



770 S DIXIE HIGHWAY

A boutique, move-in ready Class A office on Miami's US-1 corridor — where glass, light, and location meet.

FOR LEASE • 2,695 RSF OFFICE SUITE

SUITE: 113

Suite 113 consists of 2,695 rentable square feet in a striking glass-curtain building on South Dixie Highway. Behind its private entrance: a welcoming reception, a constellation of windowed private offices, an efficient open work area, and a light-flooded conference room framed by floor-to-ceiling glass.

The suite is a turn-key natural fit for any office use, including law firms, wealth advisory, accounting firms and other professional services.

2,695

RENTABLE SQUARE FEET

3.00/1,000

PARKING RATIO

US-1

FRONTAGE &
METRORAIL ACCESS

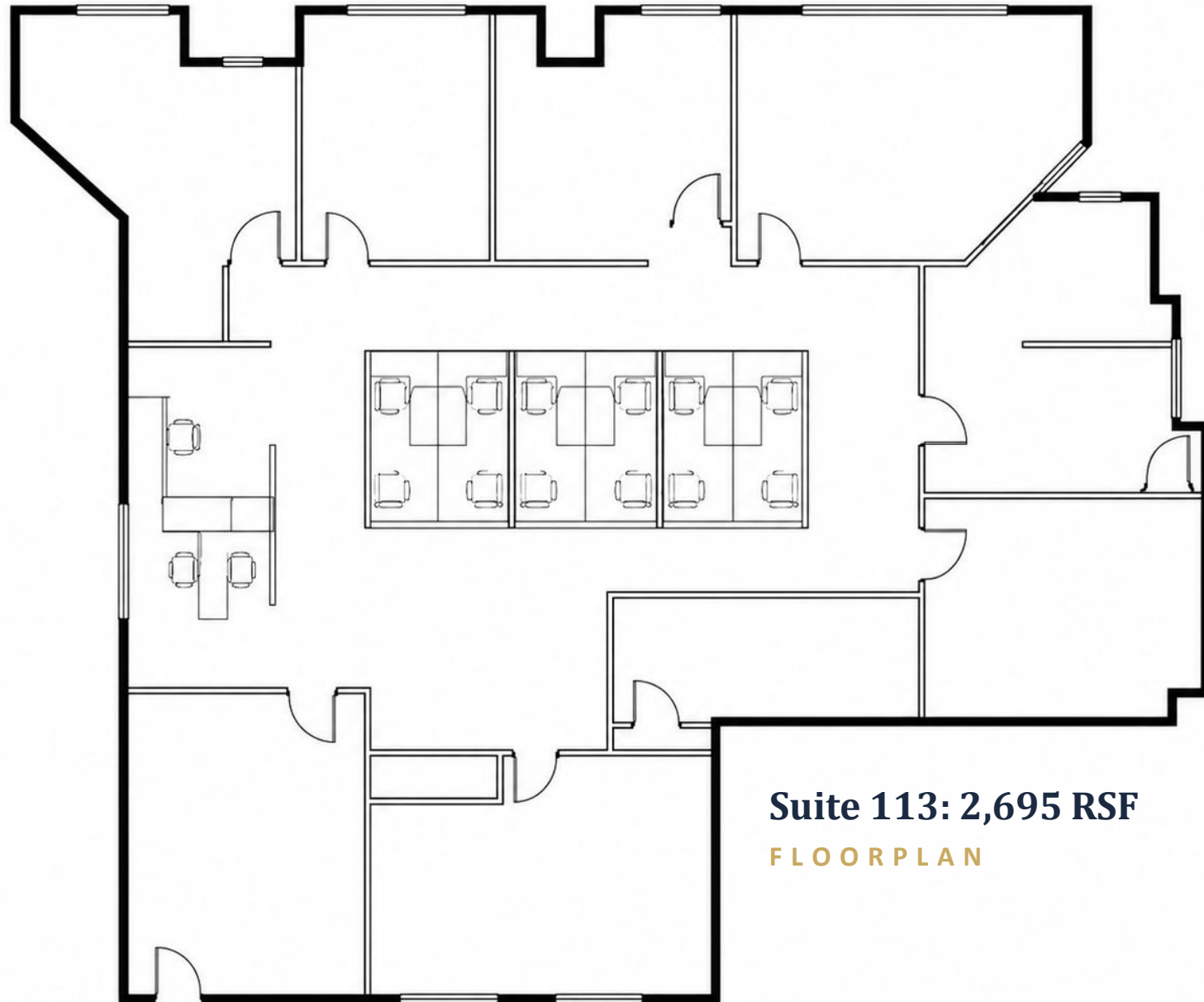
PROGRAM

- Reception & client waiting area
- 6 work stations
- 5 private offices
- 1 Glass conference room
- Breakout / dining nook
- Storage & support room

PARKING

- 3.00 / 1,000 Parking Ratio
- Covered and surface parking

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Suite 113: 2,695 RSF

FLOORPLAN





RECEPTION



WORK STATION AREA



OFFICES



OFFICES

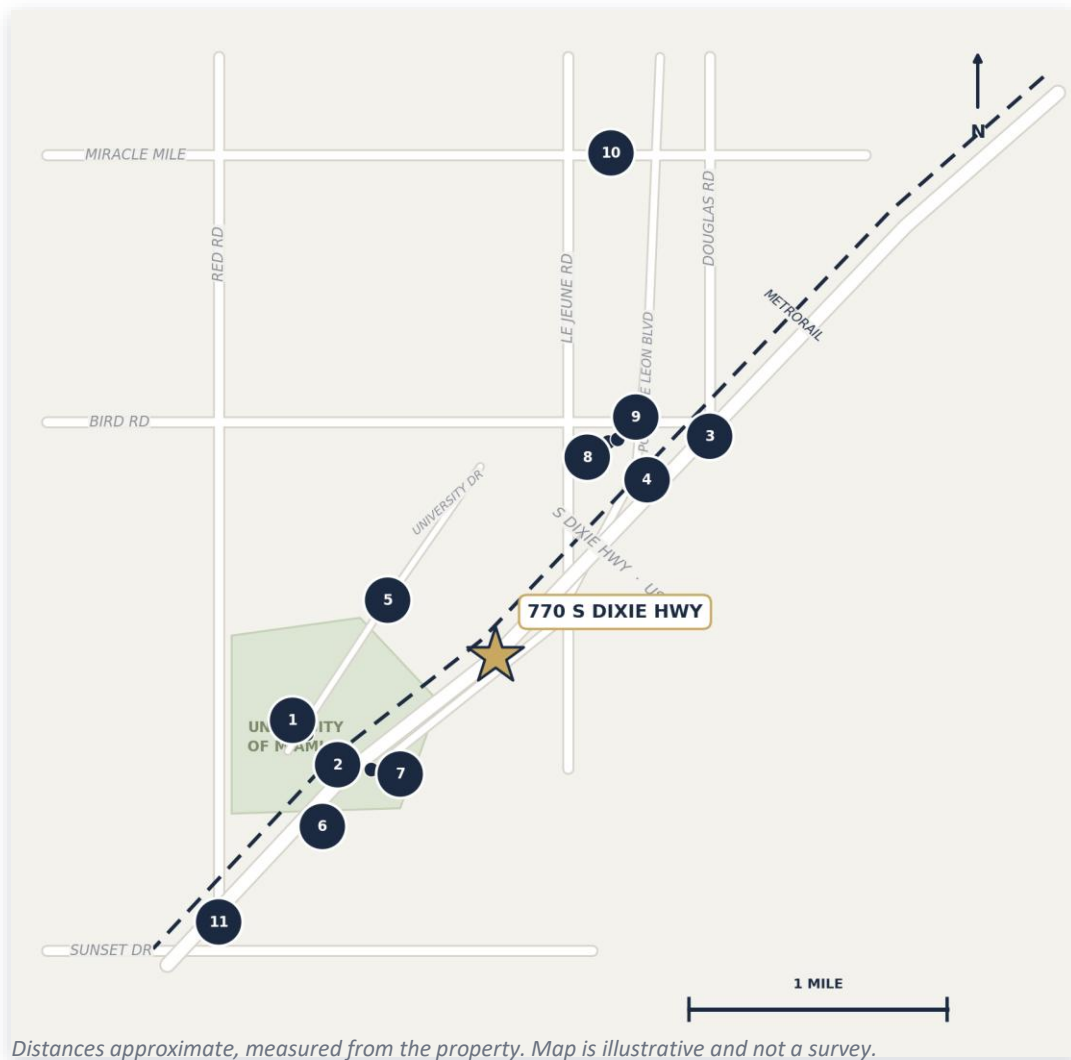


CONFERENCE ROOM



AERIAL VIEW

High-visibility US-1 frontage with the Metrorail at your doorstep — minutes to Coral Gables, Brickell, and Downtown, with the skyline in plain view.



★ **770 S Dixie Highway**

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|----|---------------------------------|--------|
| 1 | University of Miami | 0.8 mi |
| 2 | University Metrorail Station | 0.7 mi |
| 3 | Douglas Road Metrorail Station | 1.2 mi |
| 4 | Shops at Merrick Park | 1.0 mi |
| 5 | Baptist Health Doctors Hospital | 0.5 mi |
| 6 | THesis Hotel (Curio by Hilton) | 0.9 mi |
| 7 | Citi / US-1 banking row | 0.6 mi |
| 8 | Bistro Café | 1.0 mi |
| 9 | GROU Coffee + Cowork | 1.0 mi |
| 10 | Miracle Mile dining district | 2.0 mi |
| 11 | Whole Foods Market | 1.5 mi |

WALKABLE AMENITIES

770 S DIXIE HIGHWAY

±2,695 RSF · MOVE-IN READY

Schedule a Private Tour

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