

FOR LEASE

OFFICE SPACE AT MIAMI BEACH MARINA

300 ALTON ROAD

Miami Beach, FL 33139

PRESENTED BY:

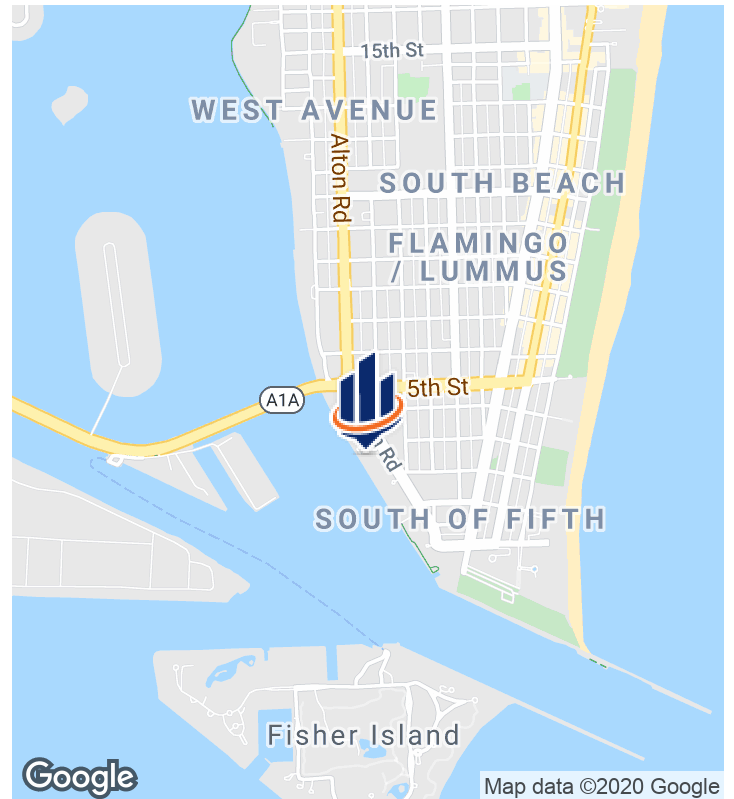
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OFFERING SUMMARY

LEASE RATE:	\$35.00 - 55.00 SF/yr (NNN)
BUILDING SIZE:	55,940 SF
AVAILABLE SF:	1,401 - 2,145 SF
LOT SIZE:	125,200 SF
YEAR BUILT:	1985
ZONING:	GU
MARKET:	Miami-Dade
SUBMARKET:	Miami Beach

PROPERTY OVERVIEW

SVN Commercial Realty is pleased to offer a great opportunity to lease office space at the iconic Miami Beach Marina. Join other tenants such as Freedom Boats, Denison Marine, FB Marine Group, and HMY Yacht along with long standing restaurants, Texas de Brazil and Monty's. The property is comprised of three floors of office and commercial/retail space totaling +/- 55,940 SF as well as a 400 slip marina that can accommodate vessels up to 250 feet. Miami Beach Marina offers unparalleled views of the Intracoastal Waterway, downtown Miami skyline, Fisher Island, and Port Miami.

SPACES	LEASE RATE	SPACE SIZE
SUITE 206	\$35.00 SF/yr	1,401 SF
SUITE 212	\$35.00 SF/yr	1,568 SF
SUITE B - ICON BLDG	\$55.00 SF/yr	2,145 SF

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LOCATION INFORMATION

BUILDING NAME	Office Space at Miami Beach Marina
STREET ADDRESS	300 Alton Road
CITY, STATE, ZIP	Miami Beach, FL 33139
COUNTY	Miami-Dade
SUB-MARKET	Miami Beach
CROSS-STREETS	Alton Road just off Mac Arthur Causeway
ZONING	GU



PROPERTY HIGHLIGHTS

- Three (3) Office Suites Available for Lease

SUITE 206 | +/- 1,401 SF

- Reception Area | Conference Room | Kitchen
- Five (5) Offices
- Shared Restroom & Storage Closet

SUITE 212 | +/- 1,568 SF

- Four (4) Offices w/ Windows
- Conference Room | Kitchen
- Open Bull Pen Area | Reception Area

SUITE B- ICON BLDG | +/- 2,145 SF

- Prime Location -1st Floor of Icon Bldg
- Conference Room | Reception Area
- Kitchen & Copy Area
- Seven (7) Private Offices
- Modern Finishes Throughout
- Restrooms Shared Only with Neighboring Suite

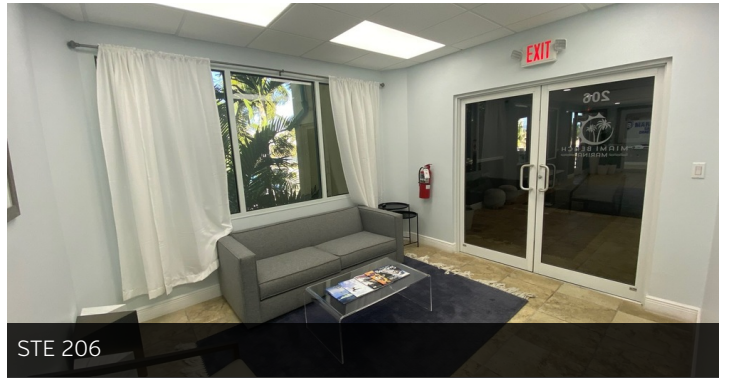


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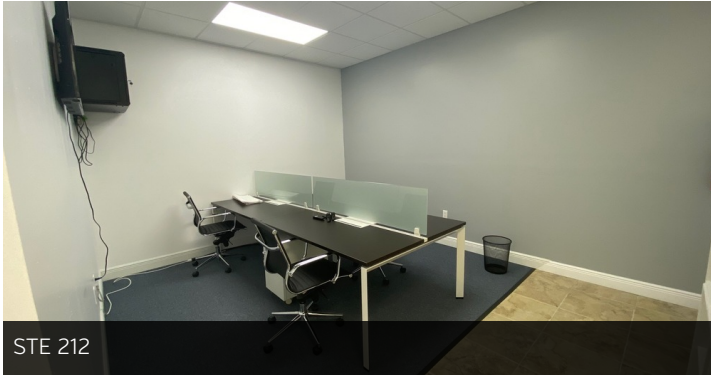
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STE 206



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STE 212



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STE B- ICON



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