

FOR LEASE

Office

4770 Biscayne Boulevard
Suite 560
Miami, FL 33137



PROPERTY DESCRIPTION

Apex Capital Realty is proud to present the opportunity to lease an exceptional office space in one of Miami's most iconic condo office towers. This beautifully maintained building is a recognizable part of the Miami skyline and offers a premium, professional setting.

The suite features three large private offices, a spacious conference room, a large waiting room area, and abundant natural light throughout, creating an ideal workspace for professional service firms seeking functionality, comfort, and strong market presence in a prime location.

OFFICE DETAILS

- **Size:** 968 SF
- **Layout:**
 - 3 large private offices
 - 1 conference room
 - Reception area
 - Waiting room
- **Parking:** 2 dedicated spaces



PRICING:
\$4,000 PER MONTH / \$49.50 GROSS RENT

INTERIOR PHOTOS



BIRD'S EYE VIEW



BISCAYNE BLVD



BISCAYNE BLVD

FEDERAL HWY

LOCATION MAP



CHICA RESTAURANT

ANDIAMO

MORNINGSIDE

UPPER BUENA VISTA

MORNINGSIDE PARK

BANK OF AMERICA

PUBLIX SUPERMARKET

BAY POINT

CVS

4770 BISCAYNE BLVD

CUSHMAN HIGH SCHOOL

MANDOLIN AEGEAN BISTRO

MIAMI DESIGN DISTRICT

MIDTOWN

TARGET

THE SHOPS AT MIDTOWN

WYNWOOD

WYNWOOD WALLS

EDGEWATER

JULIA TUTTLE CAUSEWAY

BISCAYNE BAY

NEIGHBORHOOD HIGHLIGHTS

Located just blocks from Miami’s Design District and Midtown, this office provides exceptional accessibility on Biscayne Boulevard and is minutes from Miami Beach. The surrounding neighborhoods offer a variety of dining options and cafes, creating a convenient and dynamic work environment for employees and clients.





LOCATION DESCRIPTION

4770 Biscayne Blvd is located in the Upper Eastside District in Miami, across the street from the affluent residential communities of Bay Point and Morningside, and walking distance to the world famous Design District. With new mixed-use residential developments being delivered in the area along with the proximity to major highways, the location of the property makes for easy access to Downtown, the Beaches, highways and future public transit.

The 14 story office building includes three 3 levels of parking and 11 floors of offices above. Over 4 million dollars have been invested by the Association over the past few years. The re-imaging was done by internationally renowned architect, Chad Oppenheim. The building's renovations include, new systems, new granite, stainless steel bathrooms, new elevator cabs, new lighting and ceilings in the corridors, and a totally renovated lobby with terrazzo and river rock flooring and slate walls. In addition, there is new landscaping, a new cooling tower, and new fire safety system.



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