

# MiMo District

7630 Biscayne Blvd, Miami, Florida 33138

**FOR LEASE**

## TWO-STORY CORPORATE MIAMI HQ

Fully Furnished & Turn Key



# EXECUTIVE SUMMARY

**7630 Biscayne Blvd** is a rare, **fully furnished** and **turn-key two-story corporate headquarters** in the heart of **MiMo**, designed for a single corporate user who wants a real HQ presence.

The property delivers a true **campus-style environment** with a **branded arrival experience**, **indoor/outdoor connectivity**, and a layout built for **privacy and collaboration**. The second floor includes **28 enclosed private offices** (with **executive suites**) plus open workstations, supporting **77 desks/workstations** in the current configuration.

It's also culture-ready with **full kitchen + dining**, additional **kitchenettes**, multiple **conference/team rooms**, and **wellness amenities** including a **private gym** and **yoga/meditation room**—all steps from MiMo's dining, retail, and daily conveniences.



## Two-story HQ on Biscayne

Turn-key, furnished, ready now

# PROPERTY DETAILS

## LEASING RATE

\$55/SF NNN

## ZONING

T5-O

## BUILDING SIZE

22,000 SF ±

## SUB MARKET

MiMo

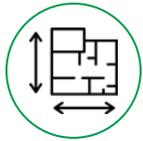
## HIGHLIGHTS

- 22,000 SF two-story HQ office
- Fully built out, furnished, and move-in ready
- Approx. 75,000+ vehicles/day exposure
- 28 enclosed private offices plus executive suites (77 desks/workstations in place)
- Full kitchen + dining, conference rooms, gym, and wellness spaces



# FEATURE SUMMARY

A fully furnished, turn-key headquarters environment designed for teams that want privacy, collaboration, and culture—ready day one.



## Headquarters Layout

- Two-story corporate headquarters
- Campus-style internal flow
- Designed for a single corporate user
- Immediate occupancy



## Offices + Workstations

- 28 enclosed private offices (second floor)
- Executive suites and team offices
- 40 open workstations
- 77 desks/workstations in place



## Conference + Collaboration

- 2 large enclosed conference rooms
- Lounge-style meeting areas
- Think tank / team rooms
- Presentation-ready spaces



## Amenities + Wellness

- Full kitchen + large dining area
- 2 additional kitchenettes upstairs
- Private gym + yoga/meditation room
- Showers and multiple restrooms

Welcome To

# YOUR NEW HQ

At The Heart of MiMo

EXIT

Signature Staircase

Courtyard Access

Branded Arrival Experience

EXIT

# KEY FEATURES

OUTDOOR PATIO

Showroom Space

2nd Floor Creative Offices

Indoor Access

# KEY FEATURES

## CONFERENCE "WAR" ROOM

Open Creative  
Space

# KEY FEATURES

## BREAKROOM



# KEY FEATURES

## EXECUTIVE OFFICES

Natural Light

Fully Furnished

# KEY FEATURES

FULL DINING ROOM KITCHEN

Fully Furnished

Natural Light



# KEY FEATURES

## RECREATION SPACE



# KEY FEATURES

## TEAM MEETUP SPACE



# KEY FEATURES

FULL GYM



# KEY FEATURES

## MEDITATION/YOGA ROOM



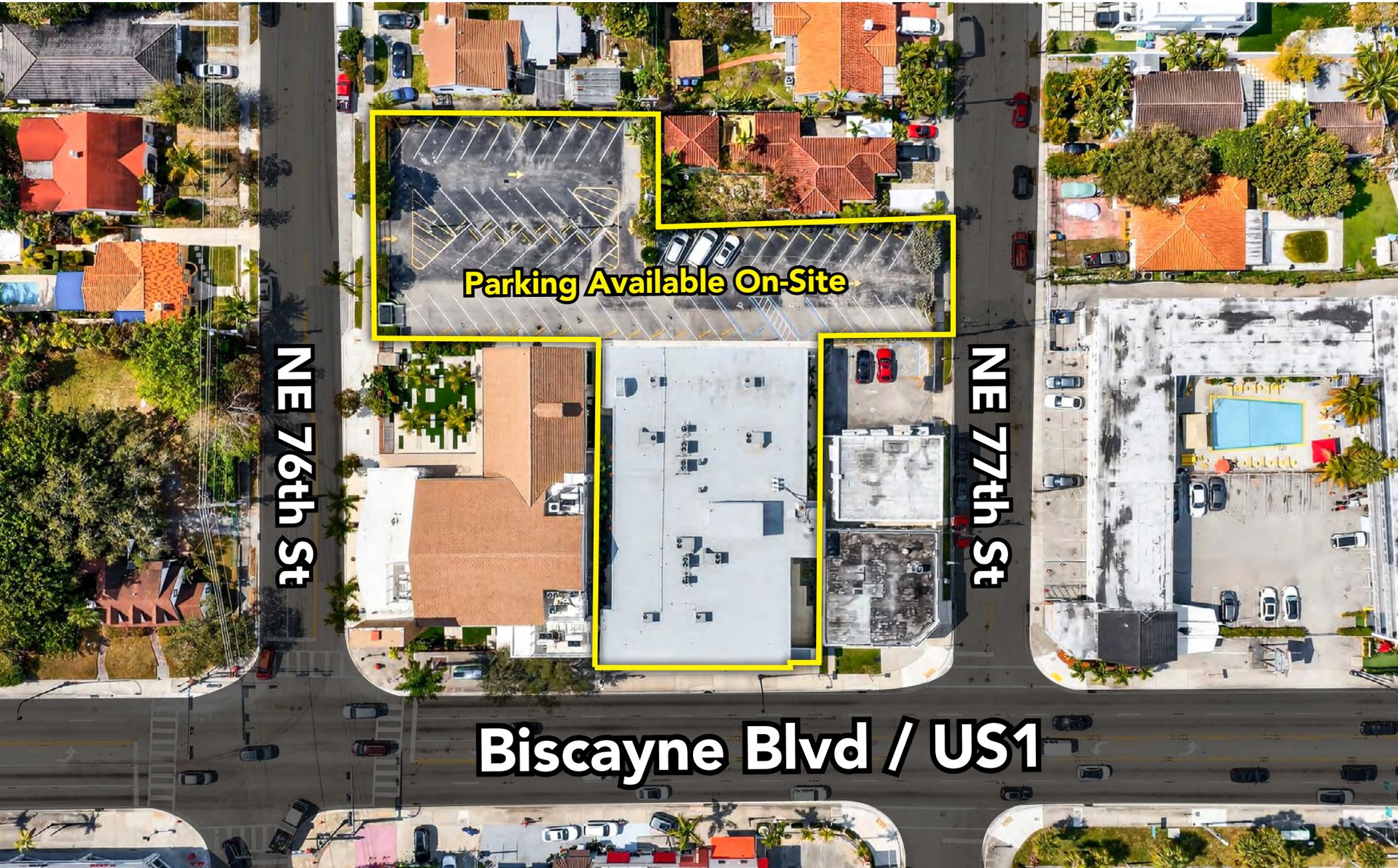
# PHOTOS



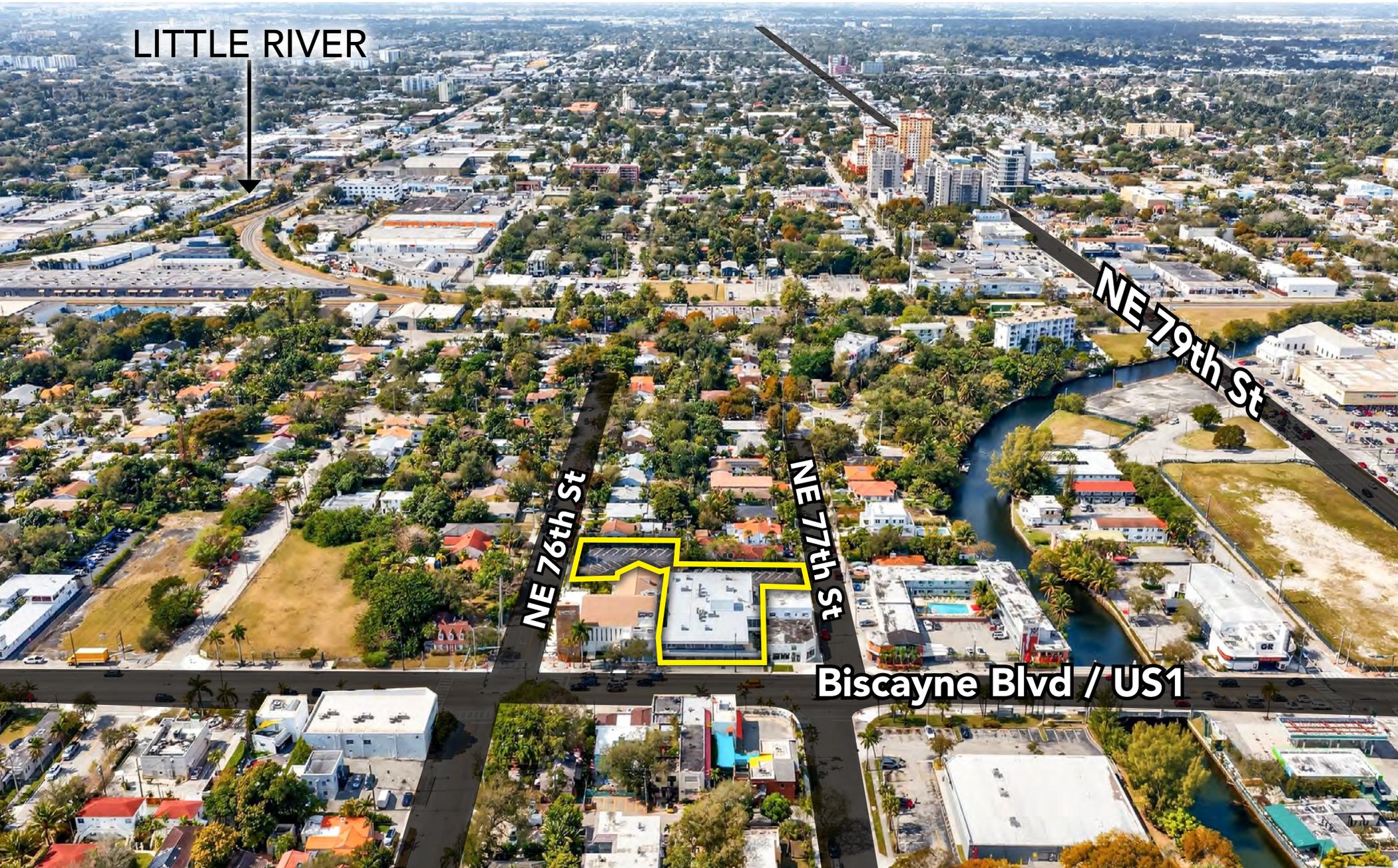
# PHOTOS



# AERIAL VIEW (Top-Down)



# AERIAL VIEW (East To West View)



# AERIAL VIEW (S.E. To N.W. View)



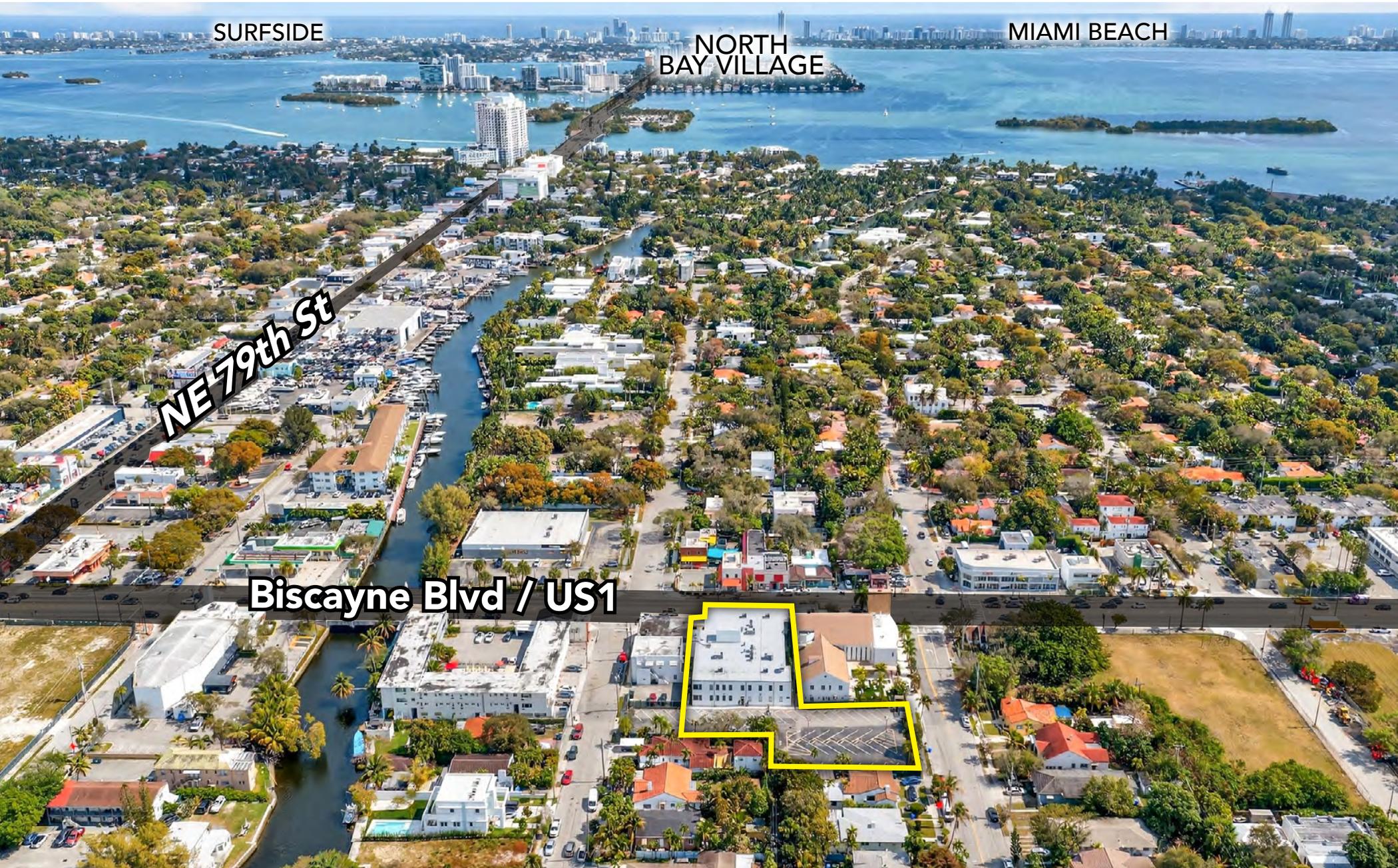
# AERIAL VIEW (South To North View)

MIAMI SHORES

NORTH MIAMI



# AERIAL VIEW (West To East View)



SURFSIDE

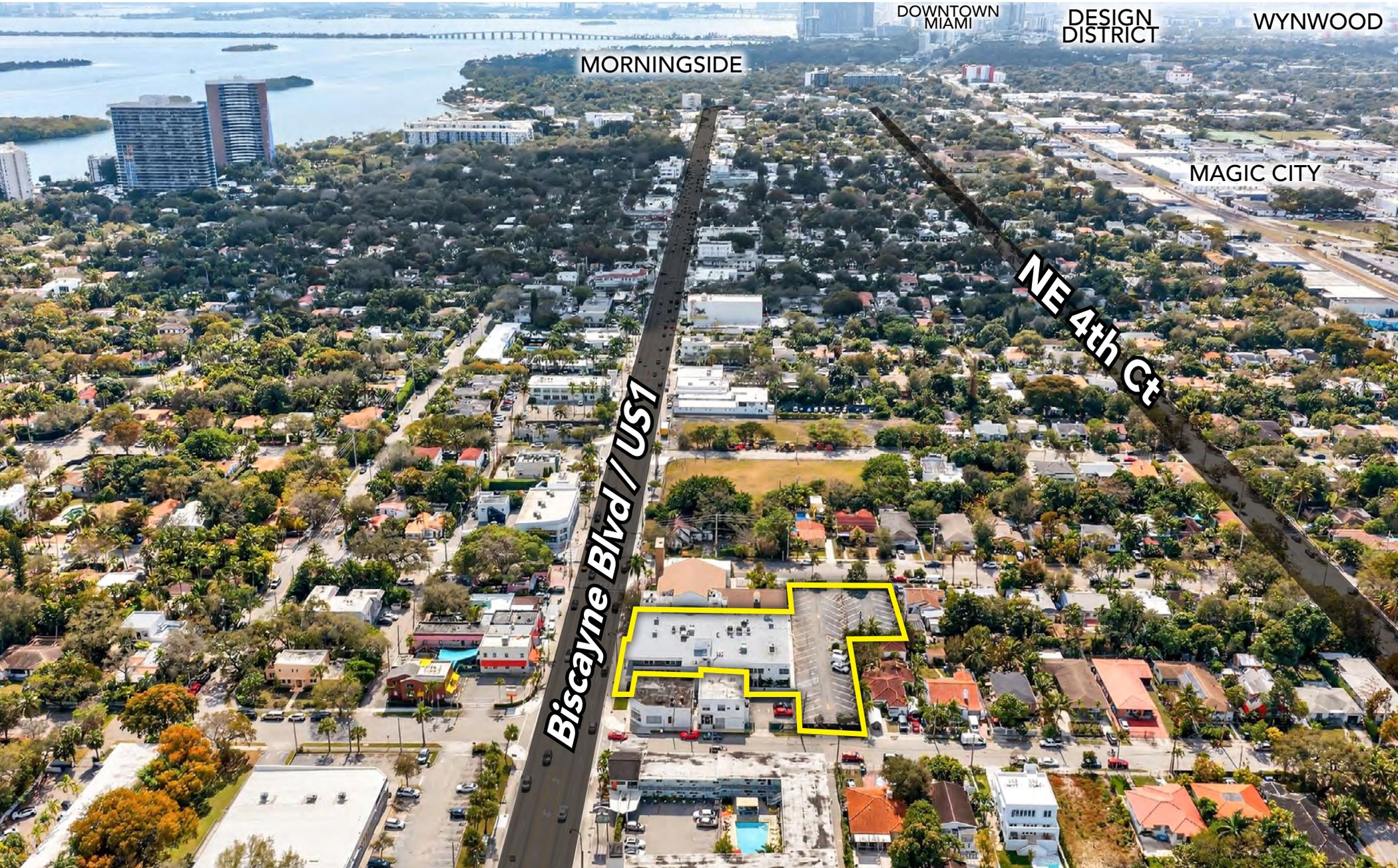
NORTH  
BAY VILLAGE

MIAMI BEACH

NE 79th St

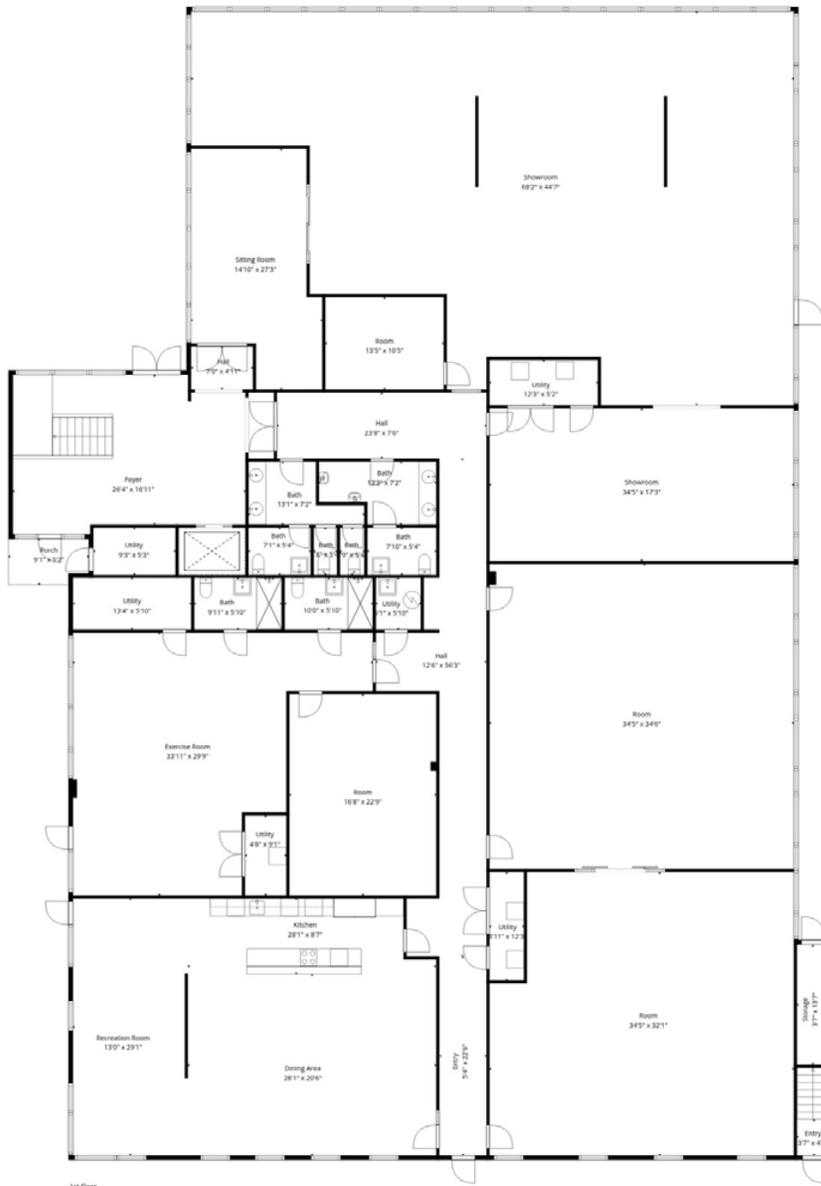
Biscayne Blvd / US1

# AERIAL VIEW (North To South View)

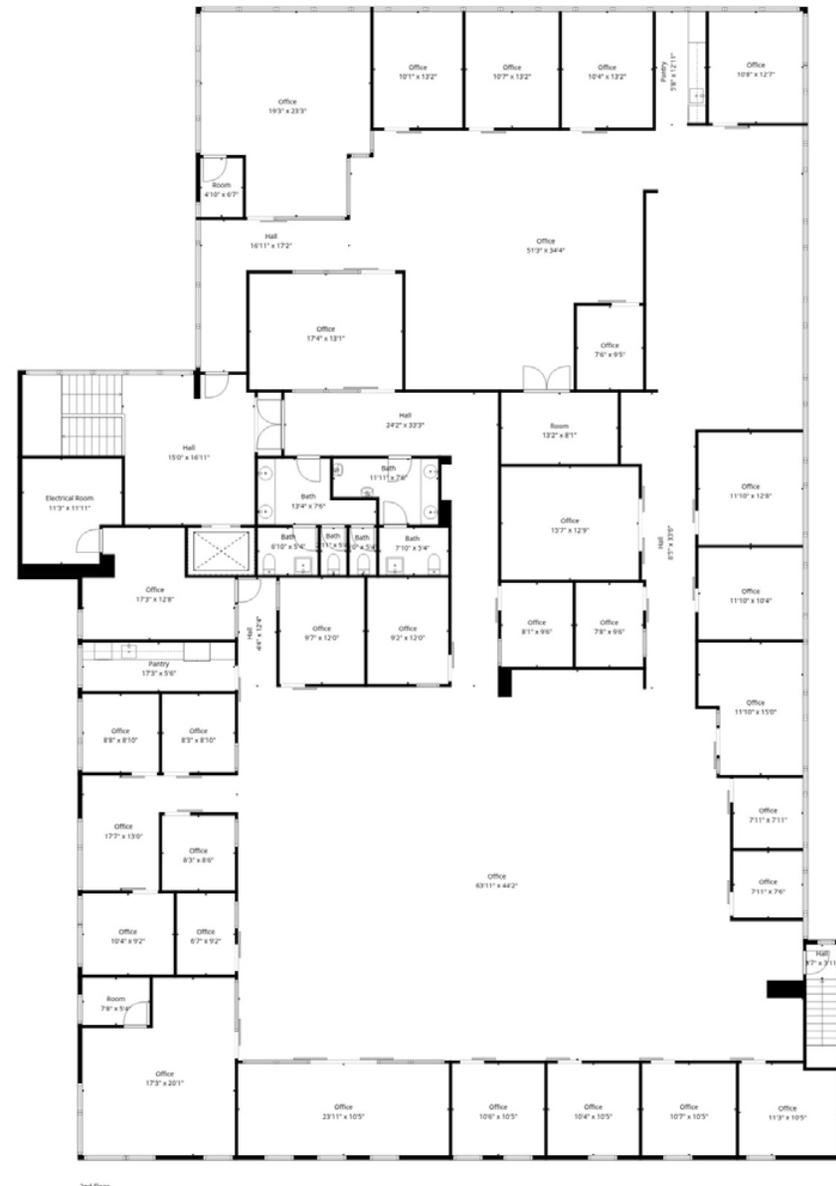


# FLOORPLAN

- 1st Floor -



- 2nd Floor -





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