



AVAILABLE
PENTHOUSE SUITES

Office

Sailboat Executive Suites

For More Information

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FOR LEASE | READY PLUG AND WORK

13499 Biscayne Boulevard, T4-6 (Suites A-G) | Miami, FL 33181

Lease Rate & Type: **\$850 - \$1,200 per month**

Spaces Available: **155 - 1,308 SF**

For more listings visit: naimia-ftl.com/properties

NAI Miami
Fort Lauderdale

Sailboat Executive Suites

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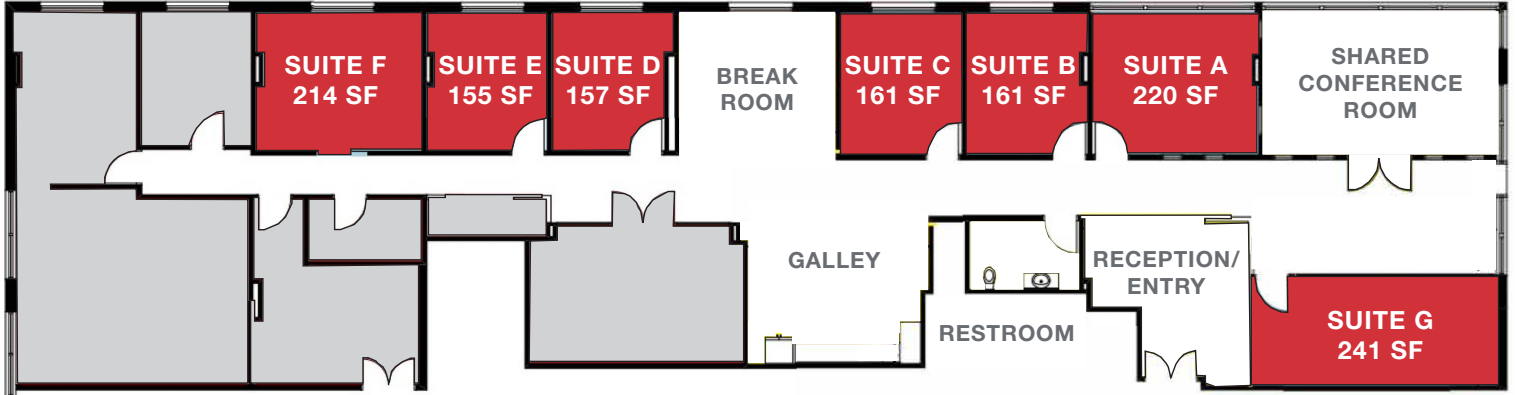
Property Features

- High-end plug and work scenario (workspaces, private offices, semi-private offices, coworking space, conference room)
- Small executive offices
- Main conference room seats 12 with additional space for additional chairs, three additional bench seats
- 85-inch Samsung TV, wired for video calls, audio/conference calls, television, HDMI hookup (computer display)
- Ample parking
- Dedicated mini-split AC (in addition to central AC)
- Natural light (floor to ceiling windows) with panoramic views north, east, south
- All suites are private/enclosed with sound reducing door/windows
- Three ceiling mounted ambient lighting chandeliers (LED soft white 3000 Kelvin color, 1500-2000 lumens)
- Small refrigerator (for bottled water, beverages) in galley



Floor Plan

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UNAVAILABLE/STORAGE

- Shared break room, galley, conference room and restroom



DINING ROOM



GALLEY

Availability

Suite A	220 SF
Suite B	161 SF
Suite C	161 SF
Suite D	157 SF
Suite E	155 SF
Suite F	214 SF
Suite G	241 SF
TOTAL	1,308 SF

Location

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Location Features

- Frontage on Biscayne Blvd (US 1)
- Centrally located on Biscayne Blvd with access to all points in Miami-Dade and Broward Counties
- 46,500 cars per day via Biscayne Boulevard

Demographic Summary



	1 Mile	3 Miles	5 Miles
Population	27,288	161,099	409,458
Households	11,034	60,335	159,909
Average Household Income	\$81,613	\$97,604	\$97,175
Employees	18,526	64,049	171,683

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