

# 3050 BISCAYNE BLVD

FULLY BUILT-OUT OFFICE SPACES



## EDGEWATER

Miami, Florida

FOR LEASE



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**MODERN BUILDING IN EDGEWATER**





Offering several turn-key offices with great views fronting Biscayne Boulevard. Perfect for businesses that wish to be in the heart of the Edgewater market and it's surrounding demographics. One of the few buildings in the Biscayne Corridor that offers ground floor parking and access for staff and customers alike.

Offices are poised for immediate occupancy, offering expansive views and already built out spaces. Most businesses headquartered at 3050 Biscayne are small to mid-sized enterprises with uses varying from law practices, technology, design to specialized consulting and more.

Office spaces are fully air conditioned, with great natural light and tall windows.

**AVAILABLE SPACES**

	SUITE 904:	<b>1,382 SF +/-</b>
	LEASING RATE:	<b>\$52/Mod. Gross.</b>



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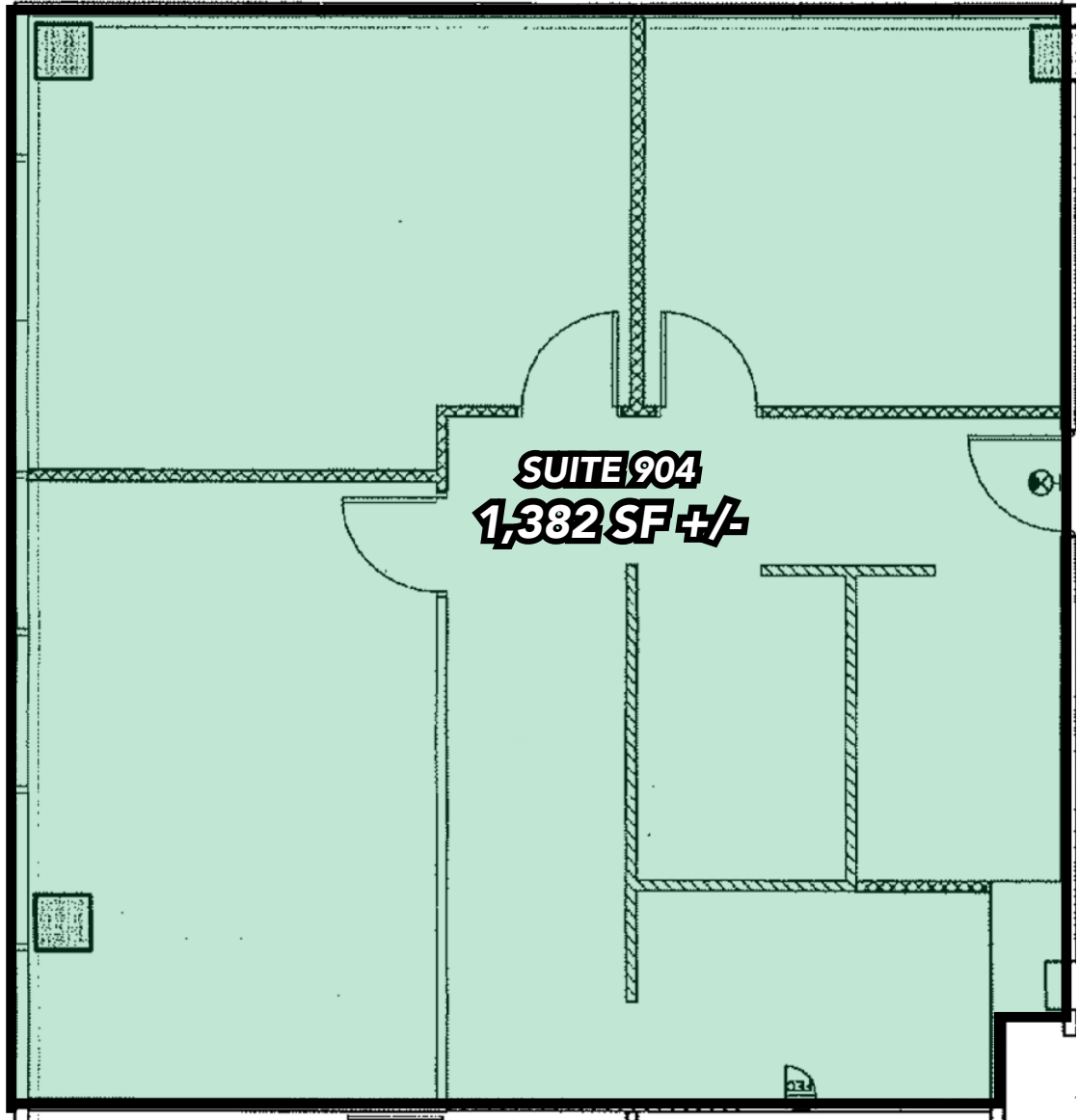
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# EDGEWATER

## New Developments

### 7,000+ Units



**NEMA**  
**2900 Biscayne Blvd**  
 Miami, FL 33137

- 588 Units
- Whole Foods



**VILLA MIAMI**  
**700 NE 29th St**  
 Miami, FL 33137

- 70 Units
- 20,000 SF Commercial
- Major Food Group Restaurant



**EDGEWATER COLLECTIVE**  
**1900-2000 Biscayne Blvd**  
 Miami, FL 33132

- 1,292 Units
- 19,300 SF Commercial



**2626 BISCAYNE**  
 Miami, FL 33137

- 399 Units
- 109,643 SF Office
- 6,122 SF Commercial



**RESIDENCE 23**  
**212 NE 23rd St**  
 Miami, FL 33137

- 369 Units
- 13,500 SF Retail



**URBAN22 Two Towers**  
**2200 NE 2nd Ave**  
 Miami, FL 33137

- 441 Units
- 7,168 SF Retail
- 5,692 SF Office



**BISCAYNE 21 Three Towers**  
**2121 N Bayshore Dr**  
 Miami, FL 33137

- 705 Units
- 8,433 SF Commercial



**EDITION RESIDENCES**  
 East Tower of Biscayne 21



**1775 BISCAYNE**  
**1775 Biscayne Blvd**  
 Miami, FL 33132

- 544 Units
- 50,000 SF Commercial
- 10,000 SF Retail



**METRO EDGEWATER**  
**452 NE 31st St**  
 Miami, FL 33137

- 279 Units



**THE EDGE**  
**490 NE 29th St**  
 Miami, FL 33127

- 96 Units
- 5,373 SF Retail



**ARIA RESERVE Two Towers**  
**710 NE 24th St**  
 Miami, FL 33137

- 792 Units



**HAMILTON ON THE BAY**  
**555 NE 34th St**  
 Miami, FL 33137

- 241 Units



**COVE MIAMI**  
**456 NE 29th St**  
 Miami, FL 33137

- 116 Units



**VIDA EDGEWATER**  
**410 NE 35th Terr**  
 Miami, FL 33137

- 68 Units
- 70 Hotel Rooms



**419 NE 19th St**  
 Miami, FL 33132

- 463 Units
- 20,000 SF Commercial



**445-455 NE 36th St**  
 Miami, FL 33137

- 180 Hotel Rooms
- 7,290 SF Retail



**2900 TERRACE**  
**401 NE 29th Terr**  
 Miami, FL 33137

- 324 Units
- 22,354 SF Office
- 13,108 SF Commercial

# EDGEWATER Proximity Points

M.I.A. AIRPORT



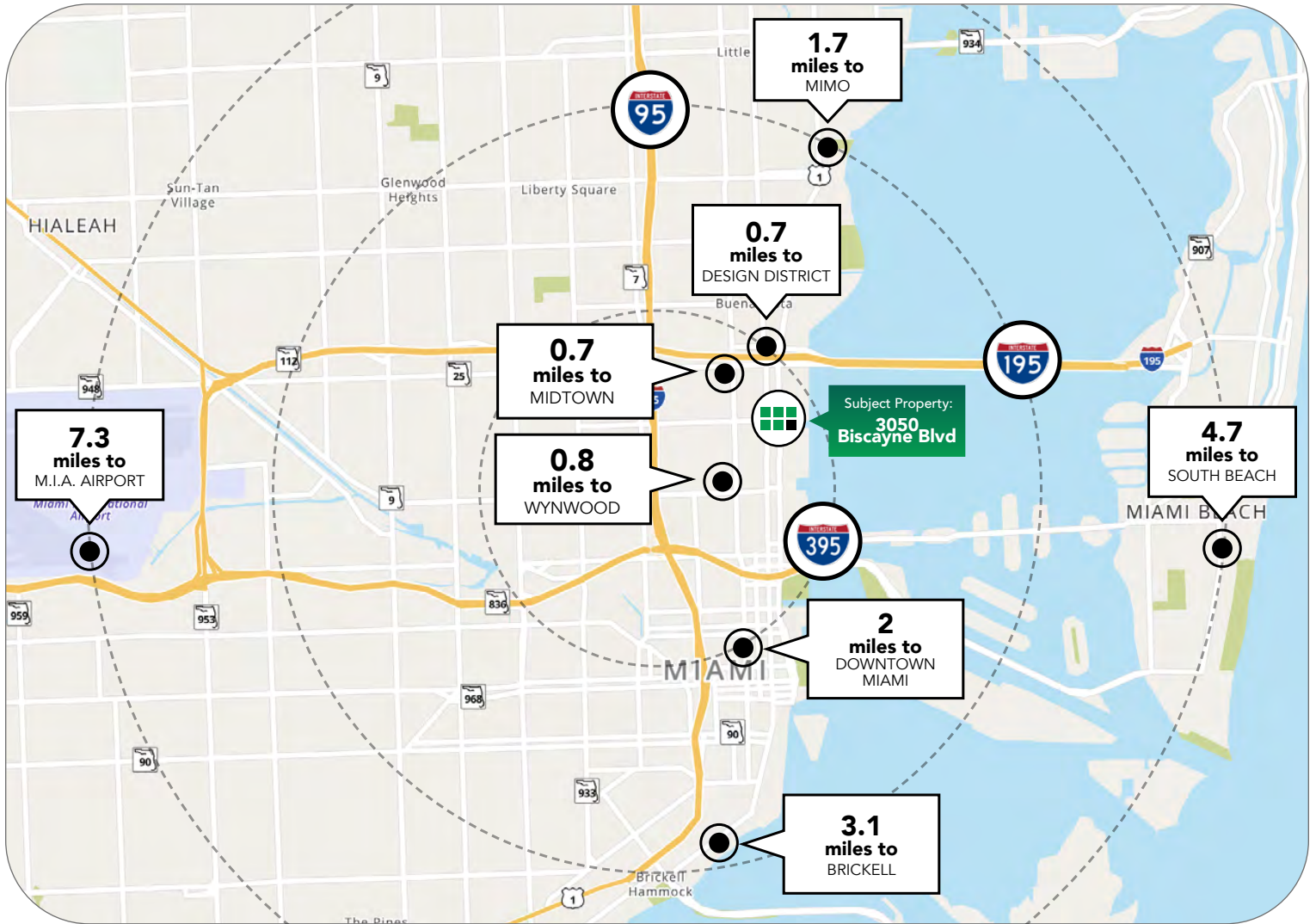
SOUTH BEACH



BRICKELL



DOWNTOWN



WYNWOOD



MIDTOWN



MIMO DISTRICT



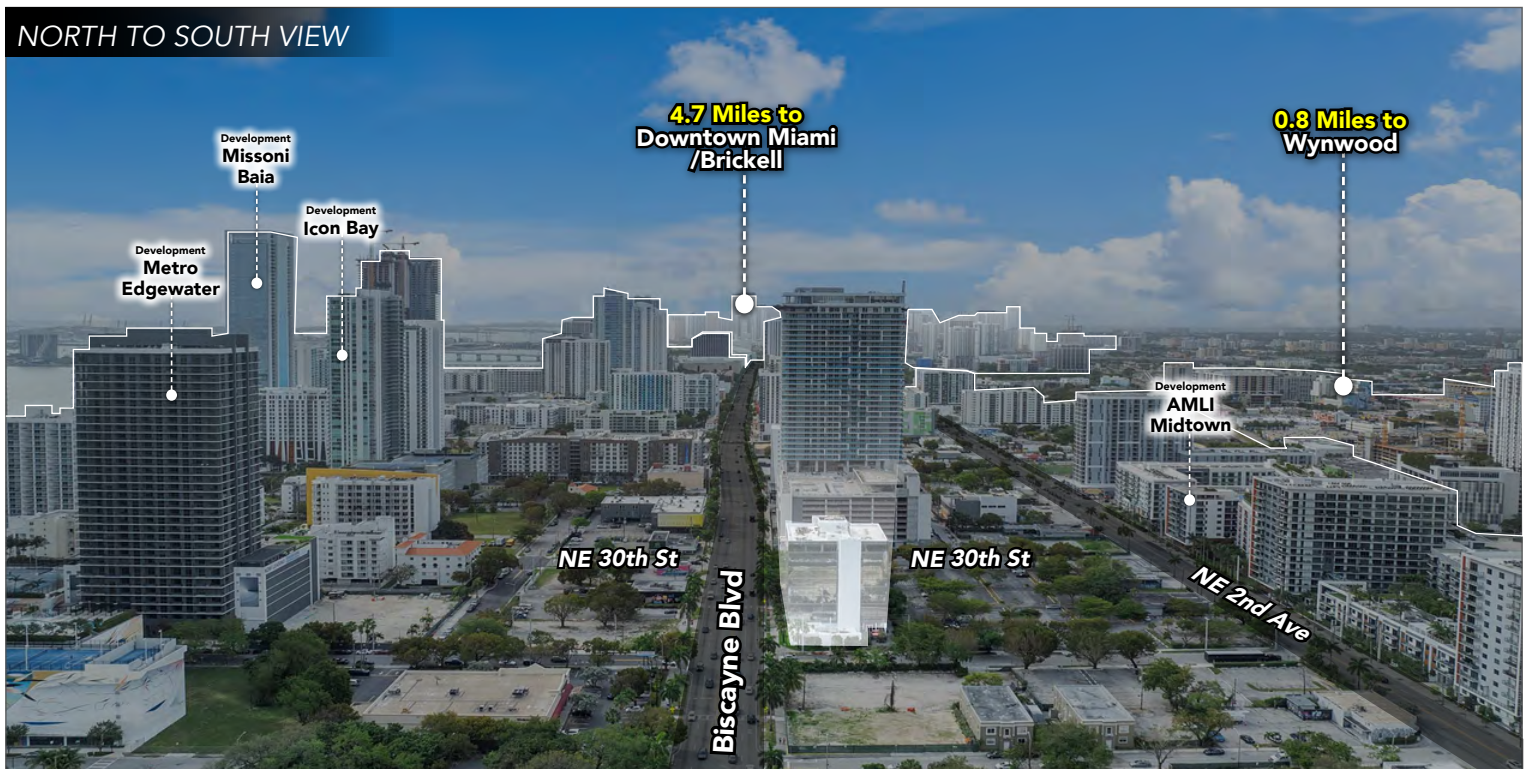
DESIGN DISTRICT



**WEST TO EAST VIEW**



**NORTH TO SOUTH VIEW**



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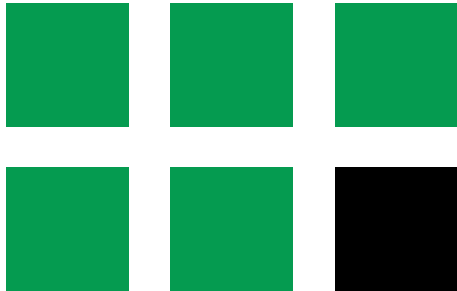
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