



Colliers

Downtown Business Hub

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1501
Biscayne

Discover Prime Office Space at 1501 Biscayne Miami's Premier Business Location

Located in the heart of Miami, 1501 Biscayne offers cutting-edge office spaces designed for modern professionals and businesses looking for growth and convenience. Whether you're an entrepreneur, a start-up, or an established company, 1501 Biscayne delivers the perfect environment to thrive.

Key Features

Our office suites offer flexible configurations to meet your business needs. From private offices to open-floor plans, each space is designed to maximize comfort and productivity with:

- ▶ This contemporary office building offers **19-20-foot ceiling heights** and floor-to-ceiling windows, providing ample natural light and panoramic views.
- ▶ Take advantage of the adjacent **nine-level garage** with over 2,000 covered parking spaces.
 - ▶ Benefit from **on-site property management**, closed-circuit TV monitoring, and 24/7 security.
 - ▶ **Signage opportunities** available for high visibility.
 - ▶ **Connected to the Hilton Hotel**, this property offers a range of amenities including fine and casual dining options, meeting facilities, and a fitness center.
 - ▶ **Central hub** just north of the Adrienne Arsht Center for the Performing Arts, this building provides easy access to Downtown Miami, Brickell Avenue, Miami International Airport, Midtown, and South Beach.



1501
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Class A building in Downtown Miami



435,000 SF
Building size



50,000 SF
Average floor size



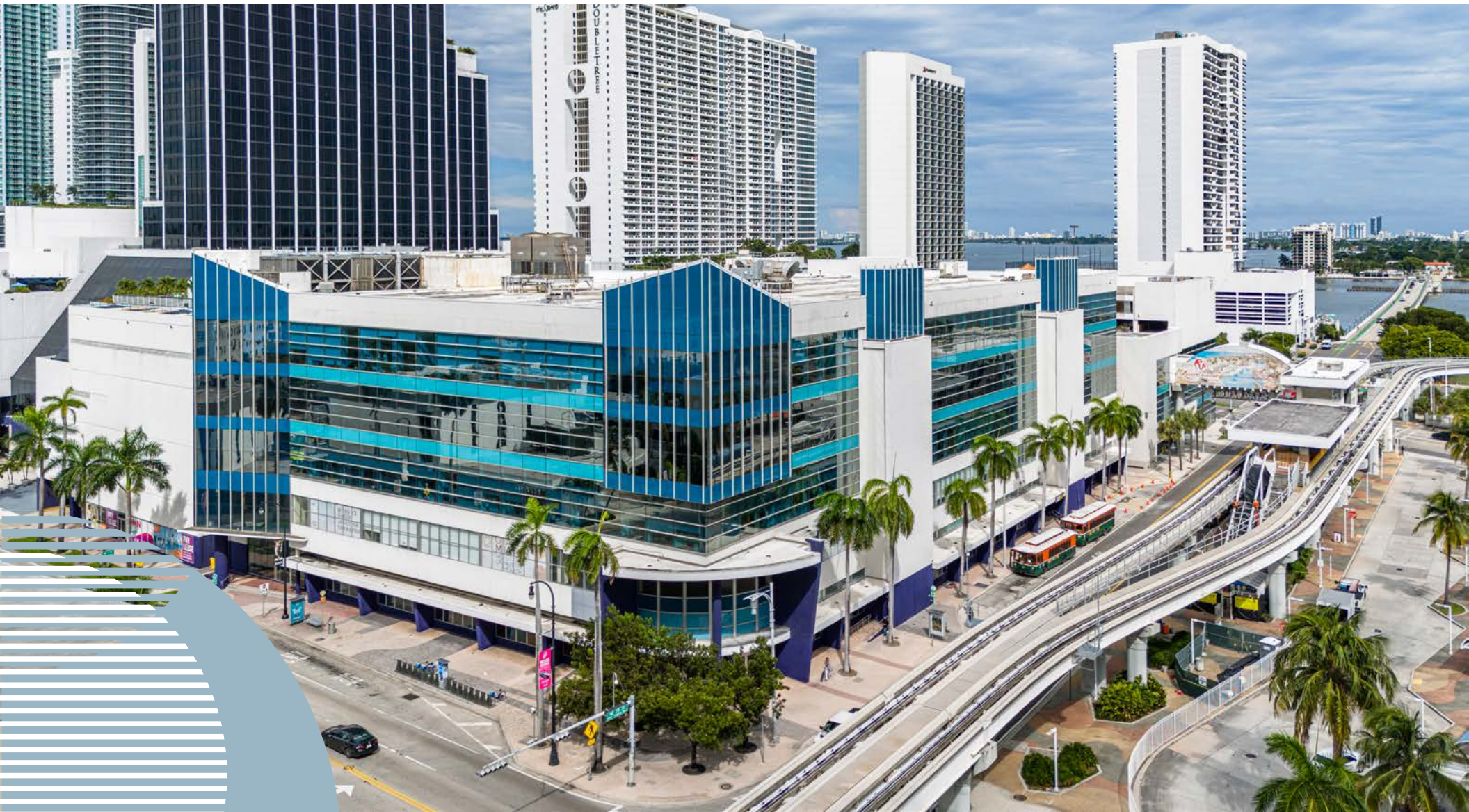
19-20'
Ceiling heights



Floor-to-ceiling
Windows heights



Five
Floors



Full Floors Available with Extravagant Build-Outs

Customization: Perfectly customize your space to suit your business needs with our flexible floor plans.

Dramatic Views of Biscayne Bay and Downtown Miami

Inspiring atmosphere: Work in a stimulating environment with breathtaking city views.

Natural light: Enjoy abundant natural light and stunning cityscapes from your office windows.

Entertainment options: Take advantage of nearby restaurants, cafes, and entertainment venues.

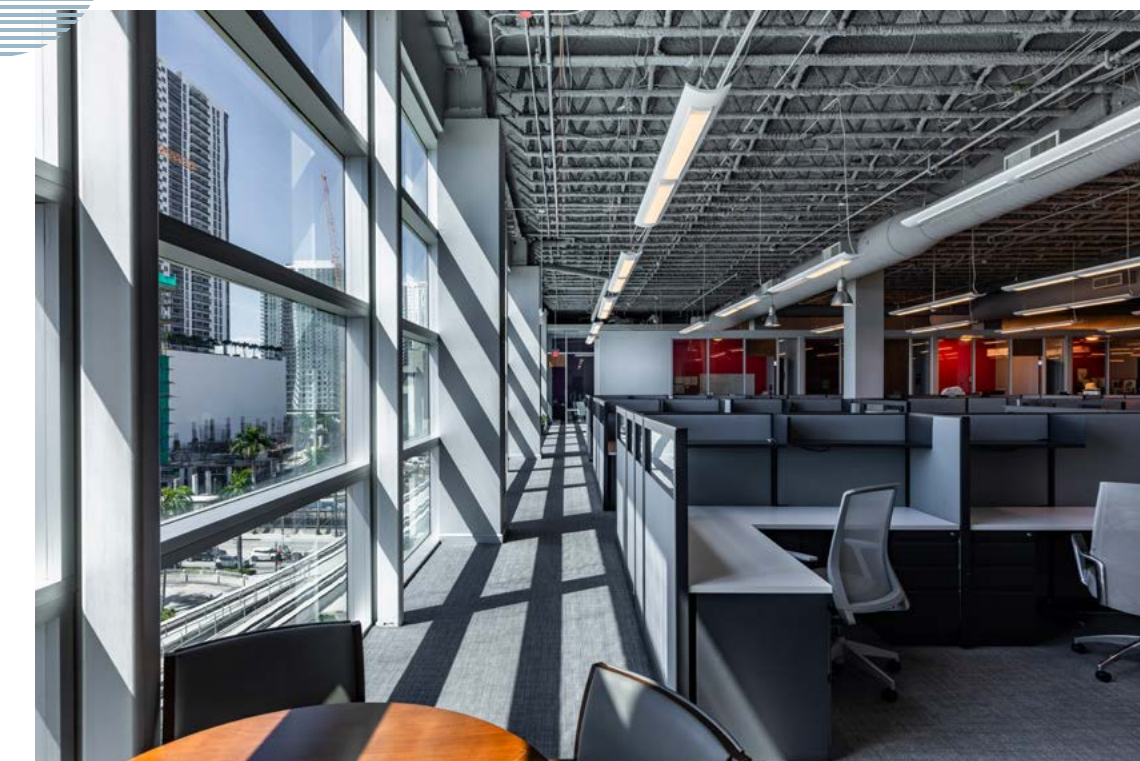
Over 80,000 sq ft Contiguous on One Floor

Scalability: Accommodate your growing business with ample space on a single floor.

Efficiency: Improve workflow and collaboration with contiguous office space.

Flexibility: Adapt your space to changing needs with our flexible floor plans.







Location & Accessibility

- ▶ Located immediately north of the Adrienne Arsht Center with easy access to Downtown Miami, Brickell, Miami International Airport, and South Beach.
- ▶ Adjacent to Metromover.
- ▶ Superior connectivity to I-95, SR 836 (Dolphin Expressway), I-395, and Biscayne Boulevard.



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