For Lease



Turnkey Medical Suite

4,412 RSF | Available March 1, 2027

2063 Biscayne Boulevard | **5th Floor** | Miami, FL 33137

Edgewater & Arts & Entertainment District

Turnkey Medical Office
4,412 RSF

Position your practice in one of Miami's fastest-growing corridors.

The 5th floor at 2063 Biscayne Boulevard offers a turnkey, fully built-out clinical facility tailored for specialized medicine, diagnostic care, or multidisciplinary outpatient services.

Featuring direct frontage along Biscayne Boulevard, prominent visibility, and seamless connectivity to both Downtown Miami and the world-renowned Miami Health District.



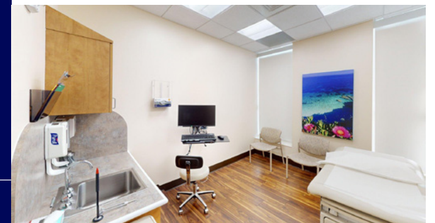
Property Summary

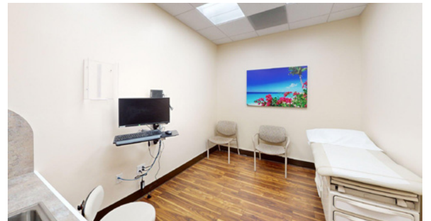
Available Space	5th Floor (Full Floor) 4,412 RSF
Asset Classification	Commercial & Medical Condominium
Existing Buildout	Fully built clinical suite
Location	Biscayne Corridor (A&E District / Edgewater)
Parking	8 dedicated garage spaces, plus valet and patient drop-off
Daily Traffic Count	37,000+ vehicles per day (VPD) on Biscayne Boulevard
Availability	March 1, 2027
Ideal For	+ Neurology + Dermatology + Internal Medicine + Pain Management + Physical Therapy IV + Wellness

Turnkey Clinical Infrastructure & Strategic Advantages

This opportunity has been engineered to meet stringent clinical and medical operating standards while delivering an elevated patient experience.

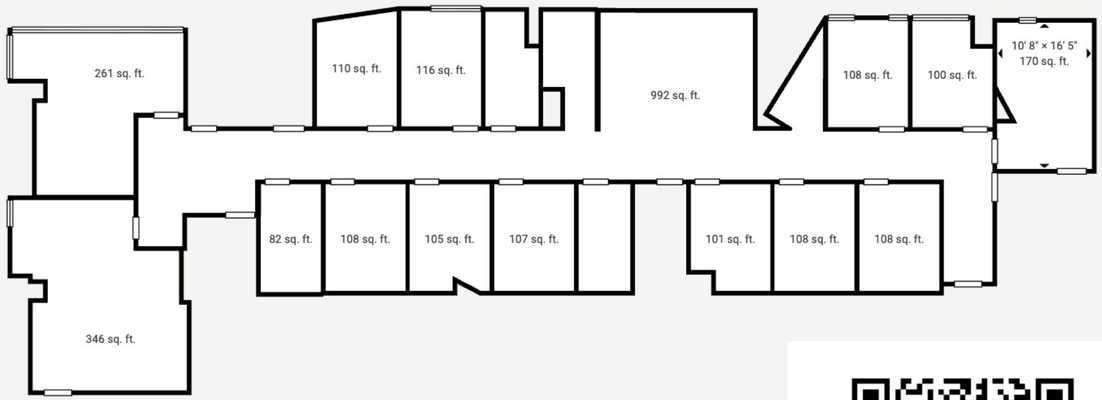
- **Dedicated Wet Plumbing**: Integrated hand-wash sinks and plumbing lines throughout multiple exam and procedure rooms.
- **Executive & Consultation Suites**: Private physician offices designed for patient consultations, telehealth, and administrative leadership.
- **Expansive Intake & Reception**: Spacious, light-filled patient arrival gallery with privacy-oriented dual check-in/check-out stations.
- **Specialized Testing & Procedure Zones**: Flexible clinical rooms tailored for diagnostic workflows or specialized outpatient procedures.
- **Dedicated Staff Amenities**: Private staff break area, secure medication/storage areas, and internal restrooms.
- **Signage & Street Presence**: Prominent exterior and lobby directory presence along Biscayne Boulevard, capturing 37,000+ passing vehicles daily.







Floor Plan | 5th Floor
4,412 RSF



View Virtual Tour

Purpose-built Environment for Modern Healthcare

Designed to support an efficient, patient-focused practice, this medical office layout offers a thoughtful balance of clinical functionality, private consultation spaces, and essential staff amenities.

Reception & Patient Waiting
- Welcoming reception and waiting area for 15–20 patients.
- Dual check-in and check-out stations designed to support patient privacy.

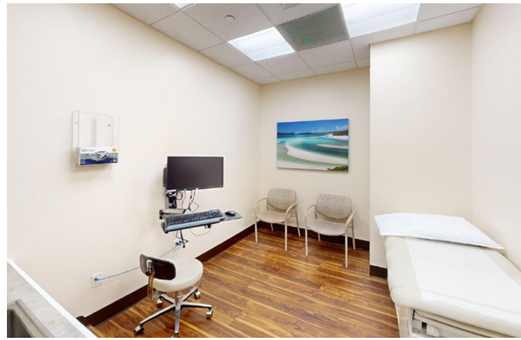
Examination & Procedure Rooms
- Clinical rooms with plumbing, sinks, and built-in cabinetry.

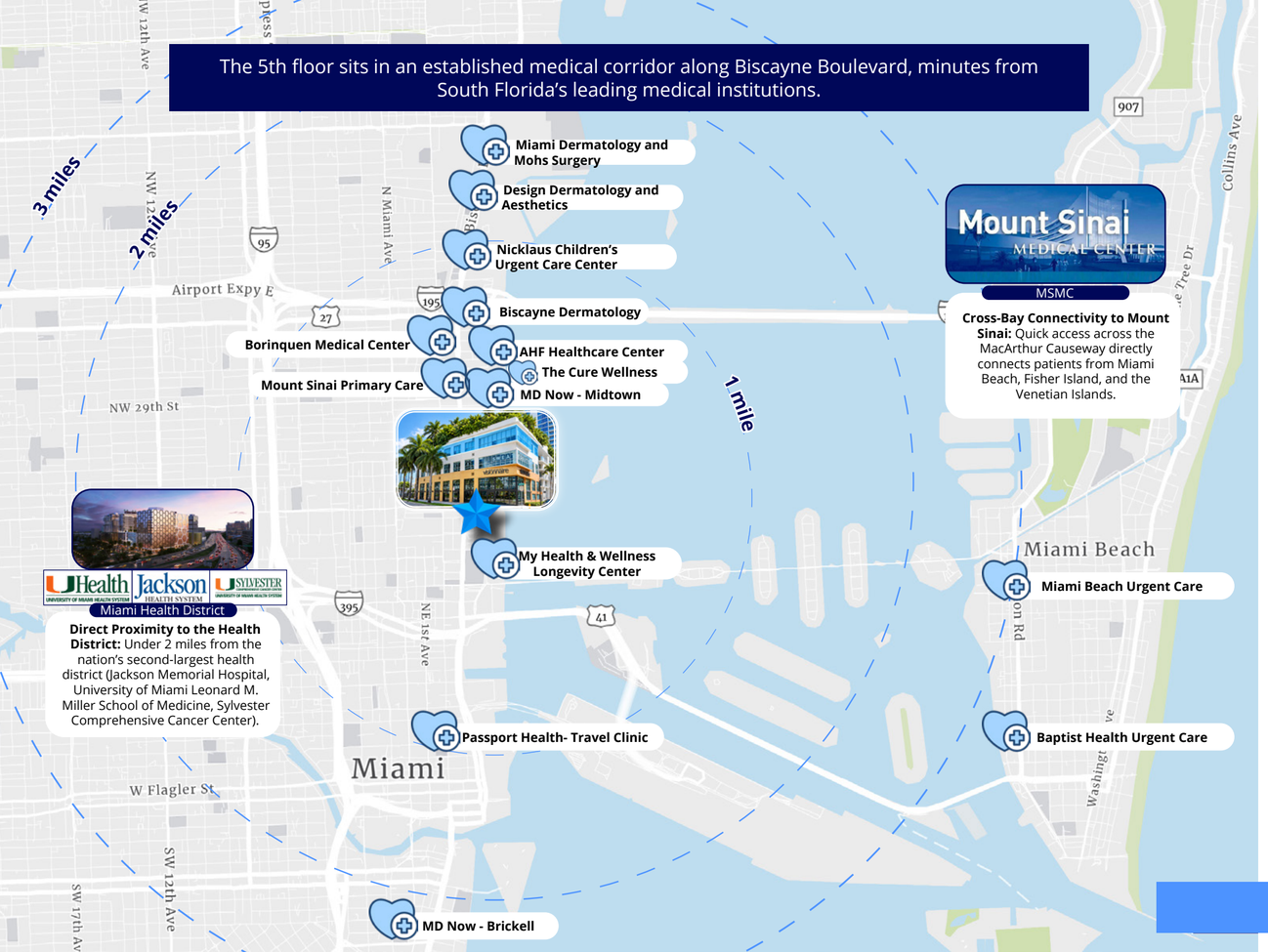
Private Physician Offices
- Private offices with floor-to-ceiling windows and natural light.
- Acoustically insulated spaces for confidential consultations and telemedicine.

Clinical Support & Diagnostics
- Centralized nurse / medical assistant workstation.
- Flexible clinical room adaptable to the practice's workflow.

Staff & Support Areas
- Secure medication and clean supply storage.
- Dedicated soiled utility room.
- Private staff breakroom with kitchenette and storage.
- Dedicated IT and telecommunications closet.







LOCATION, CONNECTIVITY & HEALTHCARE ECOSYSTEM

Positioned directly along Biscayne Boulevard (US-1) at NE 20th Terrace, 2063 Biscayne provides rapid, friction-free ingress and egress across Miami-Dade County's dense core and affluent coastal barrier islands.

Surrounded by established primary care groups, fertility clinics, concierge wellness centers, and specialized surgical networks.

- Adrienne Arsht Metromover Station: 0.5 miles
- Design District: 1.2 miles
- Miami Health District (Jackson / UHealth / Sylvester): 1.6 miles
- Brickell: 2.1 miles
- Mount Sinai Medical Center: 3.1 miles
- South Beach (Lincoln Road): 3.5 miles
- Miami International Airport: 5.9 miles

	1-Mile Radius	2-Mile Radius	3-Mile Radius
Total Population	52,365	126,657	284,887
Projected Population (2031)	62,886 (+20.1%)	150,613 (+18.9%)	313,706 (+10.1%)
Average Household Income	$154,570	$137,441	$129,065
Median Age	35.6 Years	36.8 Years	38.2 Years
Insured Population	74.4%	72.8%	69.3%
Annual Health Insurance Expenditures	$5,665	$5,127	$4,975
Annual Medical Care	$4,975	$2,774	$2,667

Straight-line distances.

Data sources include: American Community Survey (ACS) 5-year Data, Esri Consumer Spending, and Esri Market Potential data.

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