

ONE BISCAYNE TOWER



RESTAURANT / RETAIL FOR LEASE

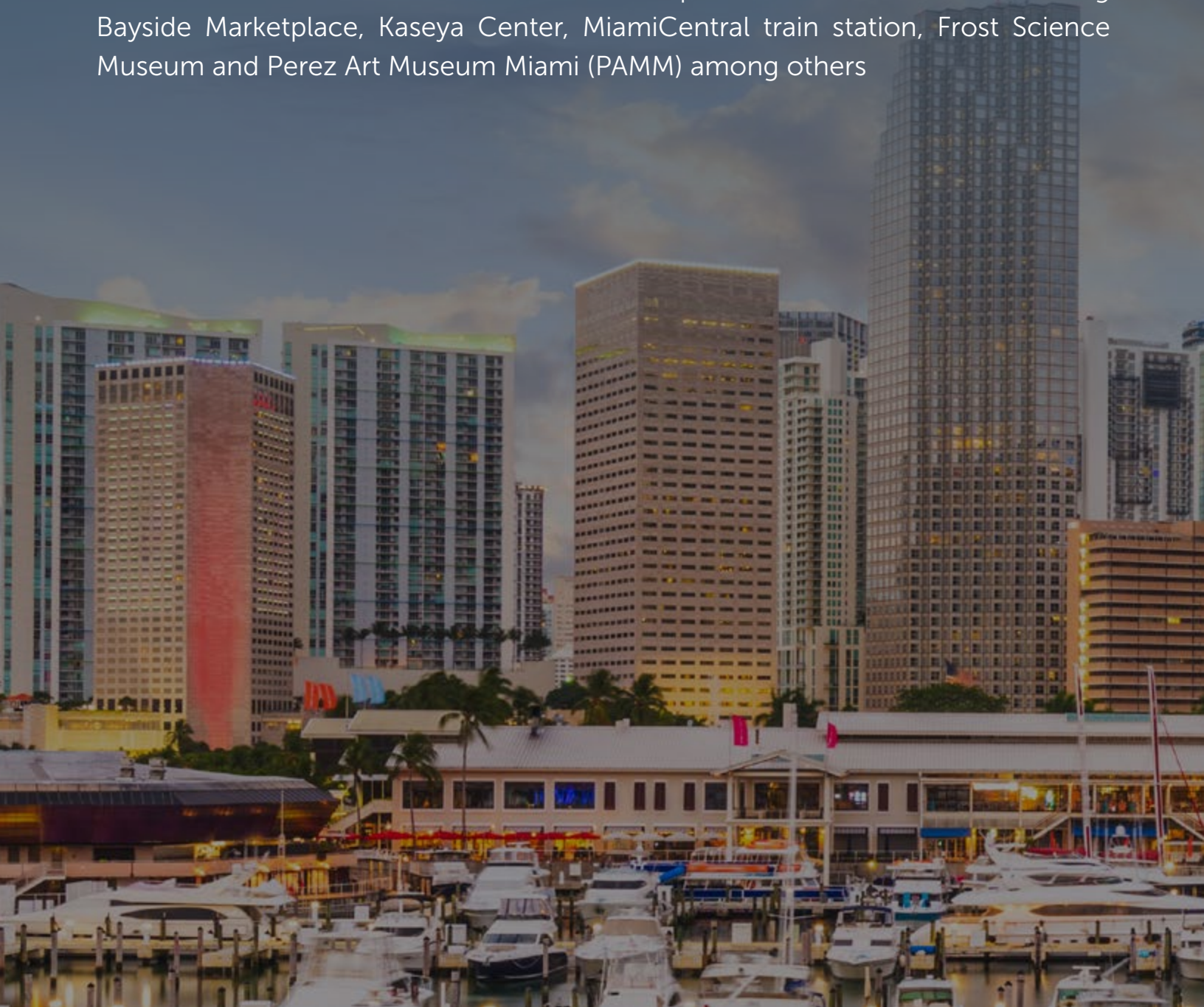
2 South Biscayne Boulevard, Miami, FL 33131



PROPERTY HIGHLIGHTS

Restaurant and retail spaces

- Ability to create flagship restaurant space with dedicated patio along Biscayne Boulevard
- Cafe space with existing covered patio along recently renovated Flagler Street
- Institutional landlord able to provide tenant improvement allowances
- Retail space for rent at the base of One Biscayne Tower, a +/- 692,000 SF Class A office tower
- One Biscayne Tower recently underwent a full renovation, including a new lobby, corridor and storefronts
- Located in the heart of Downtown Miami, steps from area attractions including Bayside Marketplace, Kaseya Center, MiamiCentral train station, Frost Science Museum and Perez Art Museum Miami (PAMM) among others



3 Mile Demographics

245,912
population



38
median age



\$104,318
average household Income



116,843
estimated households



25,888
total businesses



327,498
daytime population



GROUND FLOOR

SUITE 1

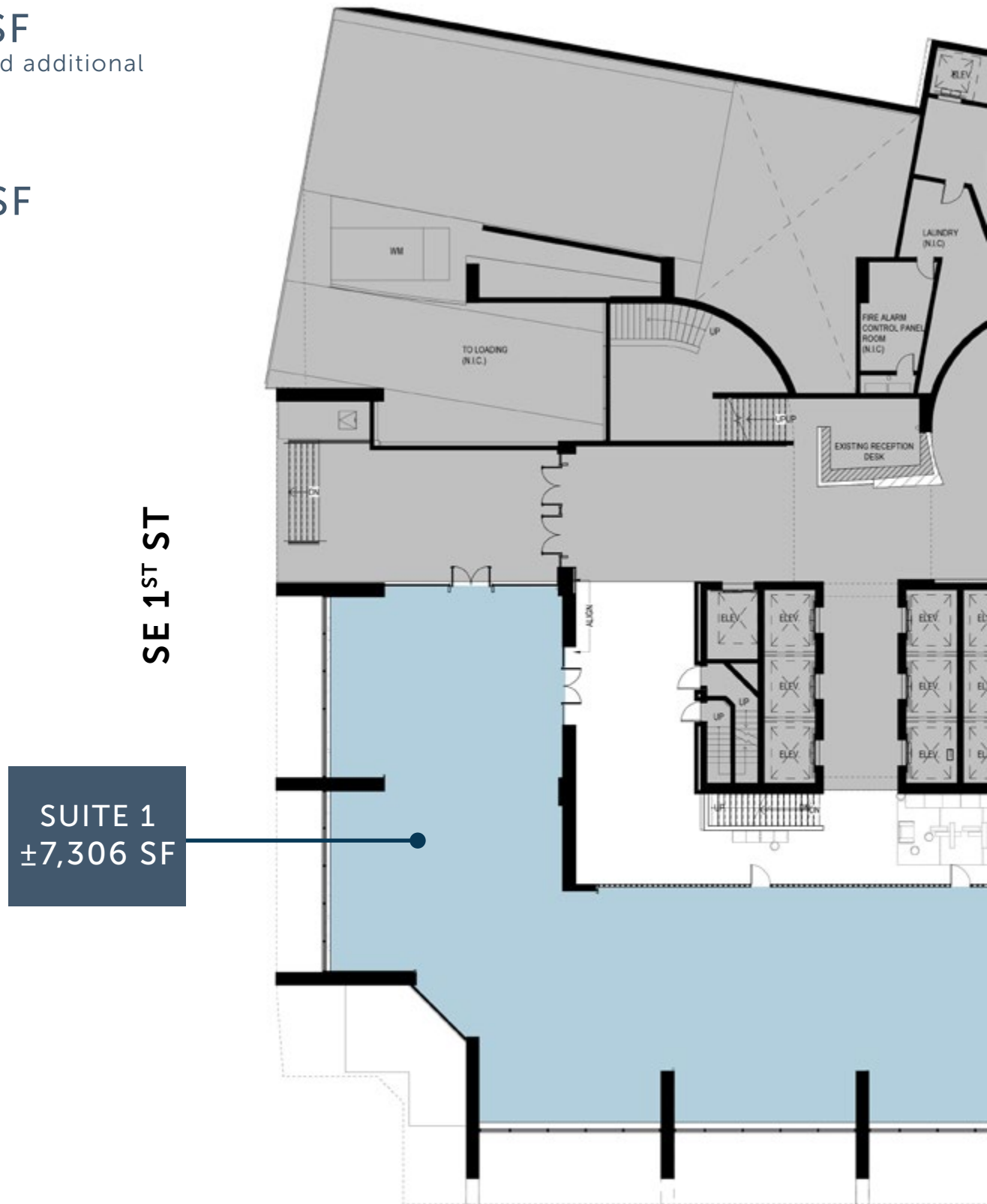
±7,306 SF

ability to build additional
patio space

SUITE 2

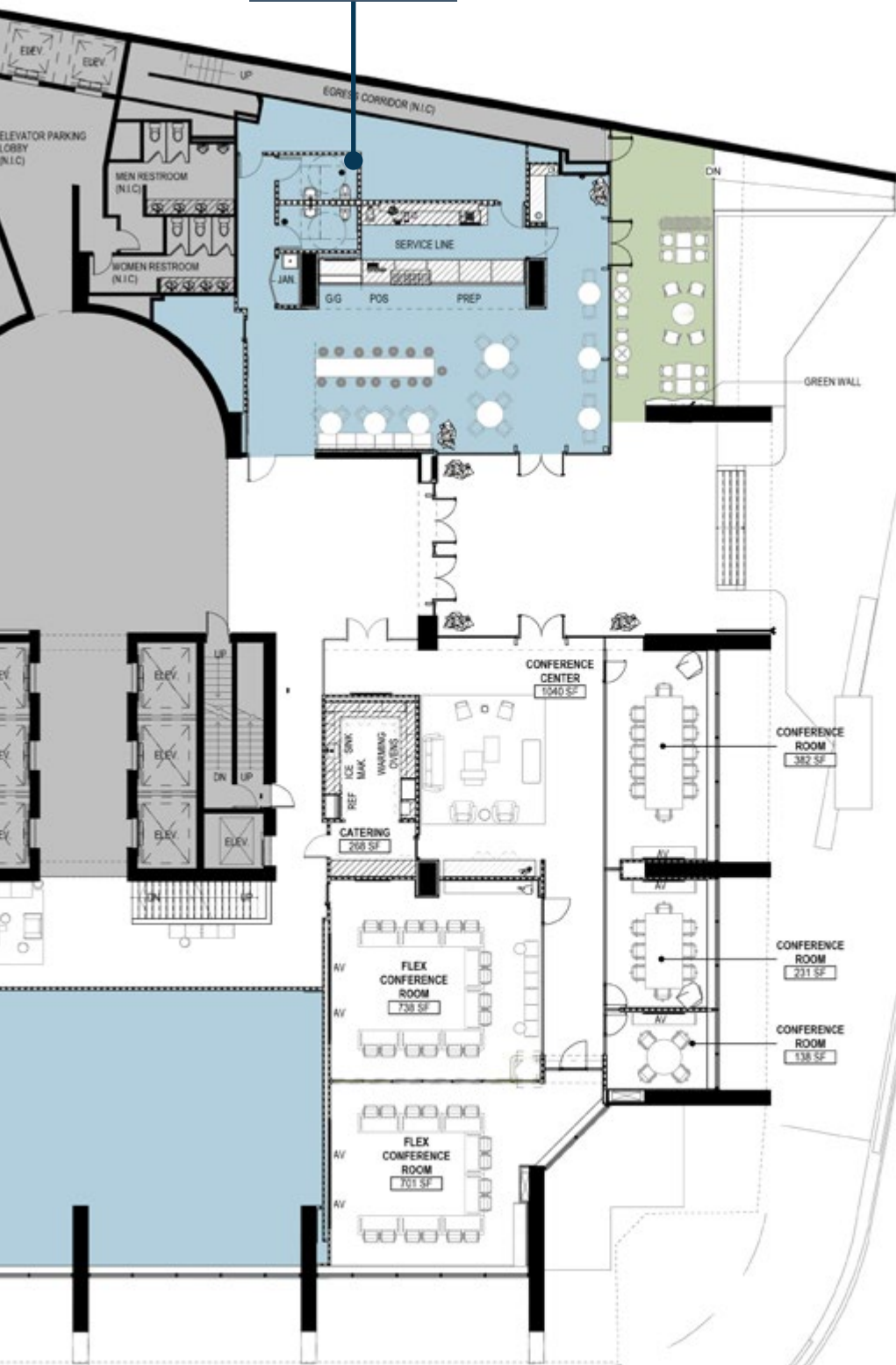
±2,363 SF

plus patio



BISCAYN

SUITE 2
±2,363 SF



E FLAGLER ST



NE BLVD

CONCEPT RENDERINGS





ONE BISCAYNE TOWER

2 South Biscayne Boulevard
Miami, FL 33131



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