



3050

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BISCAYNE

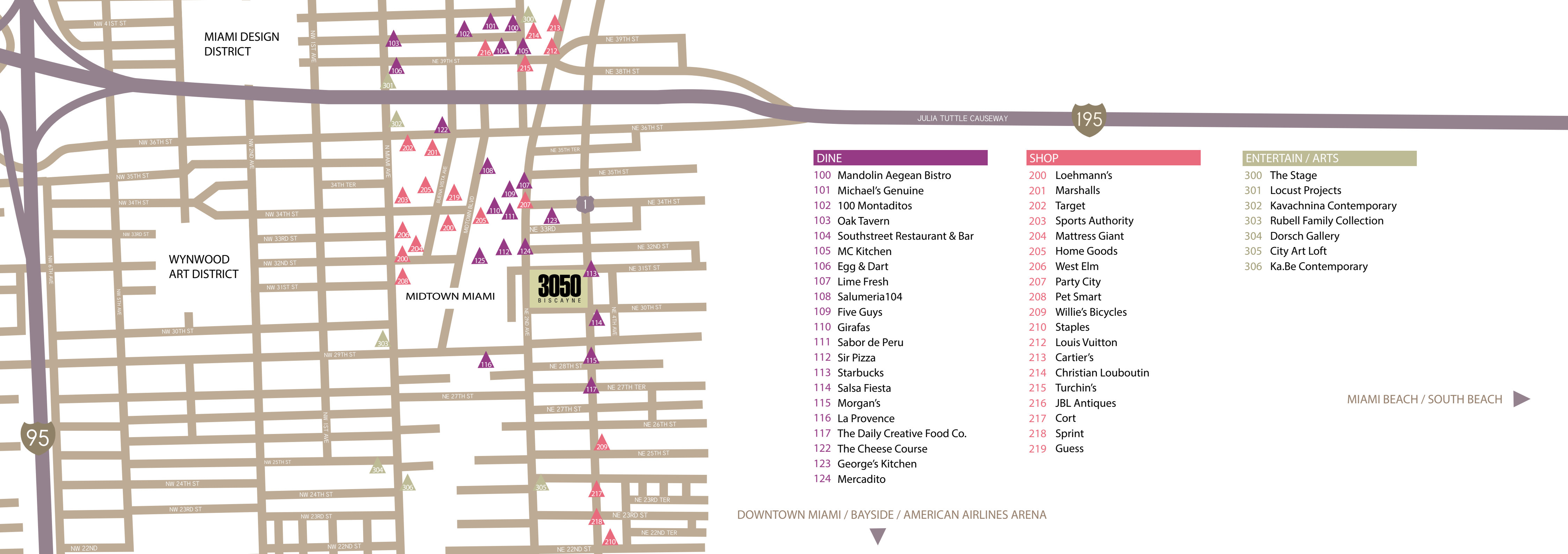
3050 BISCAYNE BOULEVARD

The newly renovated & ultra contemporary retail/office building on the Biscayne Corridor, 3050 is located just a few blocks from the Miami Design District and the highly popular Wynwood District. 3050 is comprised of intelligently designed open spaces complemented by some of the best panoramic bay and city views that Miami has to offer. Architecture and design features include over 9 feet of floor-to-ceiling glass as well as completely upgraded common areas and lobby designed by Gensler, a world-renowned architecture and design firm. Offering ample parking and on-site security, 3050 Biscayne is conveniently located directly south of I-195, giving you easy access to all major expressways.

- ▶ Penthouse units available
- ▶ Bay and city views available
- ▶ Biscayne bay exposure
- ▶ Floor to ceiling windows giving natural light throughout the spaces
- ▶ Fully renovated common areas and state of the art lobby
- ▶ Move-in ready spaces & brand new office spaces built to suit
- ▶ Landlord will help to design and build-out tenant's space
- ▶ Finishes upon tenant's request



3050 Biscayne Blvd / Miami, FL 33137 / 3050Biscayne.com



MIAMI DESIGN DISTRICT

WYNWOOD ART DISTRICT

MIDTOWN MIAMI

3050
BISCAYNE

DINE

- 100 Mandolin Aegean Bistro
- 101 Michael's Genuine
- 102 100 Montaditos
- 103 Oak Tavern
- 104 Southstreet Restaurant & Bar
- 105 MC Kitchen
- 106 Egg & Dart
- 107 Lime Fresh
- 108 Salumeria104
- 109 Five Guys
- 110 Girafas
- 111 Sabor de Peru
- 112 Sir Pizza
- 113 Starbucks
- 114 Salsa Fiesta
- 115 Morgan's
- 116 La Provence
- 117 The Daily Creative Food Co.
- 122 The Cheese Course
- 123 George's Kitchen
- 124 Mercadito

SHOP

- 200 Loehmann's
- 201 Marshalls
- 202 Target
- 203 Sports Authority
- 204 Mattress Giant
- 205 Home Goods
- 206 West Elm
- 207 Party City
- 208 Pet Smart
- 209 Willie's Bicycles
- 210 Staples
- 212 Louis Vuitton
- 213 Cartier's
- 214 Christian Louboutin
- 215 Turchin's
- 216 JBL Antiques
- 217 Cort
- 218 Sprint
- 219 Guess

ENTERTAIN / ARTS

- 300 The Stage
- 301 Locust Projects
- 302 Kavachnina Contemporary
- 303 Rubell Family Collection
- 304 Dorsch Gallery
- 305 City Art Loft
- 306 Ka.Be Contemporary

MIAMI BEACH / SOUTH BEACH

DOWNTOWN MIAMI / BAYSIDE / AMERICAN AIRLINES ARENA



3050 LOBBY AND COMMON AREA DESIGN BY GENSLER

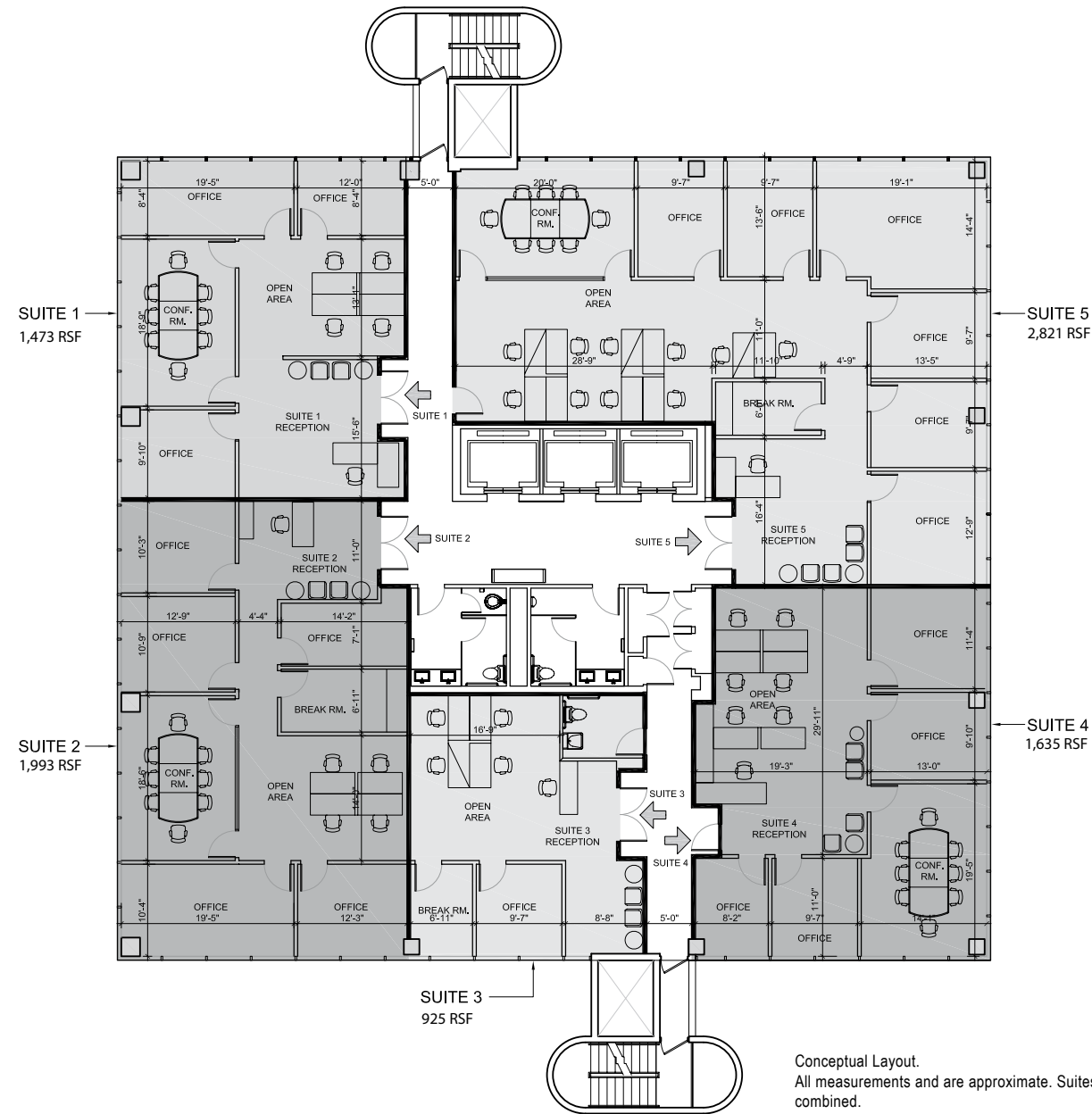
As architects, designers, planners and consultants, Gensler partners with prestigious clients on some 3,000 projects every year. These projects can be as small as a wine label or as large as a new urban district. With more than 3,500 professionals networked across 42

locations, Gensler serves as trusted advisors, combining localized expertise with global perspective wherever new opportunities arise.

Gensler reflects an enduring commitment to sustainability and the belief that design is one of the most powerful strategic tools for securing lasting competitive advantage.



FLOOR PLAN



Conceptual Layout.
All measurements and are approximate. Suites can be
combined.

MAX. CONT SPACE / 8,848 RSF

MIN. DIV. SPACE / 925 SQ. RSF

TOTAL OFFICE SPACE AVAILABLE / 42,000. RSF

TOTAL RETAIL SPACE AVAILABLE / 6,756 RSF



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