

# MODERN OFFICE SUITE 1160-1180

4770 BISCAYNE BOULEVARD  
MIAMI, FL 33137

FOR SALE

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

7925 NW 12th Street, Suite 301, Miami, FL 33126 | 305.235.1500 | [leesouthflorida.com](http://leesouthflorida.com)



PRESENTED BY:

**Bert Checa**

*Principal*

M: 786.473.9227

[bcheca@lee-associates.com](mailto:bcheca@lee-associates.com)

# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

Lee & Associates is pleased to offer the opportunity to acquire a 3,026 SF condominium office space with sweeping panoramic views of Biscayne Bay and the Miami skyline. Situated in the prestigious 4770 Biscayne Building along Miami's iconic Biscayne Corridor, this property combines a prime location with exceptional design.

Tenants enjoy 24-hour access and security for peace of mind. The building is ideally positioned adjacent to a Publix Super Market, directly across from the upscale BayPoint Residences, and just minutes from Downtown Miami, the Design District, and Wynwood.



*For more information, please contact one of the following individuals:*

## MARKET ADVISORS

### BERT CHECA

Principal  
786.473.9227  
bcheca@lee-associates.com

## ASKING PRICE: \$1,750,000.00



### Suite 1160-1180:

3,026 SF

Breathtaking panoramic views of Biscayne Bay and Miami's skyline  
Recently updated modern lobby  
24-hour building access and security  
On-site three-level parking deck  
Car charging stations



### 4770 Biscayne:

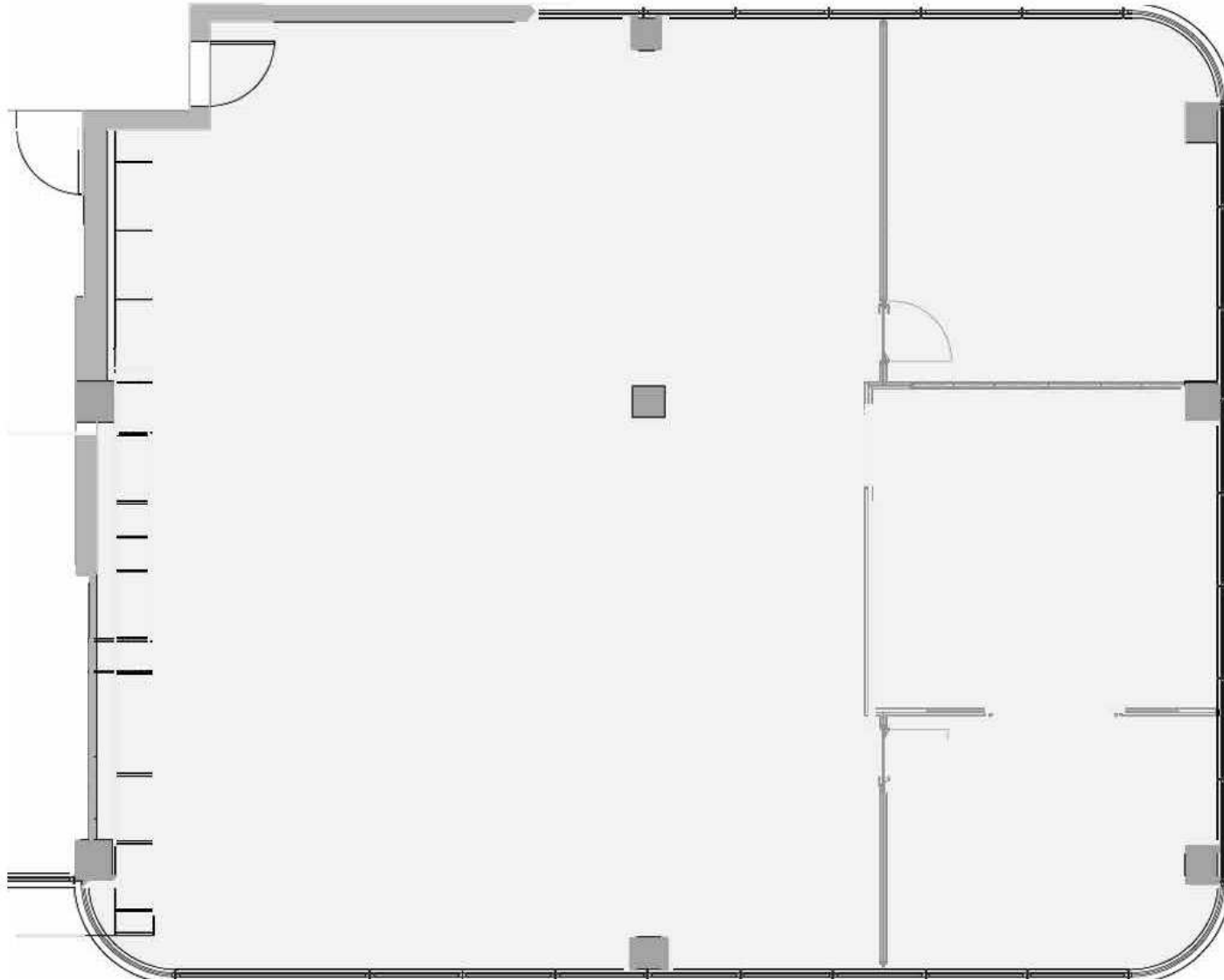
Fully renovated in 2006  
Contemporary lobby, featuring terrazzo and river rock flooring accented by sleek slate walls, enhances the building's appeal.



### Exceptional Freeway Access:

Prime location near Downtown Miami, the Design District, and Wynwood  
Exceptional connectivity with easy access to I-195 for seamless commuting  
Miami International Airport is a convenient 10 miles away, with direct access

# FLOOR PLAN



# PROPERTY DETAILS

## LOCATION INFORMATION

BUILDING NAME	Modern Office Suite 1160-1180 4770 Biscayne, Miami
STREET ADDRESS	4770 Biscayne Boulevard
CITY, STATE, ZIP	Miami, FL 33137
COUNTY	Miami Dade
MARKET	South Florida
SUB-MARKET	Biscayne Blvd
CROSS-STREETS	US-1
NEAREST HIGHWAY	US-1 & I95
NEAREST AIRPORT	Miami International Airport

## PROPERTY INFORMATION

PROPERTY TYPE	Office
SUITE	1160-1180
SIZE	3,026 SF
PROPERTY SUBTYPE	Office Condo
ZONING	6100

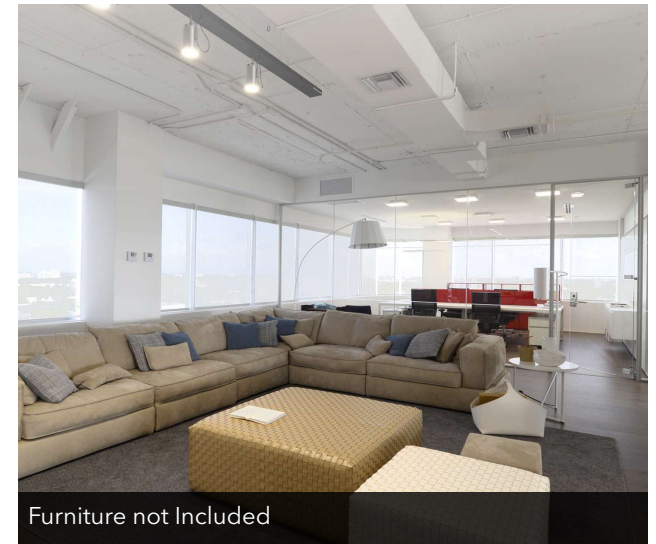
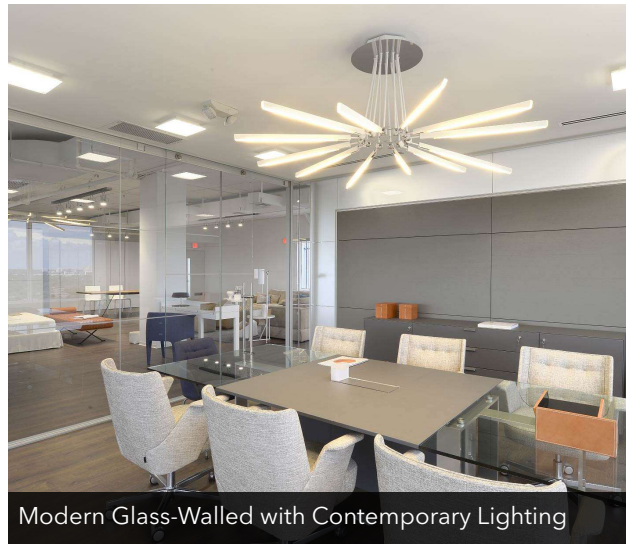
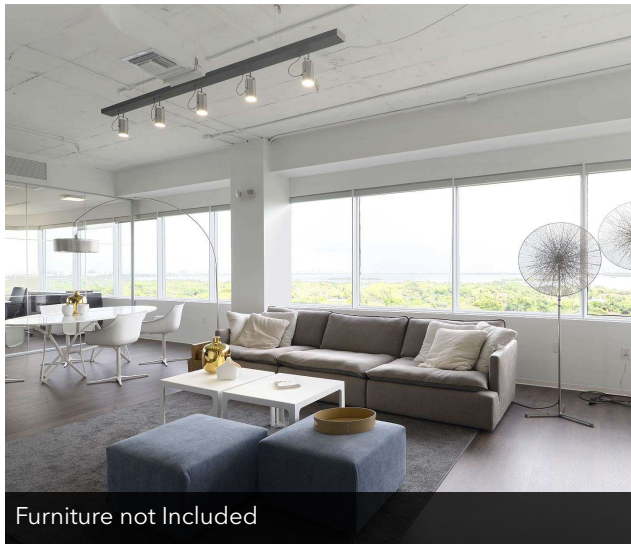
## BUILDING INFORMATION

BUILDING SIZE	143,000 SF
BUILDING CLASS	B
OCCUPANCY %	95.0%
TENANCY	Multiple
NUMBER OF FLOORS	15
AVERAGE FLOOR SIZE	1,555 SF
YEAR BUILT	1982
YEAR LAST RENOVATED	2006



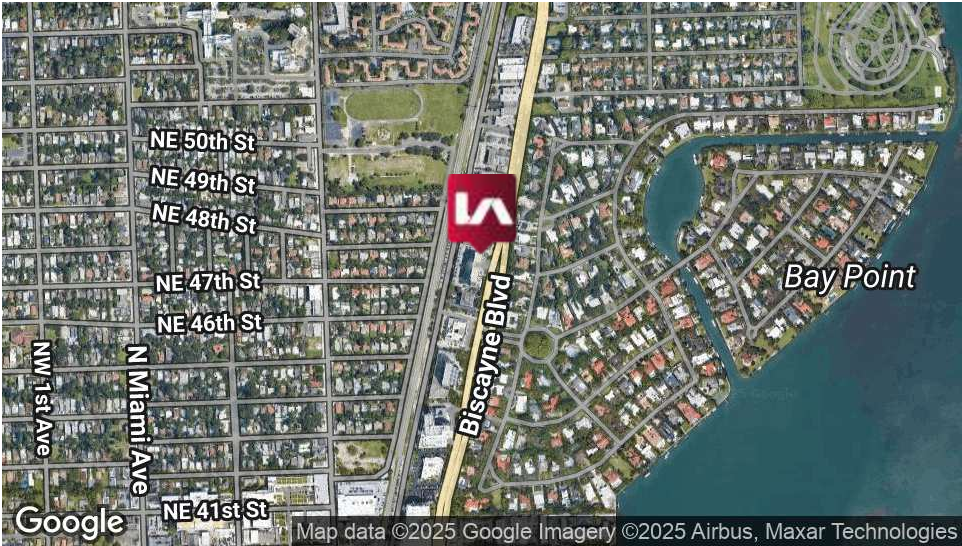
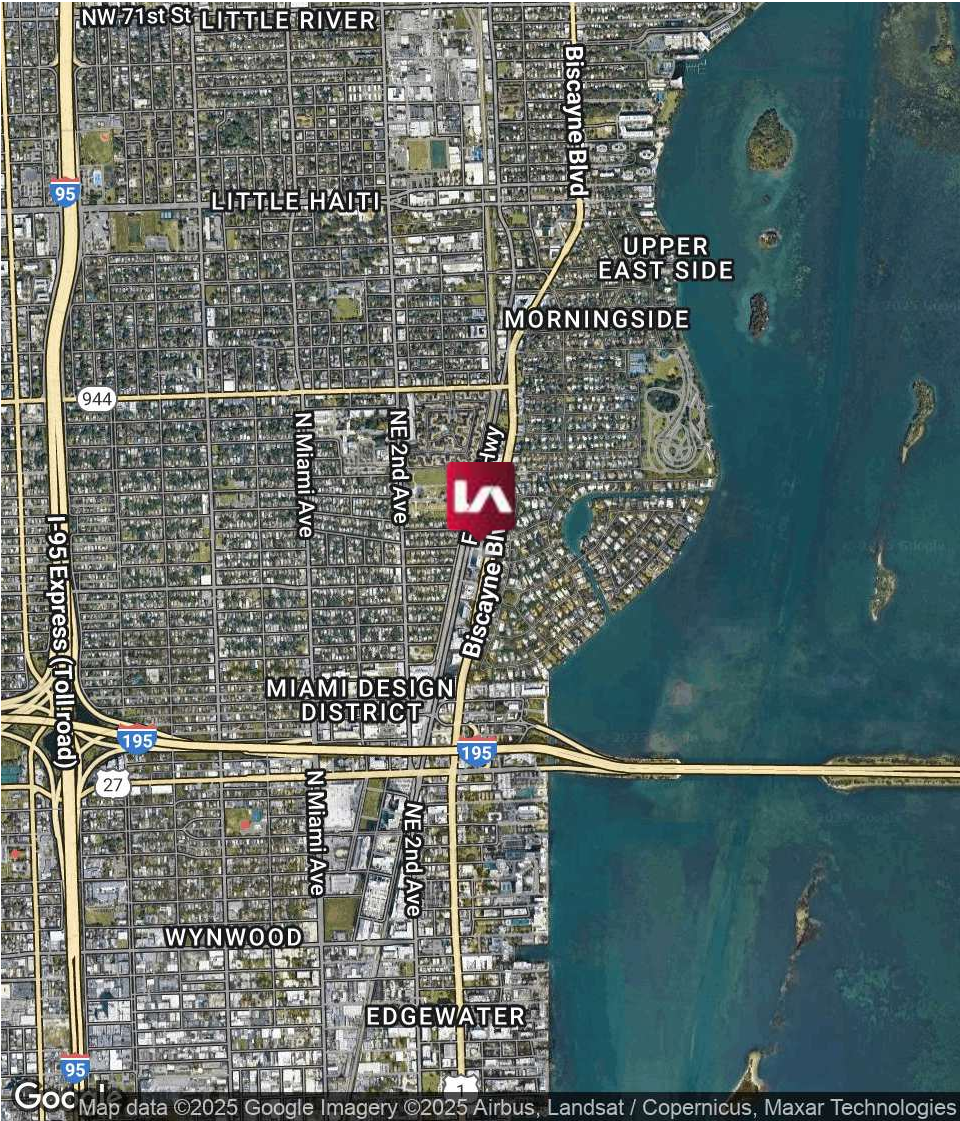


# SUITE 1160-1180





# REGIONAL MAP



## LOCATION OVERVIEW

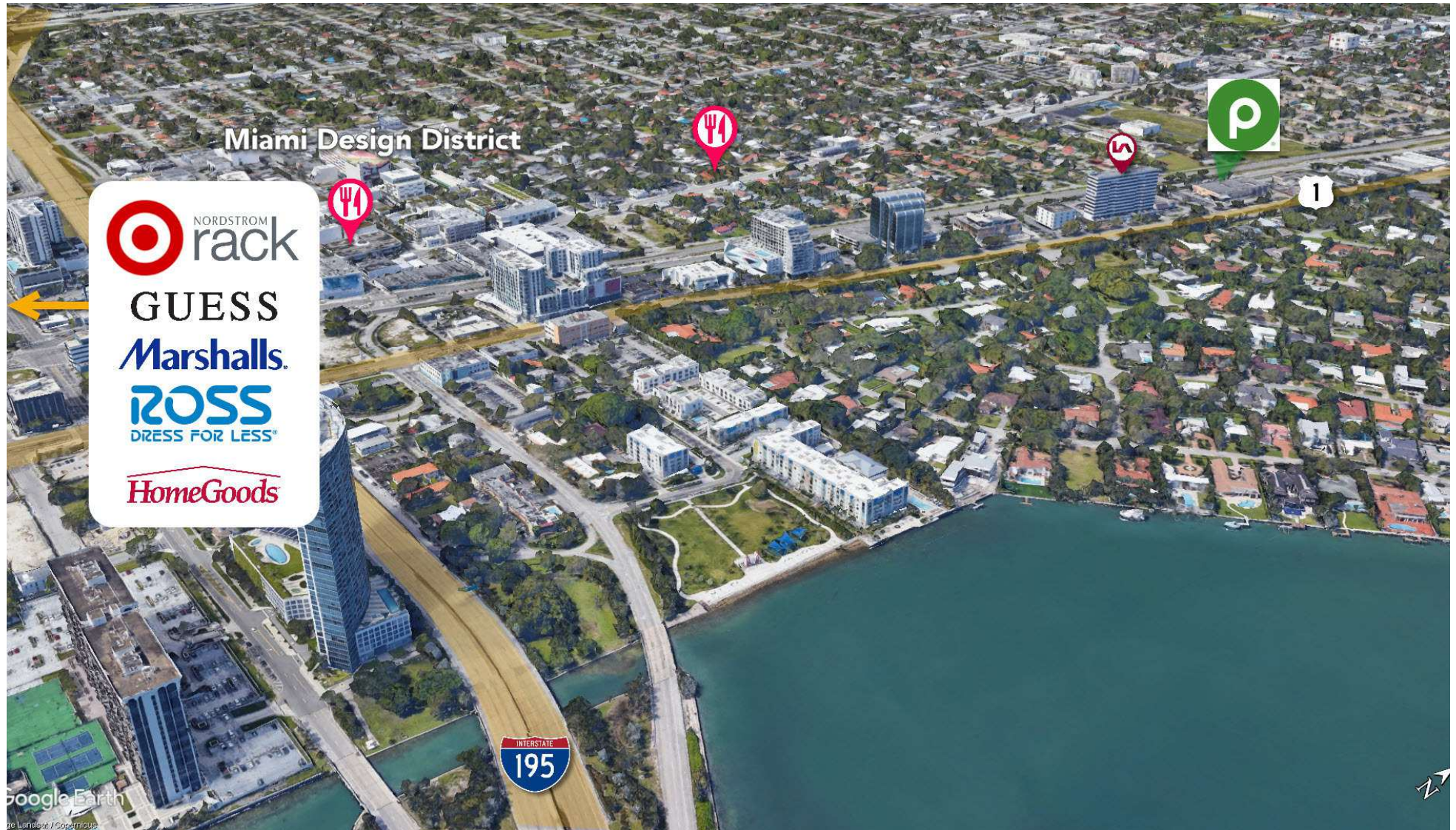
Located along Biscayne Blvd adjacent to Publix and near Miami's most vibrant areas, including the Design District, South Beach, and Downtown Brickell. Direct access to I-195 and less than a 25-minute drive to Miami International Airport.

## CITY INFORMATION

CITY:	Miami
SUBMARKET:	Biscayne Blvd
CROSS STREETS:	US-1
NEAREST HIGHWAY:	US-1 & I95
NEAREST AIRPORT:	Miami International Airport



# AREA OVERVIEW





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## — KEY FACTS —



**228,156**  
Total Population



**\$83,826**  
Average Household Income



**36.8**  
Median Age



**2.3**  
Average Household Size

### EDUCATION

**18%**

No High School Diploma

**27%**

High School Graduate

**22%**

Some College

**33%**

Bachelor's/Grad/Prof Degree

## Drive time of 10 minutes



### EMPLOYMENT TRENDS

**20%**  
Services

**21%**  
White Collar

**59%**  
Blue Collar

Unemployment Rate **2.2%**

### COMMUTING TRENDS

**9%**  
Took Public Transportation

**7%**  
Carpooled

Walked  
**3%**

Bicycled  
**1%**

### NEARBY AMENITIES



**956**  
Number of Restaurants

**3,162**  
Retail Businesses



### DAYTIME POPULATION

Total Daytime Population

**279,194**

Daytime Population: Workers

**162,074**

Daytime Population: Residents

**117,120**

### BUSINESS



**16,671**

Total Businesses



**149,068**

Total Employees



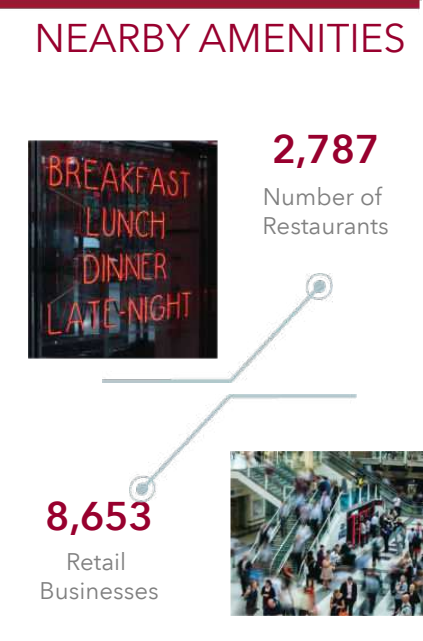
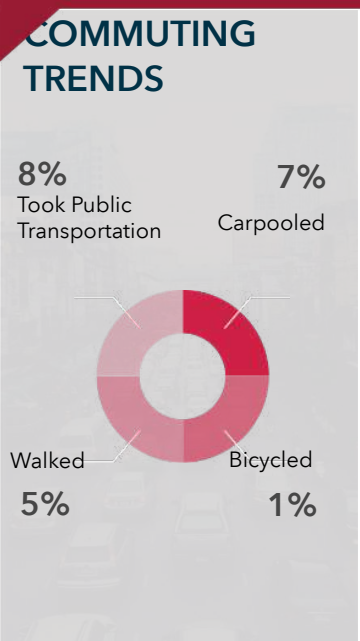
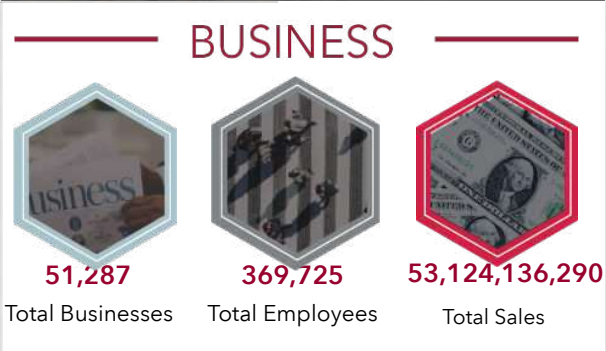
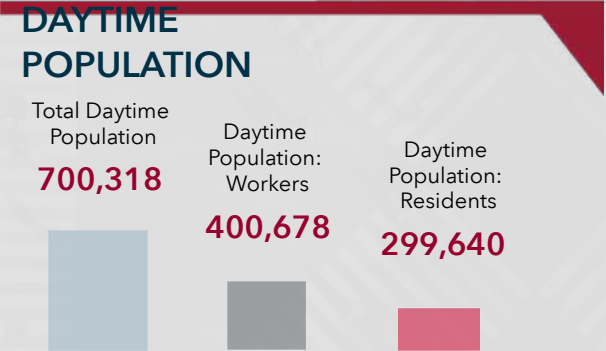
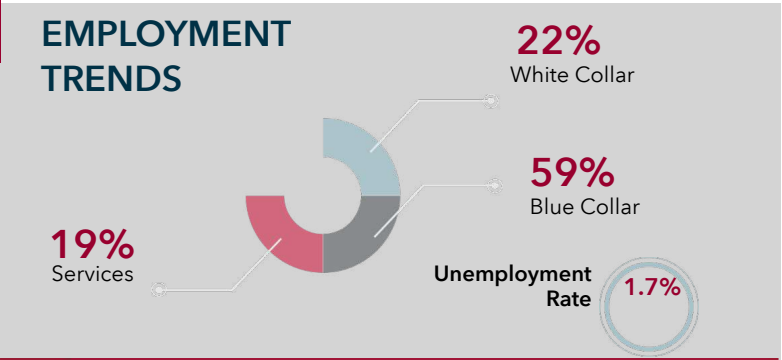
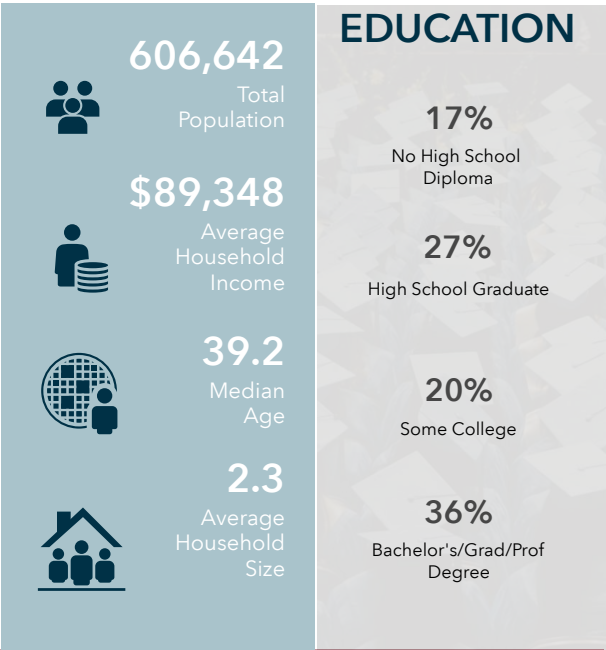
**17,500,837,457**

Total Sales



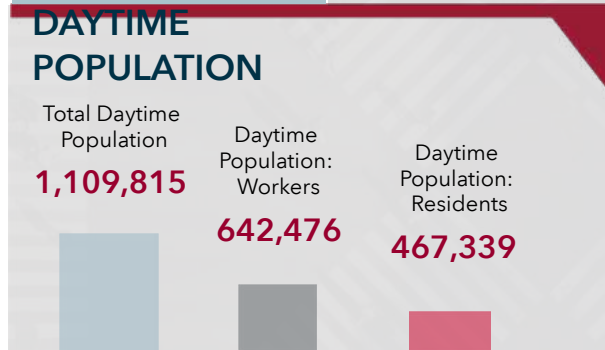
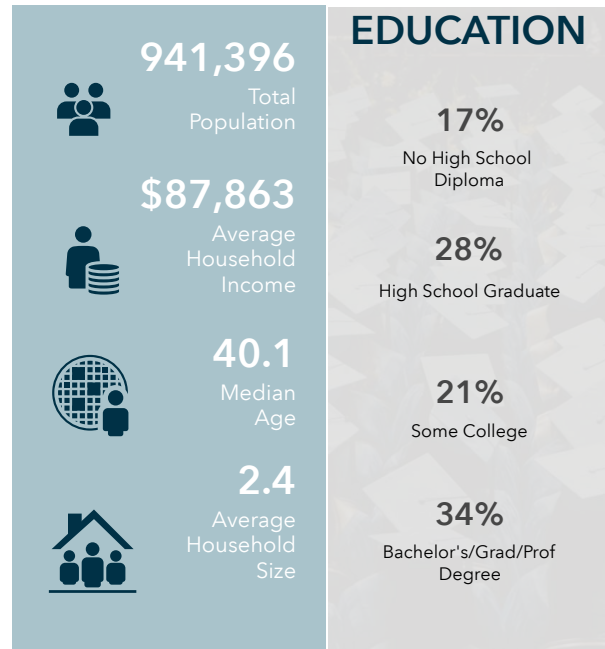
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## — KEY FACTS —

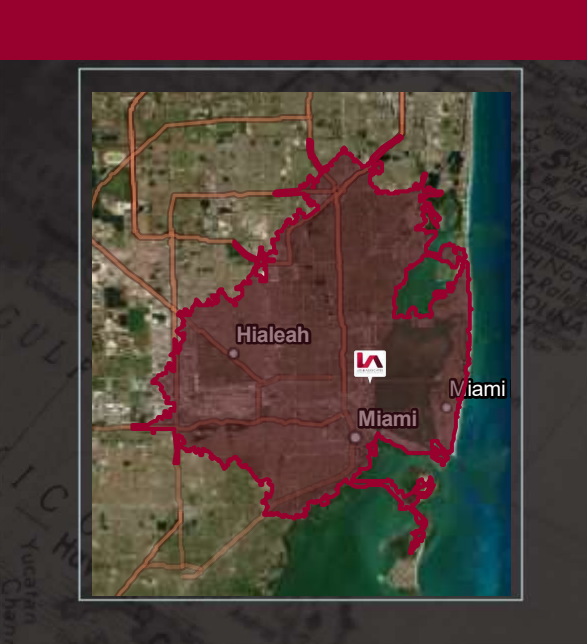


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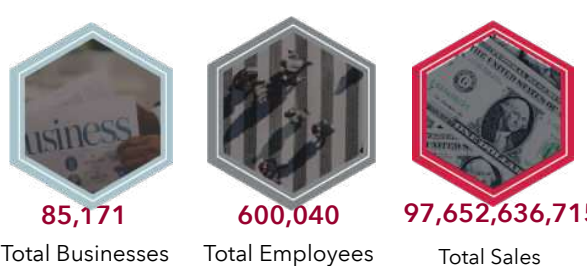
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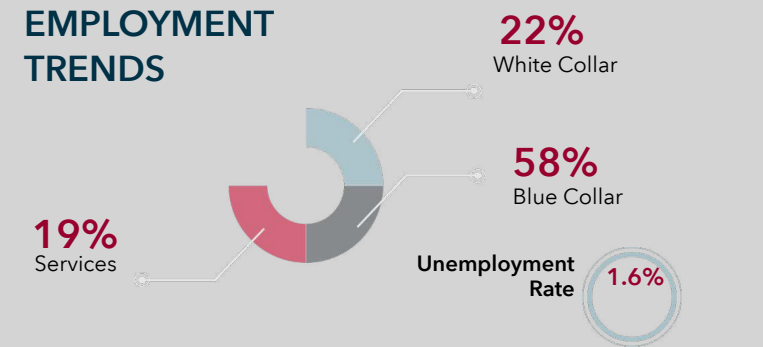
## Drive time of 20 minutes



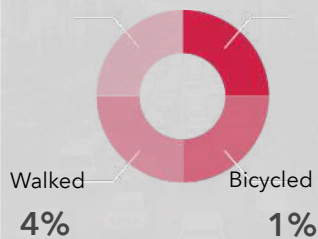
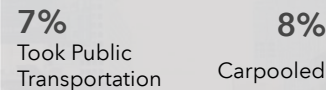
## BUSINESS



## EMPLOYMENT TRENDS



## COMMUTING TRENDS



## NEARBY AMENITIES



**14,182**

Retail Businesses

