

# EXECUTIVE PLAZA

## BISCAYNE MEDICAL & PROFESSIONAL OFFICES

3000 BISCAYNE BLVD  
MIAMI, FL 33137



### AVAILABLE OFFICES FOR LEASE

Presented By,

**BERT CHECA**

Principal

786.473.9227

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

**OSCAR PEDRO MUSIBAY**

Vice President

786.348.9257

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

 **LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

7925 NW 12th Street, Suite 301, Miami, FL 33126 | 305-235-1500 | [leesouthflorida.com](http://leesouthflorida.com)

 @leesouthflorida

# EXECUTIVE PLAZA

## PROPERTY OVERVIEW

Lee & Associates presents Executive Plaza, a prominent five-story office building at 3000 Biscayne Boulevard in Miami's thriving Biscayne Corridor Submarket. Spanning 59,259 Sq.Ft, this Class C office/medical building offers multi-tenancy within a masonry structure built in 1965. Key features include two elevators, a slab-to-slab height of 9 feet, and a parking ratio of 3.00 spaces per 1,000 square feet, with 127 surface parking spaces available.

Located in an urban setting, Executive Plaza benefits from excellent accessibility and visibility. The property is positioned along Biscayne Boulevard, one of Miami's major thoroughfares, with a Walk Score 92, indicating a "Walker's Paradise" for access to amenities. The building is also well-served by public transit, with multiple bus lines nearby and two Metrorail stations within a short drive. The area features strong demographics, with a high population density and daytime employee count, further enhancing the site's attractiveness for medical office use.



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

## MARKET ADVISORS

### BERT CHECA

Principal  
786.473.9227  
bcheca@lee-associates.com

### OSCAR PEDRO MUSIBAY

Vice President  
786.348.9257  
omusibay@lee-associates.com

## 3000 BISCAYNE



### Premier Medical & Professional Office Spaces Available for Lease:

59,259 Total GLA  
Suites Ranging from 713 SF - 11,451 SF  
Full Floorplates Available  
127 On-Site Surface Parking Spaces

Great Midtown location near a plethora of world-class Shopping, Dining, and Entertainment Venues, Miami's Design District, & Wynwood Neighborhoods!



### Transit-Oriented Corridor:

Convenient to Multiple Miami-Dade Public Transit Stations:  
4 min - Adrienne Arsht Center Station  
4 min - School Board Station  
4 min - Eleventh Street Station  
5 min - Museum Park Metro Mover  
5 min - Park West Station



### Exceptional Highway Access:

Fronting US-1 Major Thoroughfare  
1/2 mi to I-195 Access Ramps  
1.5 miles to I-95 for easy connections to all South Florida neighborhoods

# ACCESSIBLE LOCATION SURROUNDED BY AMENITIES



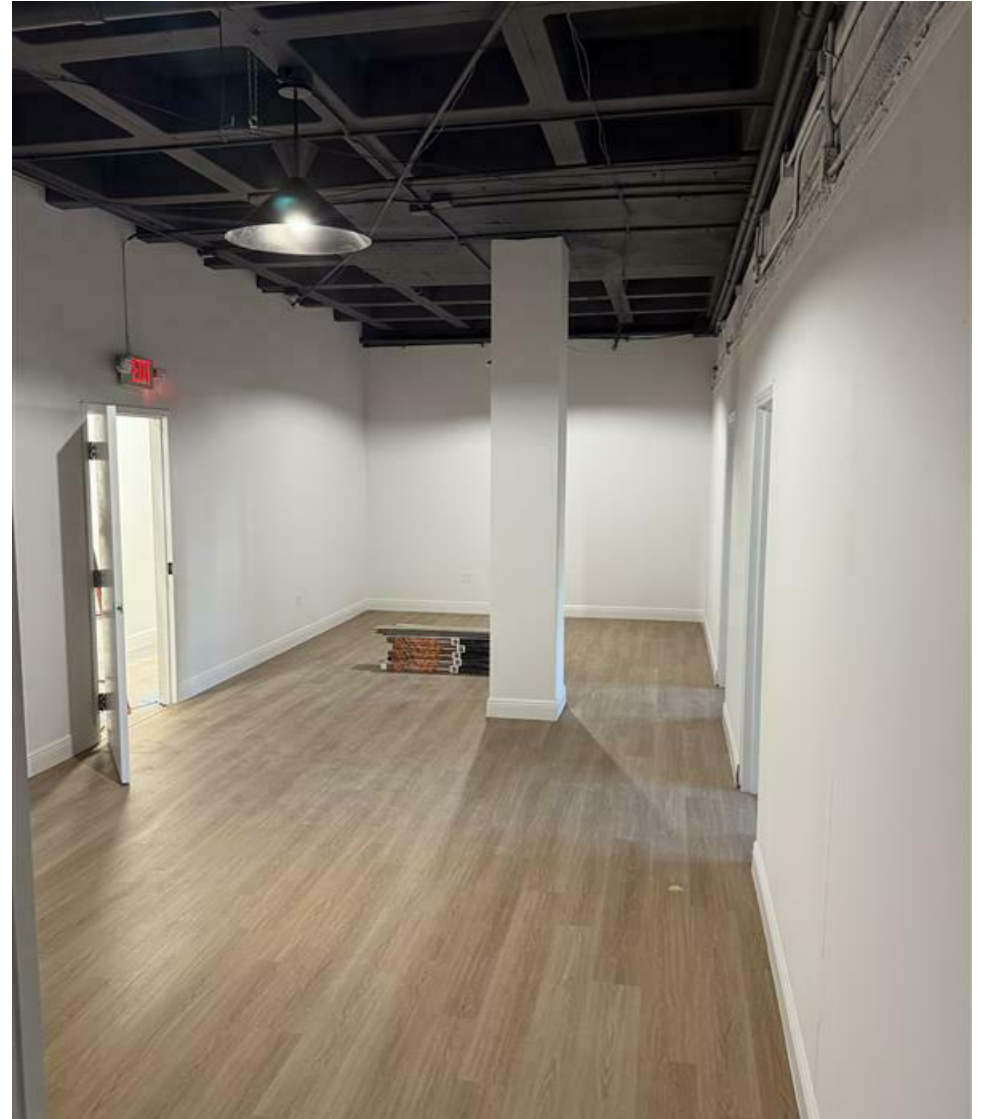
# AVAILABLE SPACES FOR LEASE



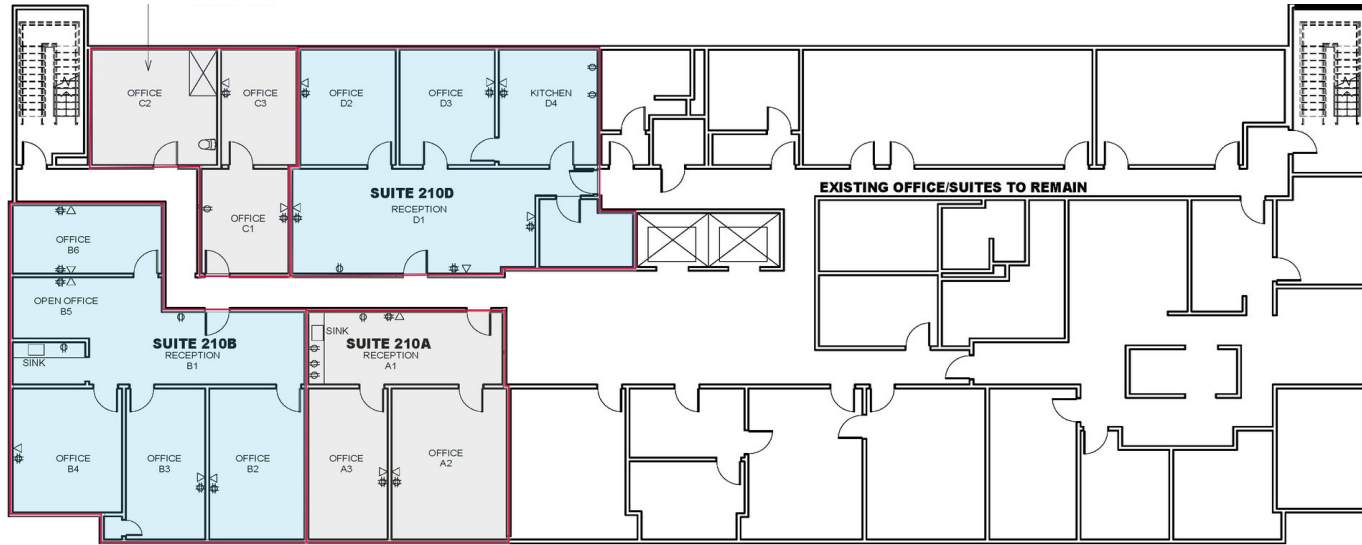
## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 210A	Available	1,058 SF	Full Service	\$45.00 SF/yr
Suite 210B	Available	1,731 SF	Full Service	\$40.00 SF/yr
Suite 210D	Available	1,449 SF	Full Service	\$45.00 SF/yr
4th Floor	Available	11,451 SF	Full Service	\$35.00 SF/yr
Suite 523	Available	295 - 4,600 SF	Full Service	\$35.00 SF/yr

# SUITE 210B



# 2ND FLOOR SPACES AVAILABLE



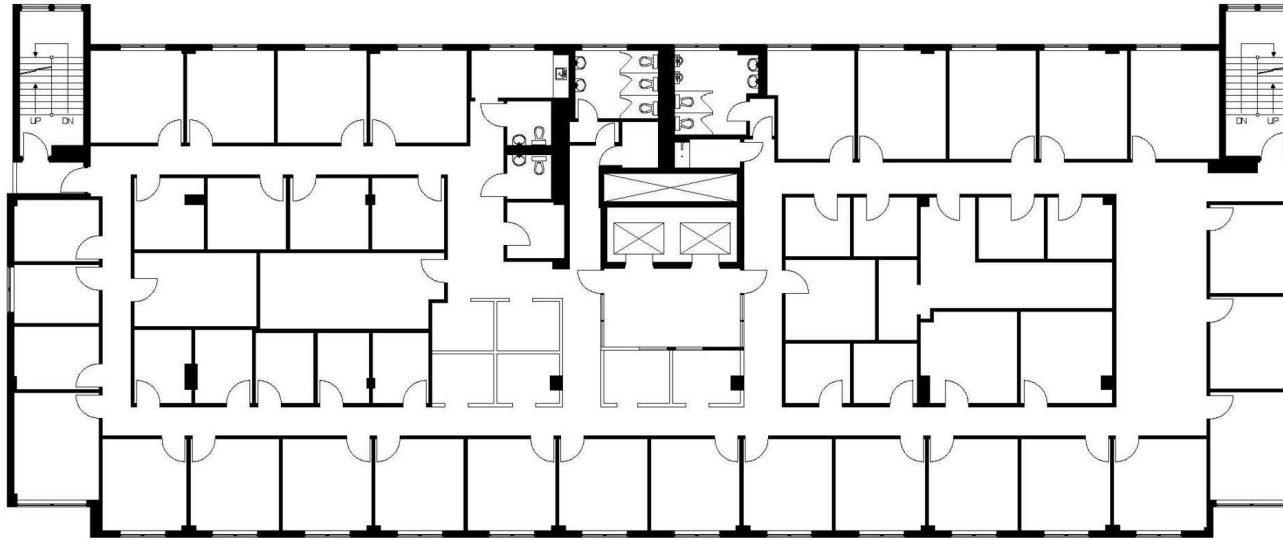
## LEASE INFORMATION

LEASE TYPE: Full Service      LEASE TERM: Negotiable  
 TOTAL SPACE: 295 - 11,451 SF      LEASE RATE: \$35 - \$45 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 210A	Available	1,058 SF	Full Service	\$45.00 SF/yr
Suite 210B	Available	1,731 SF	Full Service	\$40.00 SF/yr
Suite 210D	Available	1,449 SF	Full Service	\$45.00 SF/yr

# 4TH FLOOR AVAILABLE FOR LEASE



## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
4th Floor	Available	11,451 SF	Full Service	\$35.00 SF/yr

# 5TH FLOOR SPACES AVAILABLE

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 523	Available	295 - 4,600 SF	Full Service	\$35.00 SF/yr



# PROPERTY DETAILS

## LOCATION INFORMATION

<b>STREET ADDRESS</b>	3000 Biscayne Blvd
<b>CITY, STATE, ZIP</b>	Miami, FL 33137
<b>COUNTY</b>	Miami Dade
<b>MARKET</b>	South Florida
<b>SUB-MARKET</b>	Biscayne Corridor
<b>NEAREST HIGHWAY</b>	SR 27 & I-95
<b>NEAREST AIRPORT</b>	Miami International Airport

## BUILDING INFORMATION

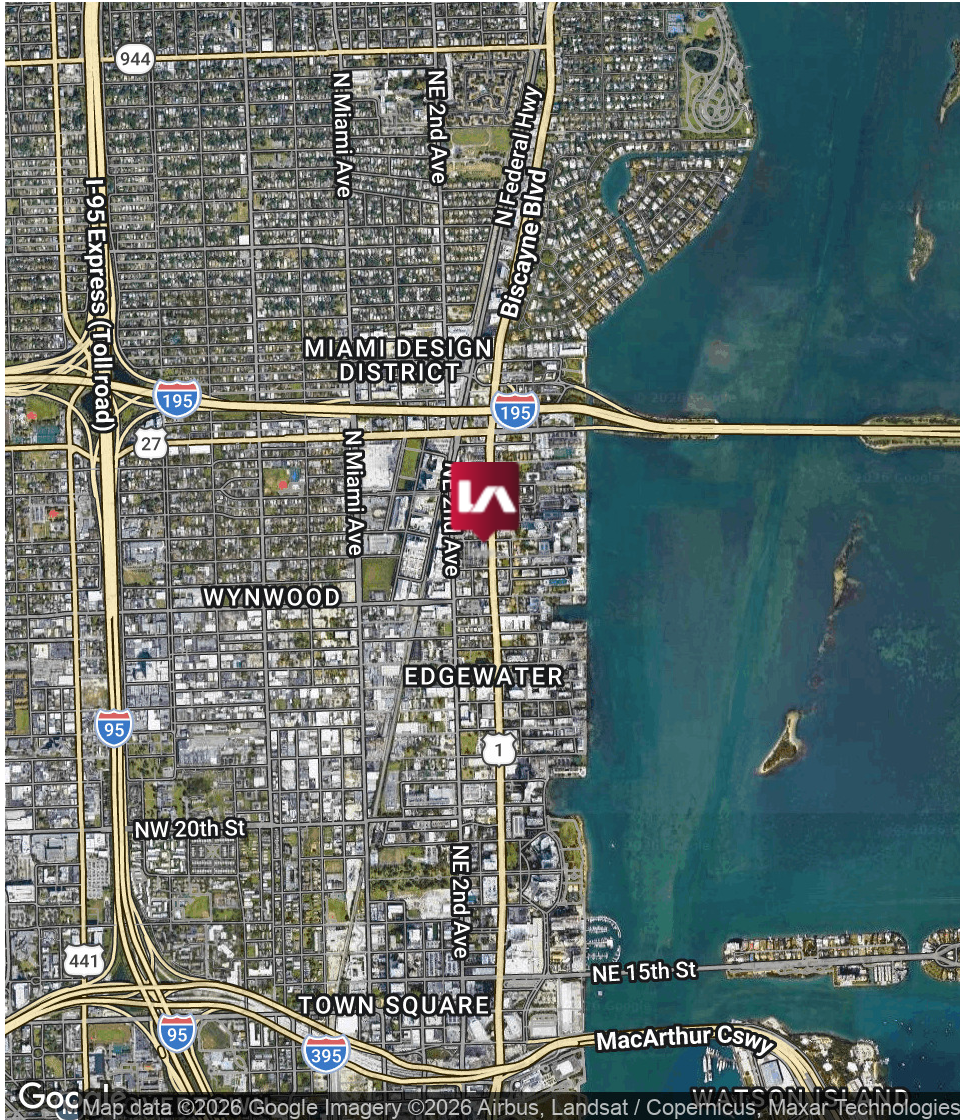
<b>BUILDING SIZE</b>	59,259 SF
<b>BUILDING CLASS</b>	C
<b>NUMBER OF FLOORS</b>	5
<b>AVERAGE FLOOR SIZE</b>	15,000 SF
<b>YEAR BUILT</b>	1965

## PARKING & TRANSPORTATION

<b>PARKING TYPE</b>	Surface
<b>PARKING RATIO</b>	3.0
<b>NUMBER OF PARKING SPACES</b>	127



# REGIONAL MAP



## LOCATION OVERVIEW

Located on Biscayne Boulevard, Executive Plaza enjoys prime access to Miami's bustling Biscayne Corridor, known for its high traffic and robust demographics. The area offers seamless connectivity to public transportation and major highways, making it an ideal location for businesses seeking convenience and visibility.

## CITY INFORMATION

CITY:	Miami
MARKET:	South Florida
TRAFFIC COUNT:	48,000
SUBMARKET:	Biscayne Corridor
NEAREST HIGHWAY:	SR 27 & I-95

# GREAT FRONTAGE ON US-1 AND ACCESS TO I-195



# DEMOGRAPHIC PROFILE

## — KEY FACTS —

**82,266**  
Total Population

**\$125,554**  
Average Household Income

**37.1**  
Median Age

**3.0**  
Average Household Size

### EDUCATION

**10%**  
No High School Diploma

**11%**  
High School Graduate

**19%**  
Some College

**59%**  
Bachelor's/Grad/Prof Degree

### Drive time of 10 minutes

### EMPLOYMENT TRENDS

- 13% White Collar
- 72% Blue Collar
- 15% Services
- Unemployment Rate: 0.9%

### DAYTIME POPULATION

Total Daytime Population	Daytime Population: Workers	Daytime Population: Residents
<b>137,499</b>	<b>100,744</b>	<b>36,755</b>

### BUSINESS

<b>13,756</b> Total Businesses	<b>89,795</b> Total Employees	<b>19,763,571,838</b> Total Sales
-----------------------------------	----------------------------------	--------------------------------------

### COMMUTING TRENDS

- 11% Carpooled
- 1% Took Public Transportation
- 1% Walked
- 0% Bicycled

### NEARBY AMENITIES

**410**  
Number of Restaurants

**2,189**  
Retail Businesses

# DEMOGRAPHIC PROFILE

## — KEY FACTS —

**215,843**  
Total Population

**\$94,824**  
Average Household Income

**41.8**  
Median Age

**2.8**  
Average Household Size

### EDUCATION

**17%**  
No High School Diploma

**22%**  
High School Graduate

**20%**  
Some College

**41%**  
Bachelor's/Grad/Prof Degree

### Drive time of 15 minutes

### EMPLOYMENT TRENDS

- 21% White Collar
- 65% Blue Collar
- 15% Services
- Unemployment Rate: 1.0%

### DAYTIME POPULATION

Total Daytime Population	Daytime Population: Workers	Daytime Population: Residents
<b>345,458</b>	<b>247,015</b>	<b>98,443</b>

### BUSINESS

<b>31,747</b> Total Businesses	<b>233,434</b> Total Employees	<b>50,286,584,009</b> Total Sales
-----------------------------------	-----------------------------------	--------------------------------------

### COMMUTING TRENDS

- 10% Carpooled
- 1% Took Public Transportation
- 1% Walked
- 0% Bicycled

### NEARBY AMENITIES

**1,082**  
Number of Restaurants

**5,287**  
Retail Businesses

# DEMOGRAPHIC PROFILE

## — KEY FACTS —

**676,183**  
Total Population

**\$92,016**  
Average Household Income

**44.5**  
Median Age

**2.8**  
Average Household Size

### EDUCATION

**18%**  
No High School Diploma

**27%**  
High School Graduate

**22%**  
Some College

**34%**  
Bachelor's/Grad/Prof Degree

### Drive time of 20 minutes

### EMPLOYMENT TRENDS

- 24% White Collar
- 62% Blue Collar
- 14% Services
- Unemployment Rate: 1.2%

### DAYTIME POPULATION

Total Daytime Population	Daytime Population: Workers	Daytime Population: Residents
<b>773,536</b>	<b>454,716</b>	<b>318,820</b>

### BUSINESS

<b>58,902</b> Total Businesses	<b>429,104</b> Total Employees	<b>83,173,899,848</b> Total Sales
-----------------------------------	-----------------------------------	--------------------------------------

### COMMUTING TRENDS

- 2% Took Public Transportation
- 9% Carpooled
- 1% Walked
- 0% Bicycled

### NEARBY AMENITIES

**2,335**  
Number of Restaurants

**10,159**  
Retail Businesses