

**FOR SALE**

**4770 BISCAYNE BLVD  
SUITE 830**

4770 BISCAYNE BLVD  
MIAMI, FL 33137

**MEDICAL / DENTAL SPACE**

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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**PRESENTED BY:**

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# PROPERTY SUMMARY

## PROPERTY OVERVIEW

Lee & Associates presents a prime 1,685 SF turnkey custom high-end medical space, designed with over \$500,000 invested in renovations and state-of-the-art equipment. This sophisticated property features three treatment rooms, perfect for plastic surgery, dental work, and other medical specialties, a comfortable breakroom, and two doors: a back door and a front door. The building offers on-site reception, 24-hour access and security, and panoramic views of Biscayne Bay and Miami's skyline. Enjoy the convenience of a modern lobby, new smart elevators, and three included parking spaces within the on-site three-level parking deck, which also features a car charging station.

Strategically located along Biscayne Blvd, this medical space is directly adjacent to Publix Super Market and is surrounded by Miami's most vibrant areas, including the Design District, South Beach, and Downtown Brickell. The property offers direct access to I-195, facilitating easy travel across the city, and is less than a 25-minute drive to Miami International Airport. This prime location provides unparalleled connectivity to major highways and thoroughfares, making it an ideal investment for property investors, business operators, and developers seeking a prestigious and convenient location.



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

## MARKET ADVISORS

### BERT CHECA

Principal  
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### MATTHEW KATZEN

Senior Vice President  
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**FOR SALE: \$\$1,200,000.00**

- **1,685 SF turnkey** custom high-end medical space
- The current floorplan is a 3op Medical/dental practice with a lab area and separate sanitation room, waiting area, and reception area, including a staff break room, private physician office, and ample storage, The space also includes built-in cabinets, reception desk other stations
- The property boasts strong demographic criteria, such as a 10-mile population density of 228,156, average household income of \$83,826, and 36,500 VPD traffic counts, and is situated within a strong trade area near national tenants, health systems, and highways



### 4770 Biscayne Building:

Updated Modern Lobby and New Smart Elevators  
24-hour Building Access and Security  
On-site Three-level Parking Deck  
Car Charging Station



### Prime Location:

Exceptionally Located Near Downtown Miami by Miami Design District and Wynwood. Easy Access to I-195 for Excellent Commutability

# COMPLETE HIGHLIGHTS



## LOCATION INFORMATION

**BUILDING NAME**

Suite 830 Medical/Dental Office for Sale

**STREET ADDRESS**

4770 Biscayne Blvd Suite 830

**CITY, STATE, ZIP**

Miami, FL 33137

**COUNTY**

Miami Dade

## BUILDING INFORMATION

**BUILDING CLASS**

B

**OCCUPANCY %**

95.0%

**YEAR BUILT**

2006

**NUMBER OF BUILDINGS**

1

## PROPERTY INFORMATION

**PROPERTY TYPE**

Office

**PROPERTY SUBTYPE**

Office Building

**ZONING**

6100

**APN #**

01-3219-048-0001

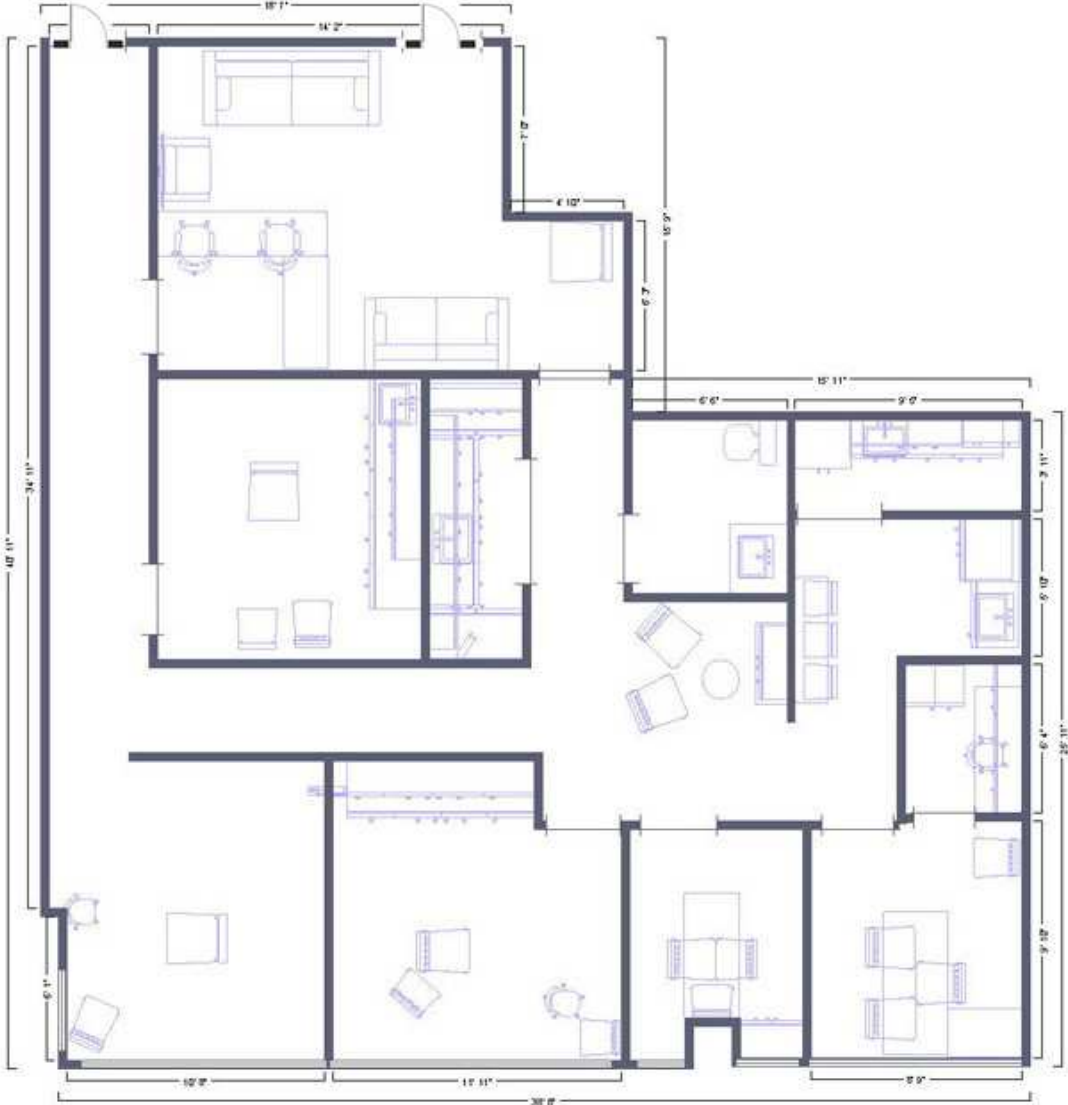
**TRAFFIC COUNT**

36,500

**TRAFFIC COUNT STREET**

Biscayne Boulevard

# FLOOR PLAN



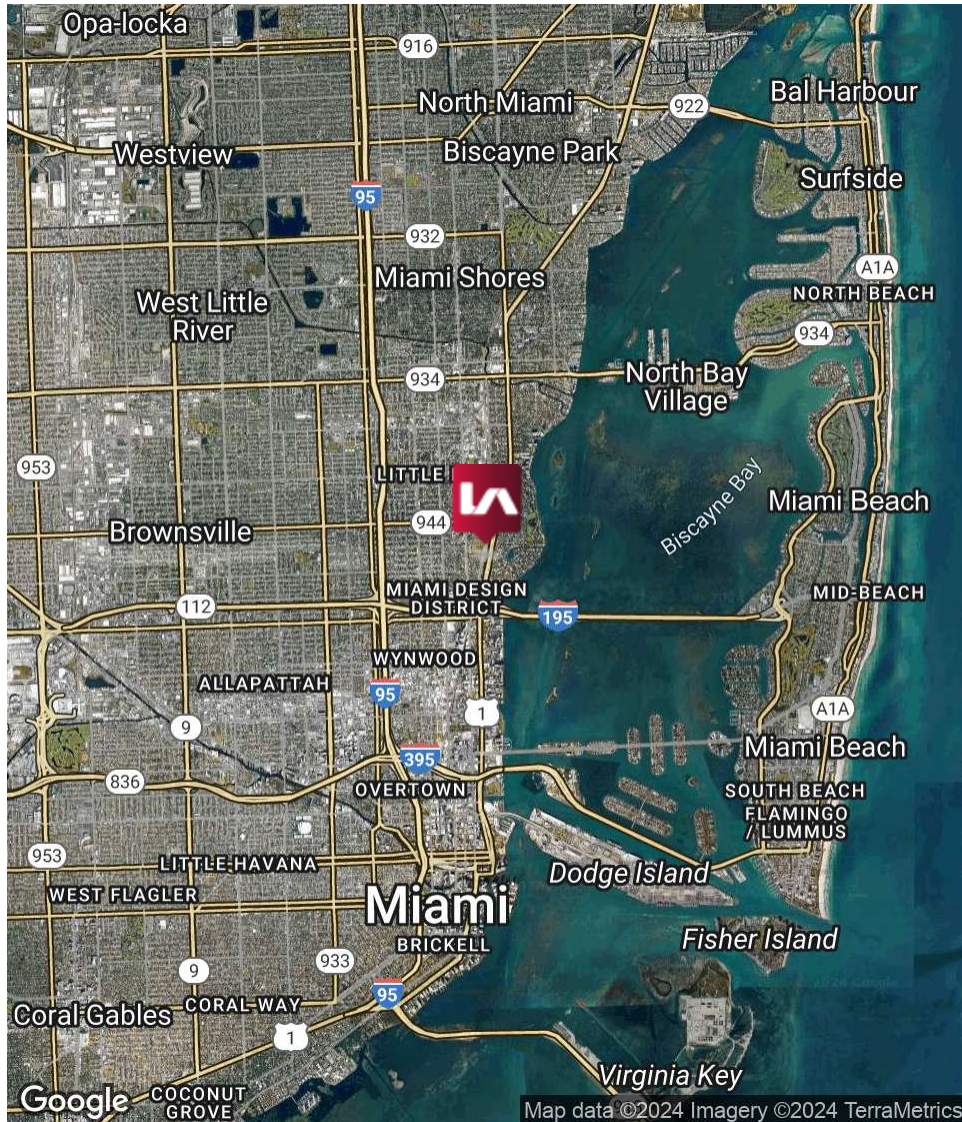
# SUITE 830



# EXCEPTIONAL ACCESS AND BAY VIEWS



# REGIONAL MAP



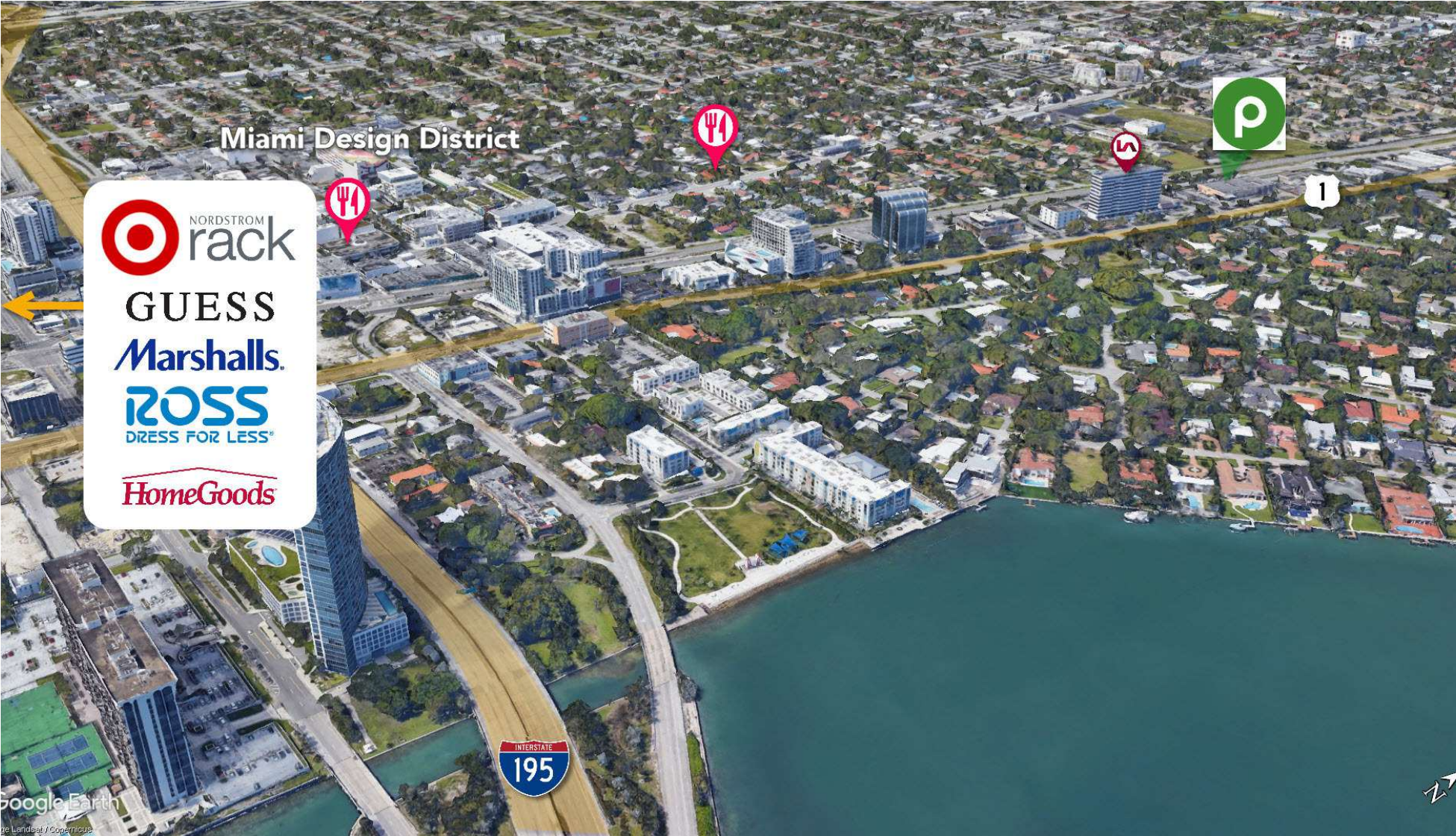
## LOCATION OVERVIEW

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
MARKET:	
TRAFFIC COUNT:	36,500

# NEARBY AMENITIES





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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

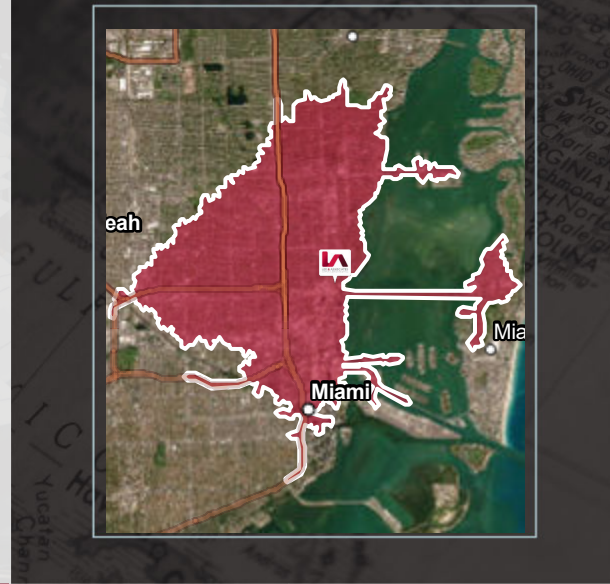
**18%**  
No High School Diploma

**27%**  
High School Graduate

**22%**  
Some College

**33%**  
Bachelor's/Grad/Prof Degree

## Drive time of 10 minutes



### EMPLOYMENT TRENDS

**21%** White Collar

**59%** Blue Collar

**20%** Services

Unemployment Rate **2.2%**

### COMMUTING TRENDS

**9%** Took Public Transportation

**7%** Carpooled

**3%** Walked

**1%** Bicycled

### NEARBY AMENITIES

**956** Number of Restaurants

### 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

**3,162** Retail Businesses