

OFFICE SPACE FOR LEASE: 970 SF  
605 S. LAKE STREET MILLER BEACH

Prime downtown Miller Beach office located in the newly replaced street and sidewalk business district. Walk to South Shore train and minutes to I65 and Highways 12, 20. A new public parking lot is across the street.

Ground level retail, general office, or medical suite with 971 sf includes 2 private offices, conference room, bathroom, and reception /storefront.

The 605 S. Lake Street suite's rent is \$1070/month, plus utilities and alarm but can be separated into 3 areas.

The storefront area of 210 sf can be leased separately for a retail or pop up store for 308 /mo.

The office area of 470 sf with 2 private offices and an open area can be leased separately for \$470/mo. The conference room of 292 sf with toilet room and closet can be leased separately for \$292/mo.

All rooms are recently painted with new LED lighting and ceiling tiles. The entire suite has its own HVAC unit.