

DOWNTOWN MIAMI

1040 Biscayne Blvd, Miami, FL 33132

FOR LEASE

SUITE M1

Suite M1
3,795 SF ±

Biscayne Blvd



Where visibility meets prestige — welcome to 1040 Biscayne Blvd.

Set within the iconic Ten Museum Park, this striking Office Suite M1 gives your business front-row access to Downtown Miami's energy, elegance, and nonstop foot traffic. Floor-to-ceiling windows flood the space with natural light, while its prime corner presence on Biscayne Boulevard puts your brand in full view of 75,000+ daily commuters.

You're steps from Miami's top cultural landmarks, elite residential towers, and the booming Arts & Entertainment District. With direct access to Wynwood, Brickell, and the Design District just minutes away, this is more than an office — it's a power statement.





EXECUTIVE SUMMARY



AVAILABLE SPACE:

3,795 SF ±



LEASING RATE:

\$29 /SF NNN

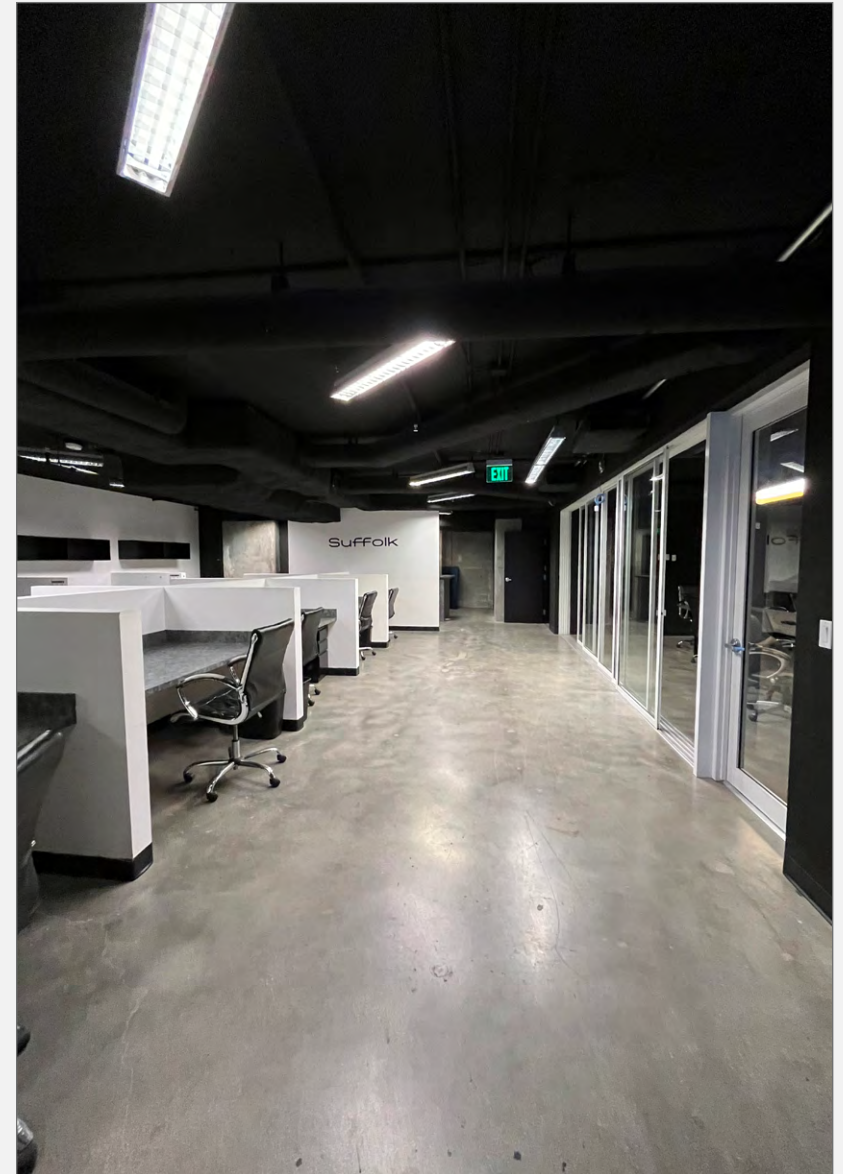


AVAILABILITY:

Move-in Ready

Area Highlights

- Situated in the heart of Downtown Miami, offering easy access to **Wynwood, Edgewater & Brickell**
- Three blocks north of Miami World center with stores such as Apple (coming soon), Lululemon, Club Studio, Sephora, Earls Kitchen, Bowlero, and much more dining and entertainment.
- Close proximity to major public transportation routes, I-395, I-95 and Biscayne Blvd
- Surrounded by multimillion dollar condominiums such as 1000 Museum, Aston Martin Residences, Marquis, 900 Biscayne, Marina Blue, among many others
- Near art galleries, theaters, and museums that enrich the local cultural landscape, including the Frost Science Museum, Pérez Art Museum Miami (PAMM), the arena, and Maurice A. Ferré Park





INTERIOR PHOTOS





INTERIOR PHOTOS





INTERIOR PHOTOS



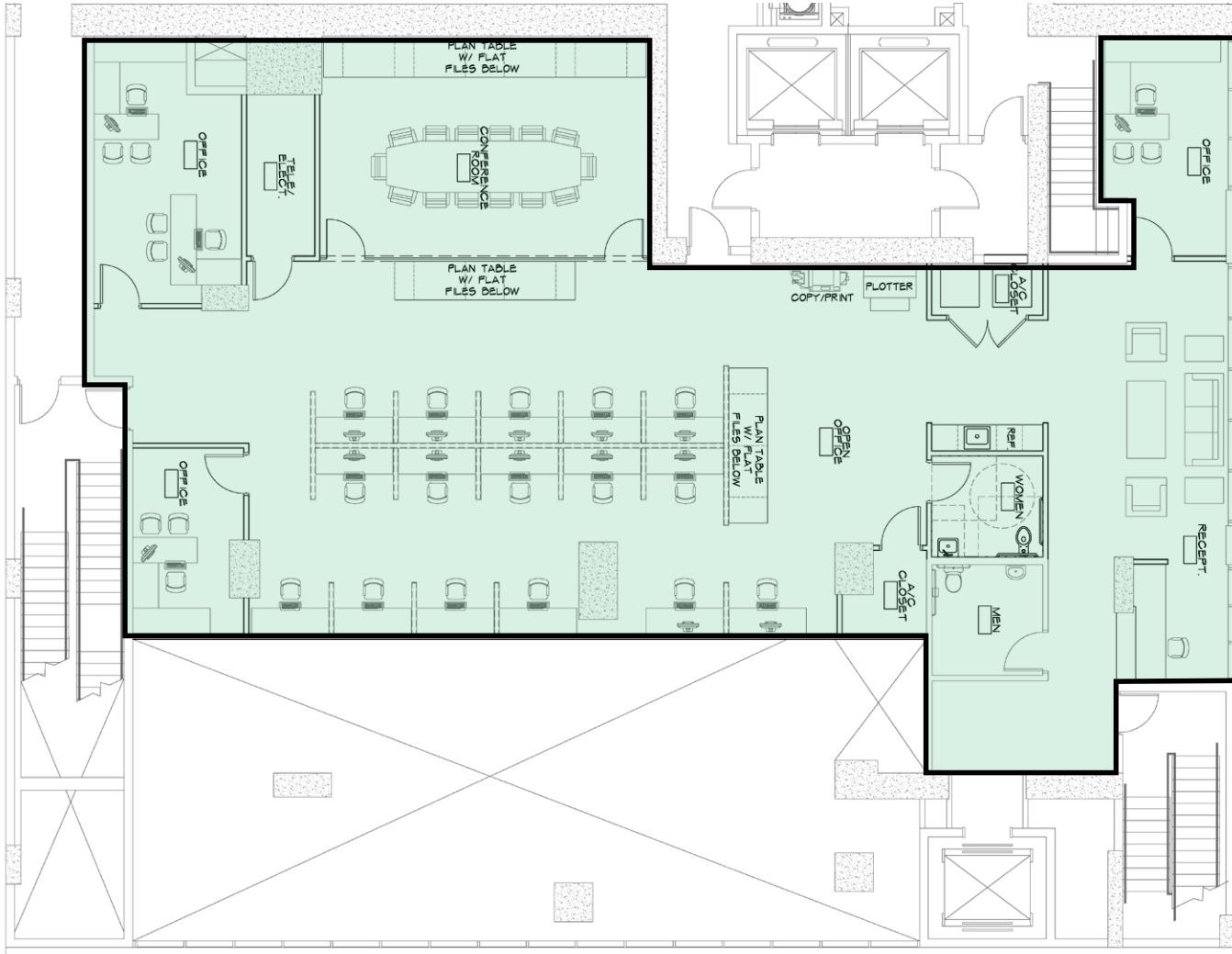


INTERIOR PHOTOS





FLOORPLAN





AERIAL VIEW (North to South View)



1.2 Miles to Brickell

Kaseya Center

MAURICE A. FERRE PARK

FROST SCIENCE

Biscayne Blvd

McArthur Causeway



RENDERING OF FUTURE NEW BRIDGE



AERIAL VIEW (East to West View)



1.2 Miles to Brickell

Kaseya Center

Biscayne Blvd

FROST SCIENCE

MAURICE A. FERRE PARK



RENDERING OF FUTURE NEW BRIDGE

McArthur Causeway



AERIAL VIEW (S.E. to N.W. View)



1.9 Miles to Wynwood

2.1 Miles to Midtown

Biscayne Blvd

McArthur Causeway

MAURICE A. FERRE PARK

FROST SCIENCE

Adrienne Arsht Center
FOR THE PERFORMING ARTS OF MIAMI-DADE COUNTY



RENDERING OF FUTURE NEW BRIDGE

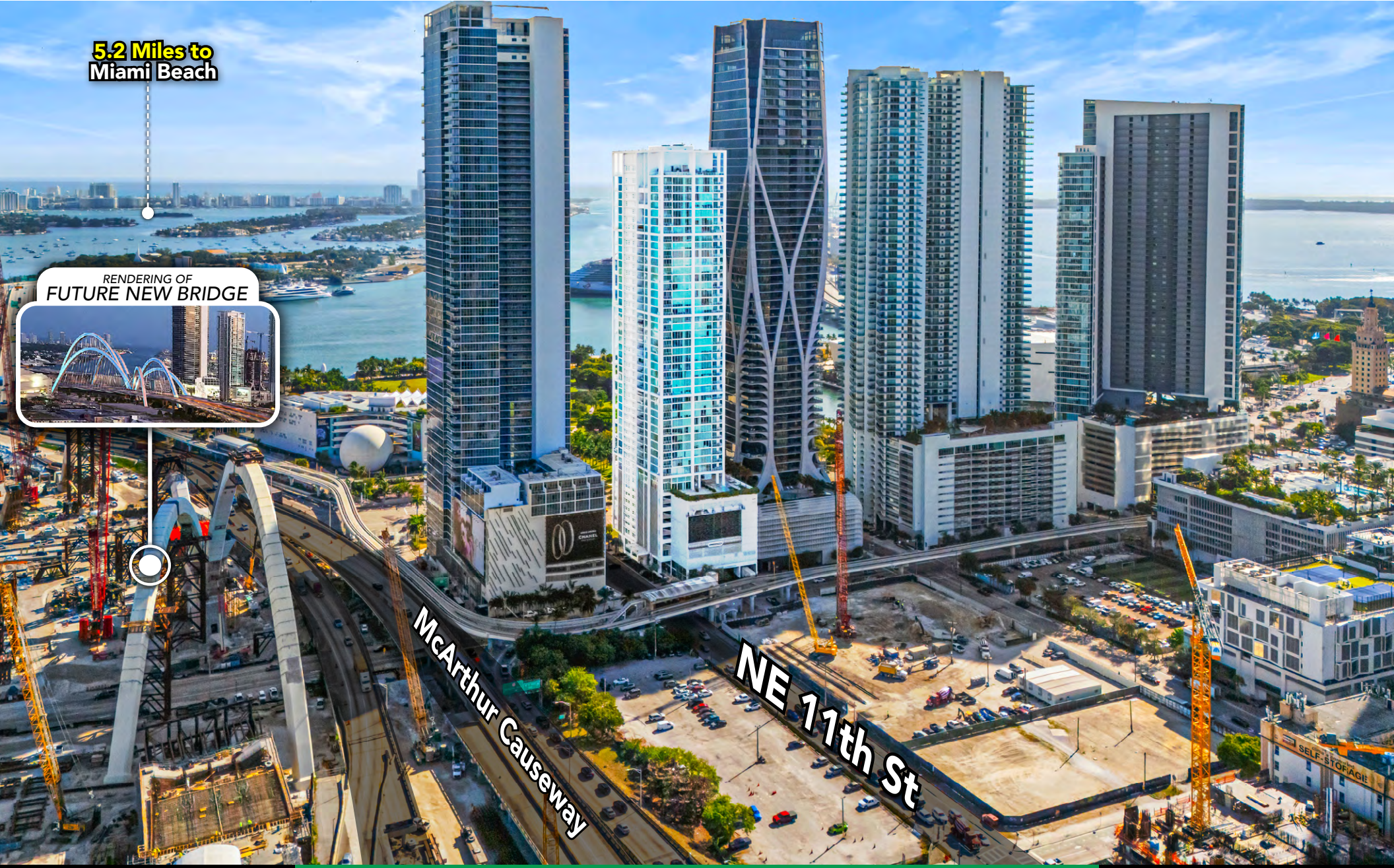


AERIAL VIEW (West to East View)

5.2 Miles to Miami Beach



RENDERING OF FUTURE NEW BRIDGE



McArthur Causeway

NE 11th St



Information herein from sources believed reliable but not verified. Chariff Realty Group recognizes cooperating brokers only with prior written disclosure of exclusive representation and written acknowledgment by Chariff. No retroactive registrations. Full terms: chariff.com/privacypolicy/.

www.chariff.com
(305) 576-7474



NEXT TO THE FUTURE NEW BRIDGE

TEN MUSEM PARK is located next to the upcoming SIGNATURE BRIDGE Full Completion is Scheduled for 2024

T
E
N
M
U
S
E
M
P
A
R
K



Information herein from sources believed reliable but not verified. Chariff Realty Group recognizes cooperating brokers only with prior written disclosure of exclusive representation and written acknowledgment by Chariff. No retroactive registrations. Full terms: chariff.com/privacypolicy/.

www.chariff.com
(305) 576-7474



5801 BISCAYNE BOULEVARD
MIAMI, FLORIDA 33137

www.chariff.com

(O) 305-576-7474

(F) 305-576-7494

 @chariff

 @chariff

 @chariffrealty



Lyle Chariff

President/Broker

(305) 576-7474

lyle@chariff.com



Mauricio Zapata

Principal/Broker

(305) 576-7474

mauricio@chariff.com