

EXECUTIVE PLAZA

BISCAYNE MEDICAL & PROFESSIONAL OFFICES

3000 BISCAYNE BLVD
MIAMI, FL 33137



AVAILABLE OFFICES FOR LEASE

Presented By,

BERT CHECA

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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
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MATTHEW KATZEN

Senior Vice President
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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



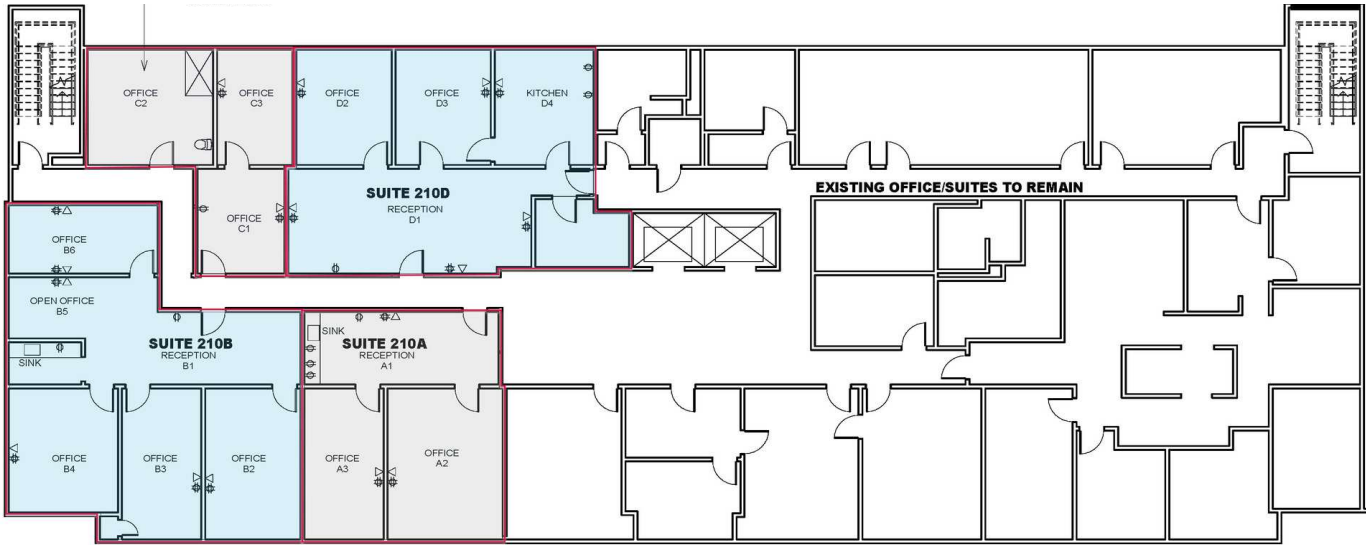
AVAILABLE SPACES FOR LEASE



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	\$45.00 SF/yr
Suite 210C	Available	713 SF	Full Service	\$45.00 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

2ND FLOOR SPACES AVAILABLE



LEASE INFORMATION

LEASE TYPE:	Full Service	LEASE TERM:	Negotiable
TOTAL SPACE:	295 - 11,451 SF	LEASE RATE:	\$35.00 - \$45.00 SF/yr

AVAILABLE SPACES

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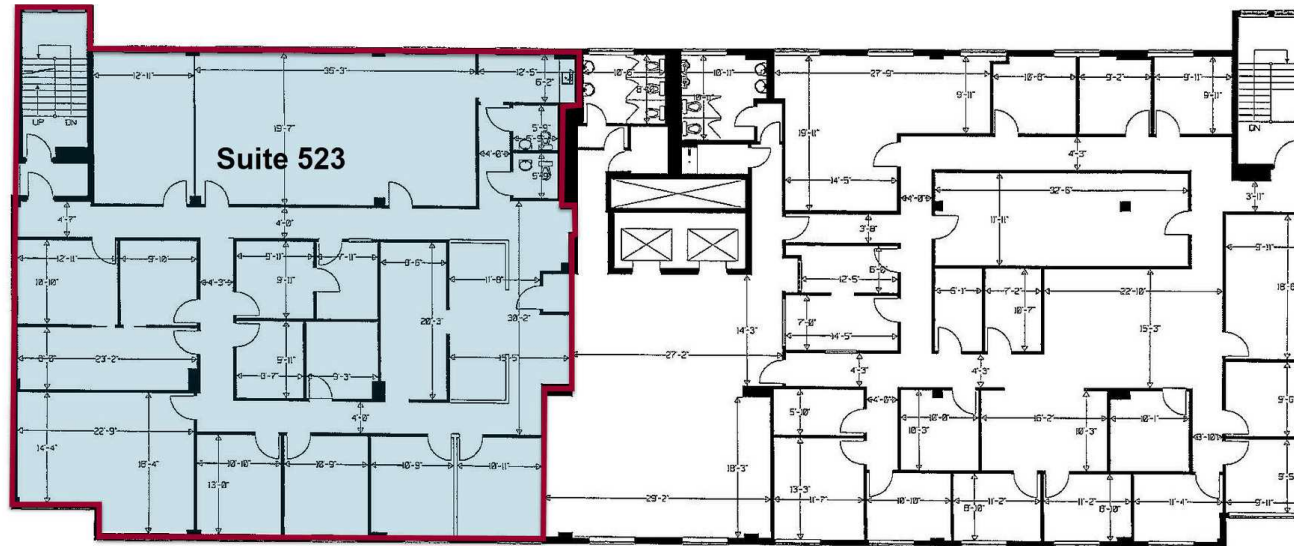
4TH FLOOR AVAILABLE FOR LEASE



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

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

BUILDING INFORMATION

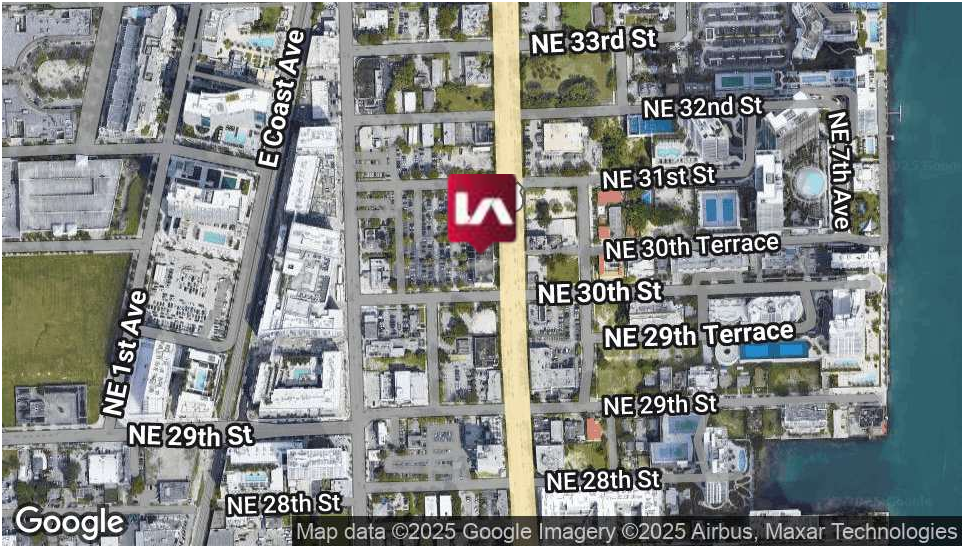
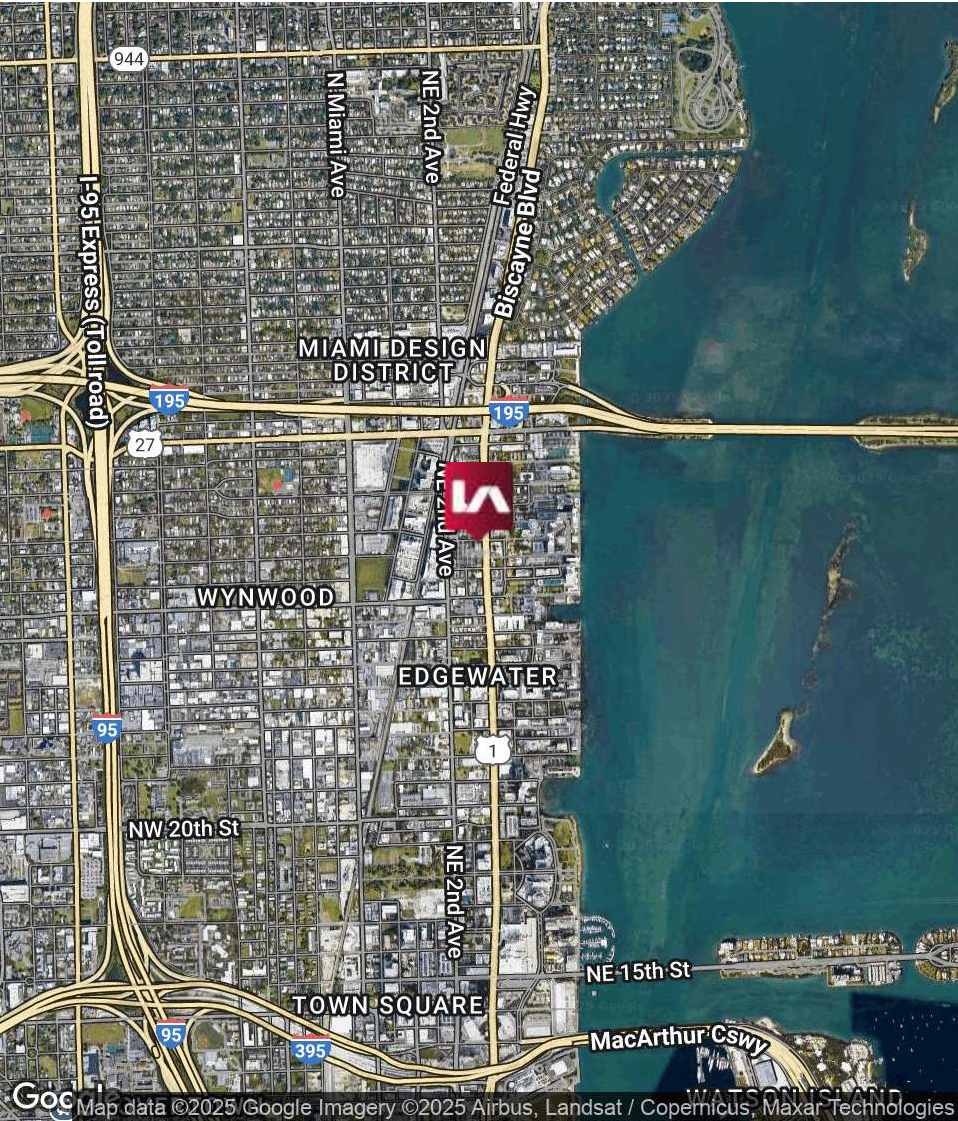
BUILDING SIZE	59,259 SF
BUILDING CLASS	C
NUMBER OF FLOORS	5
AVERAGE FLOOR SIZE	15,000 SF
YEAR BUILT	1965

PARKING & TRANSPORTATION

PARKING TYPE	Surface
PARKING RATIO	3.0
NUMBER OF PARKING SPACES	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

[illegible]

— 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

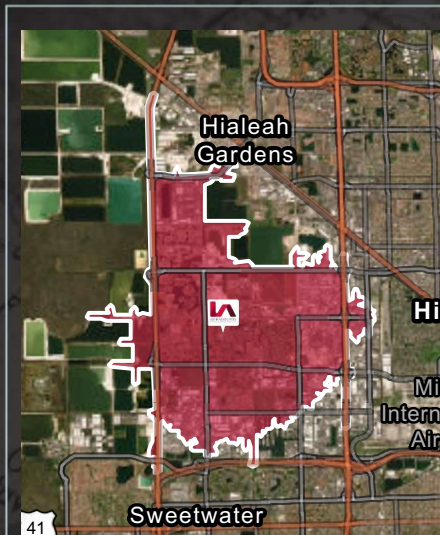
19%

Some College

59%

Bachelor's/Grad/Prof
Degree

Drive time of 10 minutes



EMPLOYMENT TRENDS

15%
Services

13%

White Collar

72%

Blue Collar

Unemployment Rate **0.9%**

COMMUTING TRENDS

1%
Took Public
Transportation

11%
Carpooled

Walked
1%

Bicycled
0%

NEARBY AMENITIES



410

Number of
Restaurants

2,189

Retail
Businesses



DAYTIME POPULATION

Total Daytime
Population

137,499

Daytime
Population:
Workers

100,744

Daytime
Population:
Residents

36,755

BUSINESS



13,756

Total Businesses



89,795

Total Employees



19,763,571,838

Total Sales

— 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

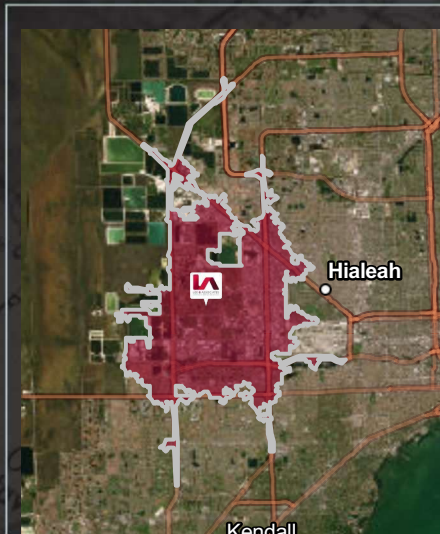
20%

Some College

41%

Bachelor's/Grad/Prof Degree

Drive time of 15 minutes



EMPLOYMENT TRENDS

15%
Services

21%

White Collar

65%

Blue Collar

Unemployment Rate **1.0%**

COMMUTING TRENDS

1%
Took Public Transportation

10%
Carpooled

1%
Walked

0%
Bicycled

NEARBY AMENITIES



1,082

Number of Restaurants

5,287

Retail Businesses



DAYTIME POPULATION

Total Daytime Population

345,458

Daytime Population: Workers

247,015

Daytime Population: Residents

98,443

BUSINESS



31,747

Total Businesses



233,434

Total Employees



50,286,584,009

Total Sales

— 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

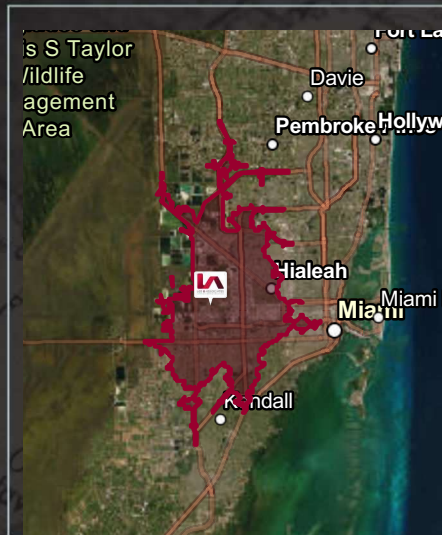
22%

Some College

34%

Bachelor's/Grad/Prof
Degree

Drive time of 20 minutes



EMPLOYMENT TRENDS

14%
Services

24%

White Collar

62%

Blue Collar

Unemployment Rate
1.2%

COMMUTING TRENDS

2%
Took Public
Transportation

9%
Carpooled

1%
Walked

0%
Bicycled

NEARBY AMENITIES



2,335

Number of
Restaurants

10,159

Retail
Businesses



DAYTIME POPULATION

Total Daytime
Population

773,536

Daytime
Population:
Workers

454,716

Daytime
Population:
Residents

318,820

BUSINESS



58,902

Total Businesses



429,104

Total Employees



83,173,899,848

Total Sales