

# MORNINGSIDE

5801 Biscayne Blvd, Miami, Florida 33137

**FOR LEASE**

## TURN-KEY HQ OFFICE ON BISCAYNE BLVD



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# EXECUTIVE SUMMARY

5801 Biscayne Blvd is a turn-key, HQ-style office for lease at the entrance to Morningside in Miami's Upper East Side, positioned at the gateway to MiMo. The value is simple: unmatched street presence with a signage/logo opportunity fronting Biscayne Blvd and constant north/southbound exposure (~75,000+ vehicles/day per provided count).

Inside, the space is modern and client-ready with a minimalist finish and a naturally-lit conference room—a rare blend of residential prestige and walkable Biscayne Blvd amenities.



## Visibility. Location. Execution

An HQ style office that checks all the boxes

# PROPERTY DETAILS

## LEASING RATE

\$19,000/Mo NNN

## ZONING

T4-O

## LOT SIZE

10,900 SF ±

## BUILDING SIZE

3,055 SF ±

## SUBMARKET

MiMo  
Morningside

## ADDRESS

5801 Biscayne Blvd  
Miami, FL 33137

## HIGHLIGHTS

- Turn-key HQ office — For Lease
- Biscayne-facing signage opportunity
- ~75,000+ vehicles/day exposure (DTC)
- MiMo gateway + Morningside entrance
- Modern, client-ready buildout + conference room



Welcome To

# YOUR NEW HQ

At The entrance to Morningside/MiMo



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# KEY FEATURES

## CONFERENCE "WAR" ROOM



# KEY FEATURES

## FRONT DESK AREA



# KEY FEATURES

## CREATIVE OPEN OFFICE SPACE



# KEY FEATURES

## CREATIVE OPEN OFFICE SPACE



# KEY FEATURES

## CREATIVE OPEN OFFICE SPACE



# KEY FEATURES

## BRANDED ARRIVAL EXPERIENCES



Entrance

Branding Opportunity

# KEY FEATURES

## EXECUTIVE 2ND FLOOR OFFICE



# KEY FEATURES

## EXECUTIVE 2ND FLOOR OFFICE



# KEY FEATURES

PARKING AVAILABLE ON-SITE



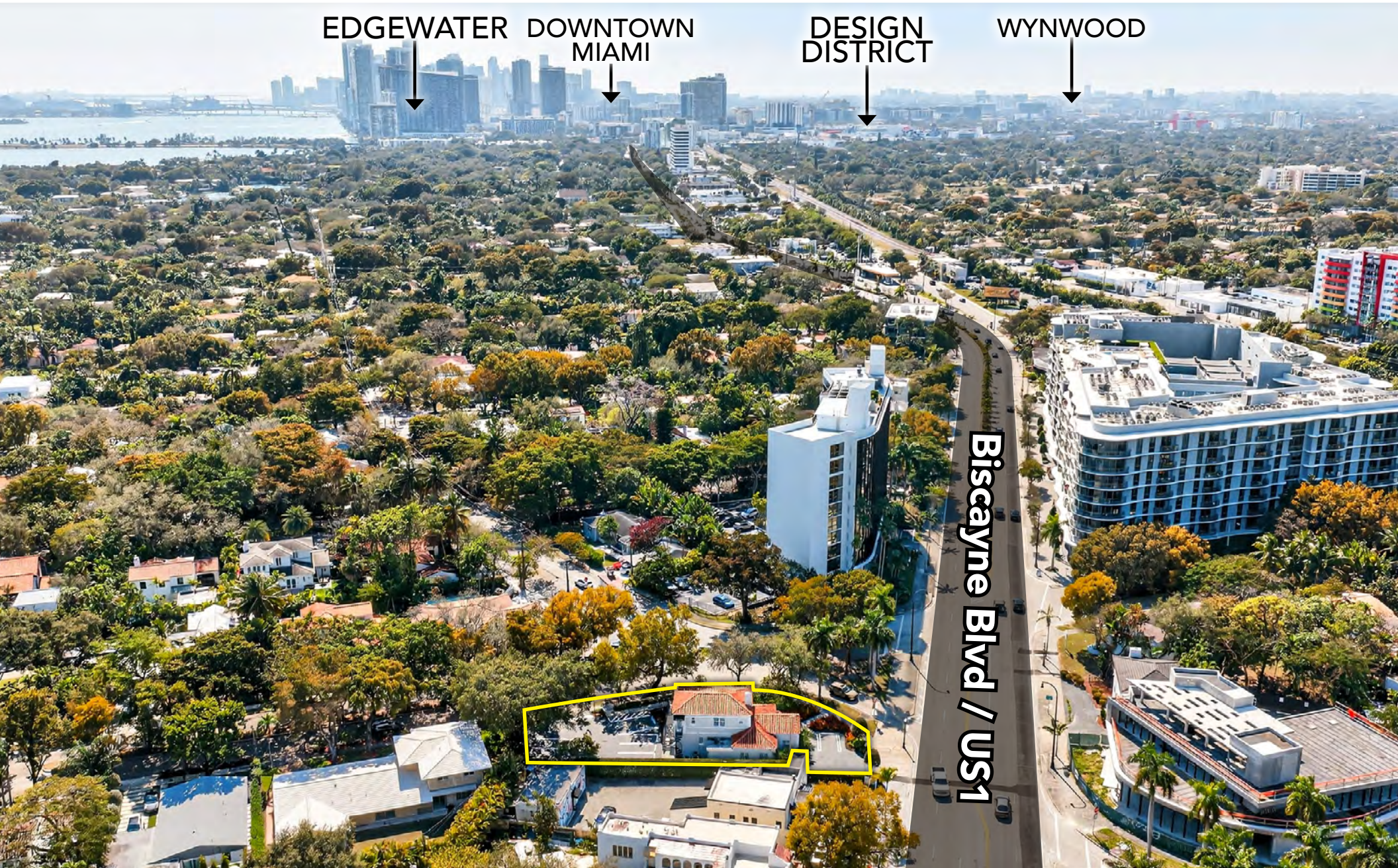
# PHOTOS



# AERIAL VIEW (Top-Down)



# AERIAL VIEW (North To South View)



EDGEWATER

DOWNTOWN  
MIAMI

DESIGN  
DISTRICT

WYNWOOD

Biscayne Blvd / US1

# AERIAL VIEW (SW To NE View)



SUNNY ISLES  
BEACH

SURFSIDE

MIAMI  
BEACH

Biscayne Blvd / US1

# AERIAL VIEW (East To West View)



ALLAPATTAH

MAGIC CITY  
INNOVATION DISTRICT

Biscayne Blvd / US1

# AERIAL VIEW (South To North View)



## Location

# Morningside

RESIDENTIAL **PRESTIGE**. COMMERCIAL **PRESENCE**.

Morningside is one of Miami's most desirable residential neighborhoods. A gated, bayfront enclave defined by historic homes, newly built waterfront estates, and a growing base of affluent entrepreneurs and executives, it offers privacy and quality of life just minutes from Miami's core districts.

5801 Biscayne Blvd sits at the entrance to the neighborhood, creating a rare balance. Clients arrive in a setting that feels

refined and residential, surrounded by mature trees and architectural character. At the same time, the property fronts US-1 with approximately 75,000 vehicles per day and strong signage visibility.

*You get the credibility and intimacy of Morningside paired with the branding power of Biscayne Boulevard. One address. Two identities*



## Location

# MiMo: The Pulse of Miami

Built-in amenities for daily life (coffee, food, fitness)

Close to Miami's core districts in minutes

Perfect for recruiting, retaining, and hosting

Biscayne Blvd connectivity + easy I-95 access



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