



**FOR SALE**

**4770 BISCAYNE BOULEVARD  
UNITS 800, 810, 820  
MIAMI, FL 33137**

**RENOVATED EXECUTIVE OFFICE**

**STL**  
COMMERCIAL

# OVERVIEW

STL Commercial is pleased to present an expansive turn-key 4,200 SF office unit at 4770 Biscayne Boulevard. Three units have been combined into one to offer an ideal layout for executive offices for a company that wants a strong presence in the heart of Miami.

The space comes equipped with a glass enclosed conference room, multiple private offices, a reception area, and an efficiently designed common area to fit a large number of employees.

4770 Biscayne is a 15-story building that includes key upgrades such as smart elevators, upgraded lighting, and a lobby re-designed with terrazzo and river-rock flooring, complemented by slate walls.

## UNIT SUMMARY

ASKING PRICE: \$1,600,000

SPACE SIZE: 4,207 SF

FLOOR LEVEL: 8th Floor

## UNIT HIGHLIGHTS

- 5 PRIVATE OFFICES
- CONFERENCE ROOM/ WAITING AREA
- 16 CUBICLES
- STORAGE ROOM
- FISH TANK
- BISCAYNE BAY VIEWS

## BUILDING HIGHLIGHTS

- 24 HOUR ACCESS & SECURITY
- THREE LEVEL COVERED PARKING ON SITE (ADDITIONAL RESERVED AND COVERED SPACES & EV CHARGING STATIONS)
- BREATHTAKING PANORAMIC VIEWS OF BISCAYNE BAY
- A HIGHLY POLISHED LOBBY, UPGRADED SYSTEMS THROUGHOUT, WELL-MAINTAINED COMMON AREAS



4770 BISCAYNE BOULEVARD - MIAMI, FL 33137

**BRIAN PINEIRO** | COMMERCIAL ADVISOR | 786.382.9900

**ALEX TSOULFAS** | PRESIDENT | 305.972.7217

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.



# INTERIOR PHOTOS



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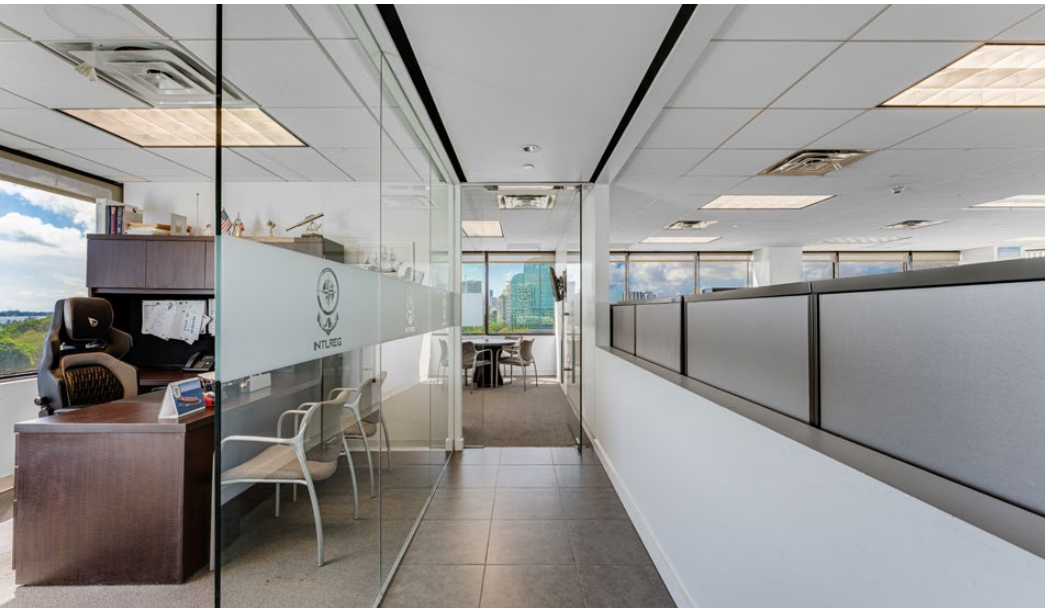
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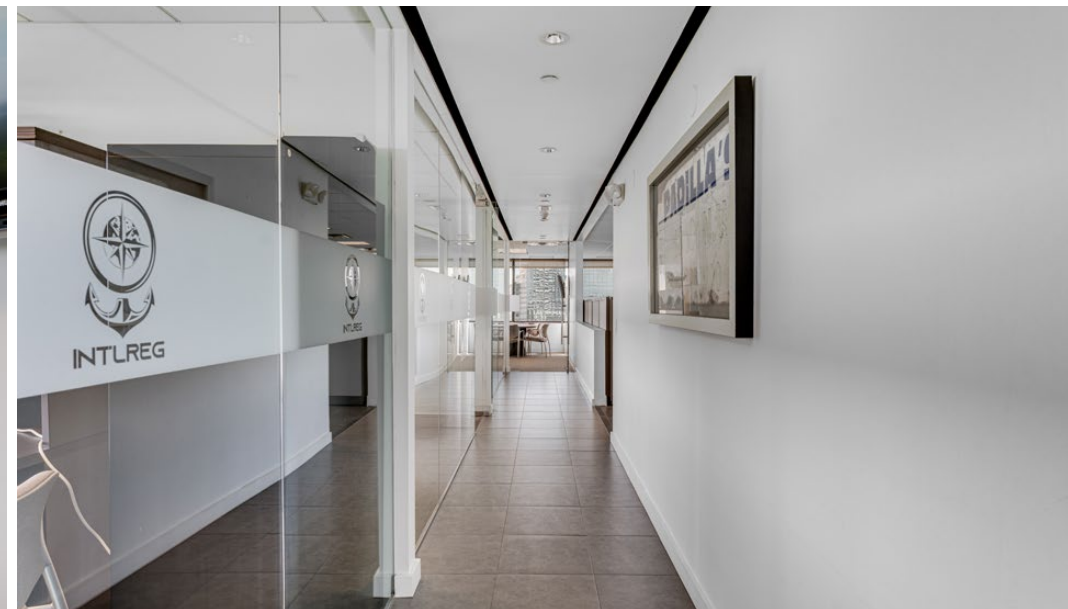
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**PRESENTED EXCLUSIVELY BY**



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