

FOR LEASE

OFFICE BUILDING



5601 BISCAYNE BLVD
MIAMI, FL. 33137

3,400 S F
\$50 / SF

SERGIO EPISCOPO

+1 (561) 329-6948

Sergio@marketreadvisors.com

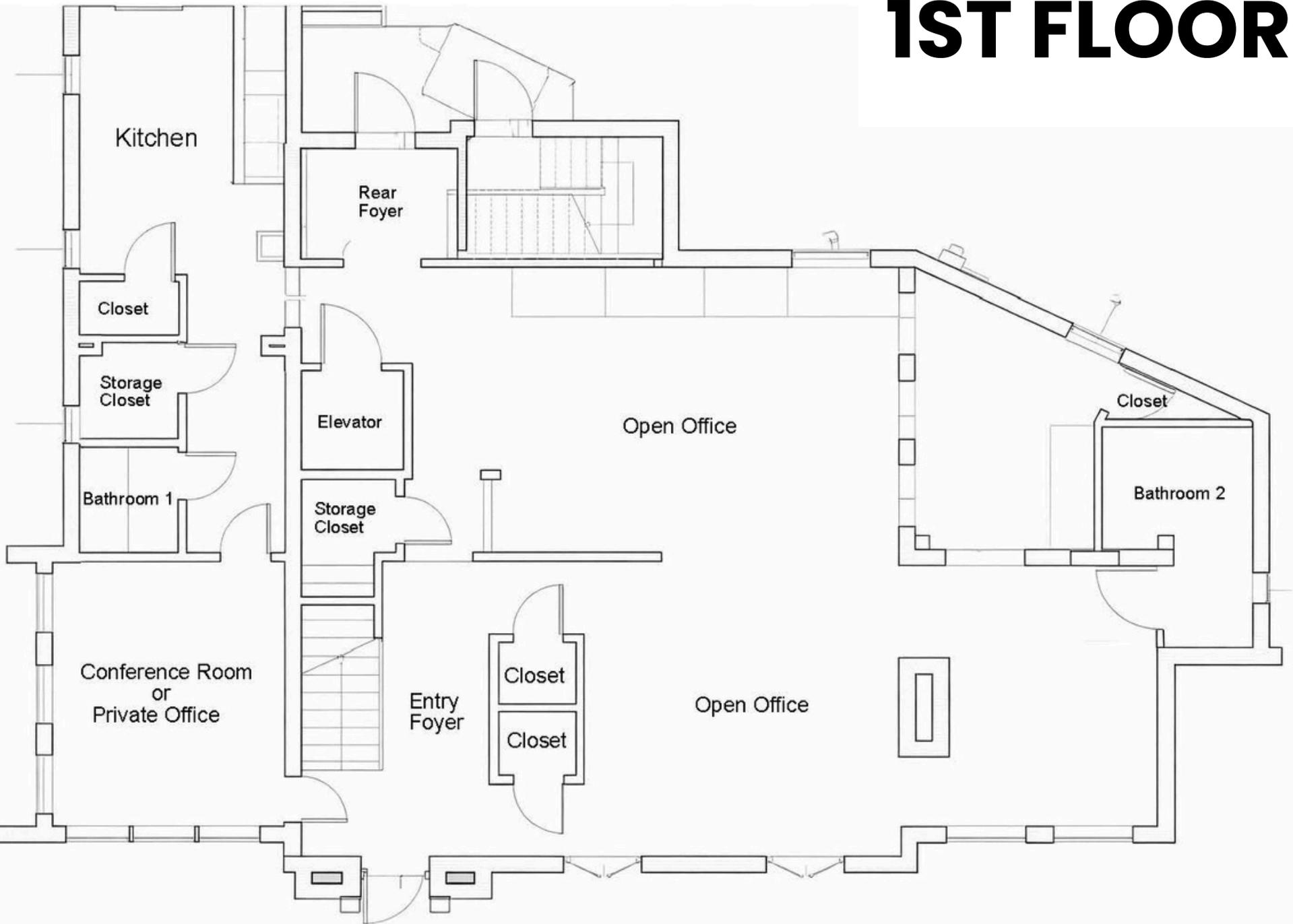
MARKETWISE
REAL ESTATE ADVISORS



1ST FLOOR

- Open Work Spaces
- Full Kitchen
- 1 Private Office
- 2 ADA Bathrooms
- 3 Storage Closets
- Elevator

1ST FLOOR

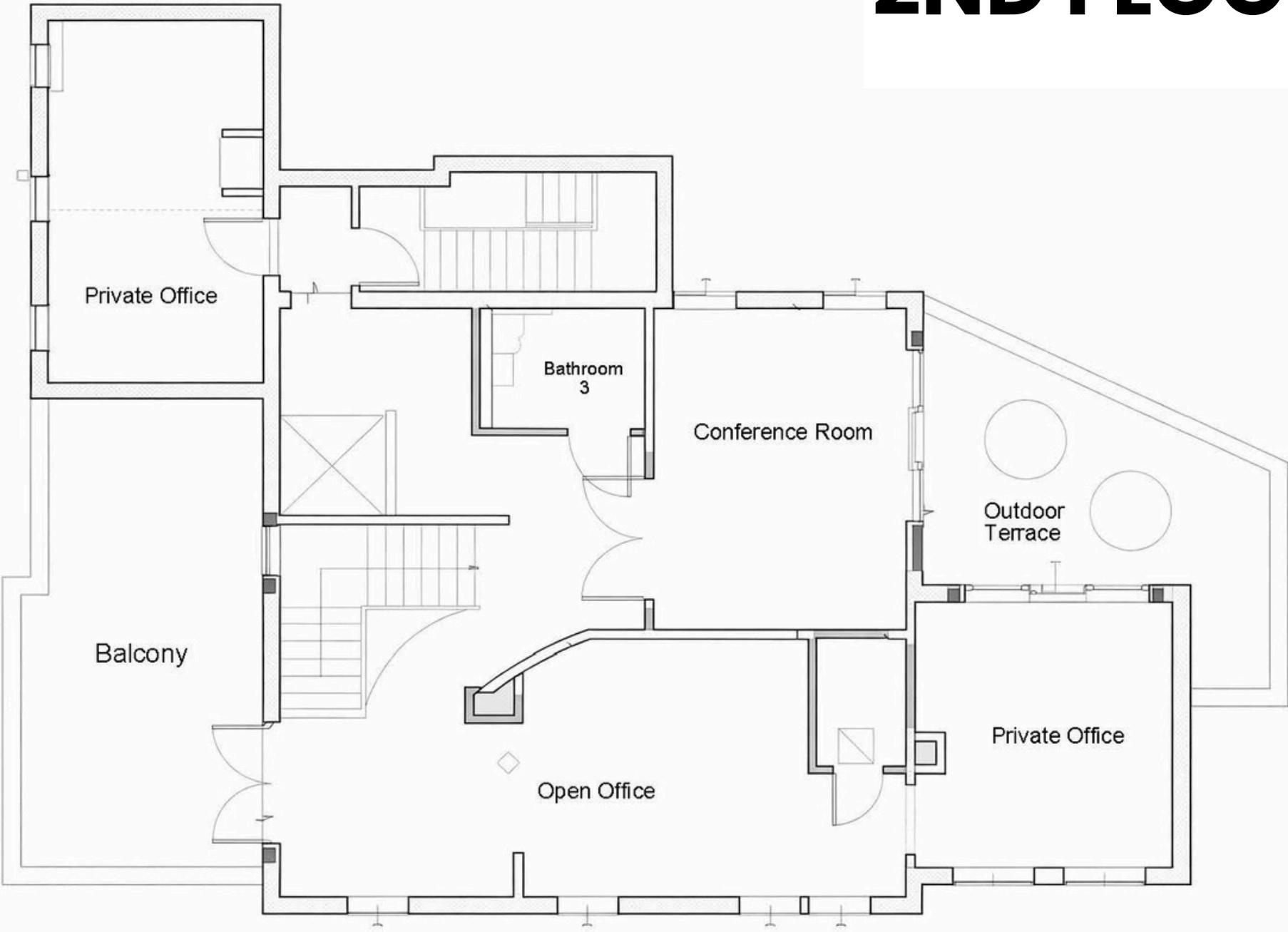


2ND FLOOR

- Open Work Space
- 1 ADA Bathroom
- 1 Conference Room
- 2 Private Offices
- Private Terrace



2ND FLOOR



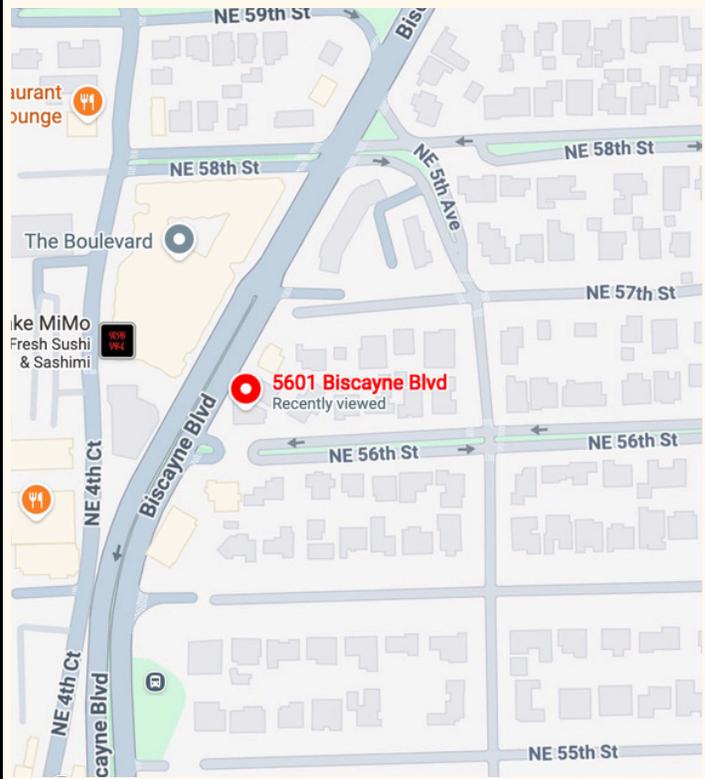


HIGHLIGHTS

Boutique freestanding office building for lease in the heart of Miami's desirable Biscayne Boulevard corridor. This character-rich, two-story office property offers approximately **3,400 SF** of interior space designed to support modern, collaborative, and client-facing business environments.

Architectural character sets this property apart, with arched windows providing abundant natural light, mosaic tile flooring, and **lush tropical landscaping** creating a true indoor-outdoor South Florida workplace experience. Two private parking areas provide convenient **on-site parking for up to 10 vehicles** — a rare amenity for boutique office space along Biscayne Boulevard.

Strategically located along one of Miami's most recognizable commercial corridors, the property offers immediate access to the MiMo District, Upper East Side, and Downtown Miami. Surrounded by restaurants, retail, waterfront recreation, and the historic Morningside neighborhood, this location supports both employee lifestyle and client accessibility.



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