suitable for single, or multi-tenant occupancy
- Dedicated elevator access for upper floors
- Private, rooftop terrace with ocean views
- Third floor patio on Collins Avenue
- Garage parking one block from the property

**LOCATION:**

- Heart of market location, one block from famed Ocean Drive on the Collins Avenue retail corridor.
- Five minutes from the Macarthur Causeway
- Ten minutes from the Julia Tuttle Causeway
- Walking distance to a wide variety of restaurants, hospitality and shopping destinations

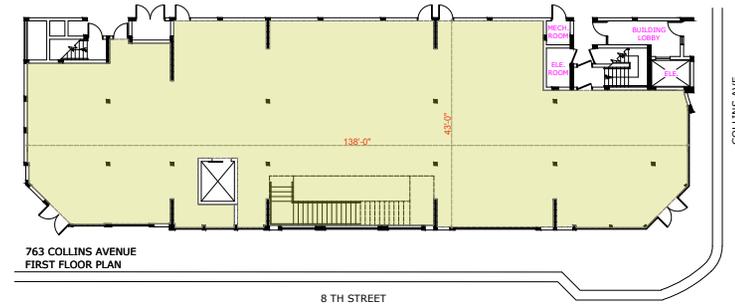


FLOOR PLANS

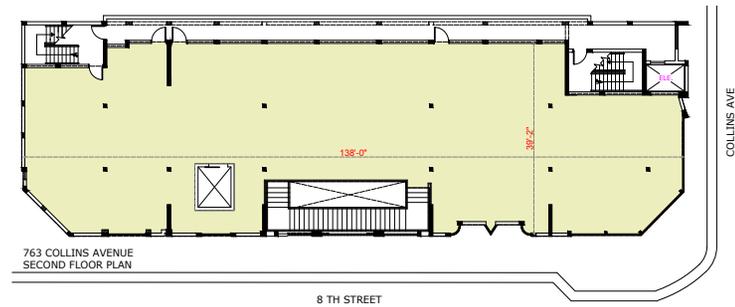
763 COLLINS AVENUE



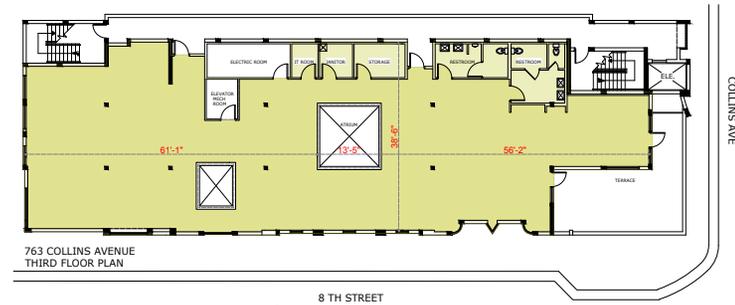
8 TH STREET  
Ground: 5,242 SF / 4,507 USF-



8 TH STREET  
1st: 5,050 SF



8 TH STREET  
2nd: 4,720 SF



8 TH STREET  
3rd: 5,040 RSF / 4,200 USF



Arts & Culture  
 Food & Beverage  
 Health & Fitness  
 Retail & Business



 Target  
 Miami International Airport (33 min)  
 395



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For Leasing Information Please Contact:



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Owned & Managed by:

