

201 S. BISCAYNE BLVD.  
MIAMI, FL 33136

Make a lasting impression.  
Upscale office suites in Downtown Miami  
featuring stunning bay views.



Bay View Offices and Interior Offices 🌿 84 sq. ft. up to 202 sq. ft. 🌿 Starting at \$1,000/month

*Unfurnished and furnished offices available. Call Marra for more information.*



**AVAILABLE IMMEDIATELY**

Contact Marra today  
at 305-536-6131 to  
schedule a tour.

LAW OFFICES SEEKING  
PROFESSIONALS TO SHARE  
EXISTING OFFICE SPACE.



**201 S. BISCAYNE BLVD.  
MIAMI, FL 33136**

*Impress your clients in a well-appointed office suite in downtown Miami overlooking stunning bay views.*



**2 LARGE BAY VIEW OFFICES AVAILABLE:**

- Spectacular offices with water views: 185 sq. ft. and 202 sq. ft.
- \$2,000/month per office
- Each office includes one assistant desk
- 1-year lease agreement
- Security deposit, first, and last month required
- One on-site parking spot available per office for a monthly fee
- Additional off-site parking available for a monthly fee

**1 BAY VIEW OFFICE AVAILABLE:**

- Office suite overlooking gorgeous Biscayne Bay with 132 sq. ft.
- \$1,800/month
- Includes one assistant desk
- 1-year lease agreement
- Security deposit, first, and last month required
- Off-site parking available for a monthly fee

**3 INTERIOR OFFICES AVAILABLE:**

- Office suites from 84 sq. ft. – 122 sq. ft.
- From \$1,000–\$1500/month per office
- 1-year lease agreement
- Security deposit, first, and last month required
- Off-site parking available for a monthly fee

**BUILDING AMENITIES:**

- Located across the street from the MetroMover
- Adjacent to the 4-star InterContinental Hotel
- Gym and mySpa
- On-site dining: Toro Toro and Blue Water Restaurants
- Starbucks and Gualt's Cafe
- FedEx Office
- Car Port
- On-site car wash (*for monthly parking holders*)
- Designated guest parking
- \$20 million main lobby & exterior renovations: completely redesigned lobby with modern finishes and refurbished elevator cabs
- State-of-the-art tenant exclusive conference center
- A full-service Citibank Retail Branch
- 24-hour building security

**SUITE AMENITIES:**

- Full use of new conference room featuring breathtaking views of Biscayne Bay, and an 80" TV/Monitor for video conferencing and more
- Full kitchen, including Nespresso coffee and tea
- Reception area
- File room
- Complimentary WI-FI for guests in lobby and conference room

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