



Wolf Co.
REAL ESTATE

MARINA BLUE

888 Biscayne Blvd
Miami, FL 33132



PROPERTY OVERVIEW

Spectacular 60 story MIXED-USE curvilinear tower with 516 residential CONDOS with unobstructed views of Biscayne Bay. It's located prominently on Biscayne Blvd, directly across from American Airlines Arena and within walking distance of Bayside Marketplace, Bayfront Park, the new Performing Arts Center and the new Museum Park. There is easy access to I-95 and 395. PRIME Retail and ENTERTAINMENT space with a large atrium, a mezzanine level, and outside terraces for dining or socializing. 185 parking spaces are designated for the commercial tenants. Designed by Arquitectonica.





SPACE HIGHLIGHTS

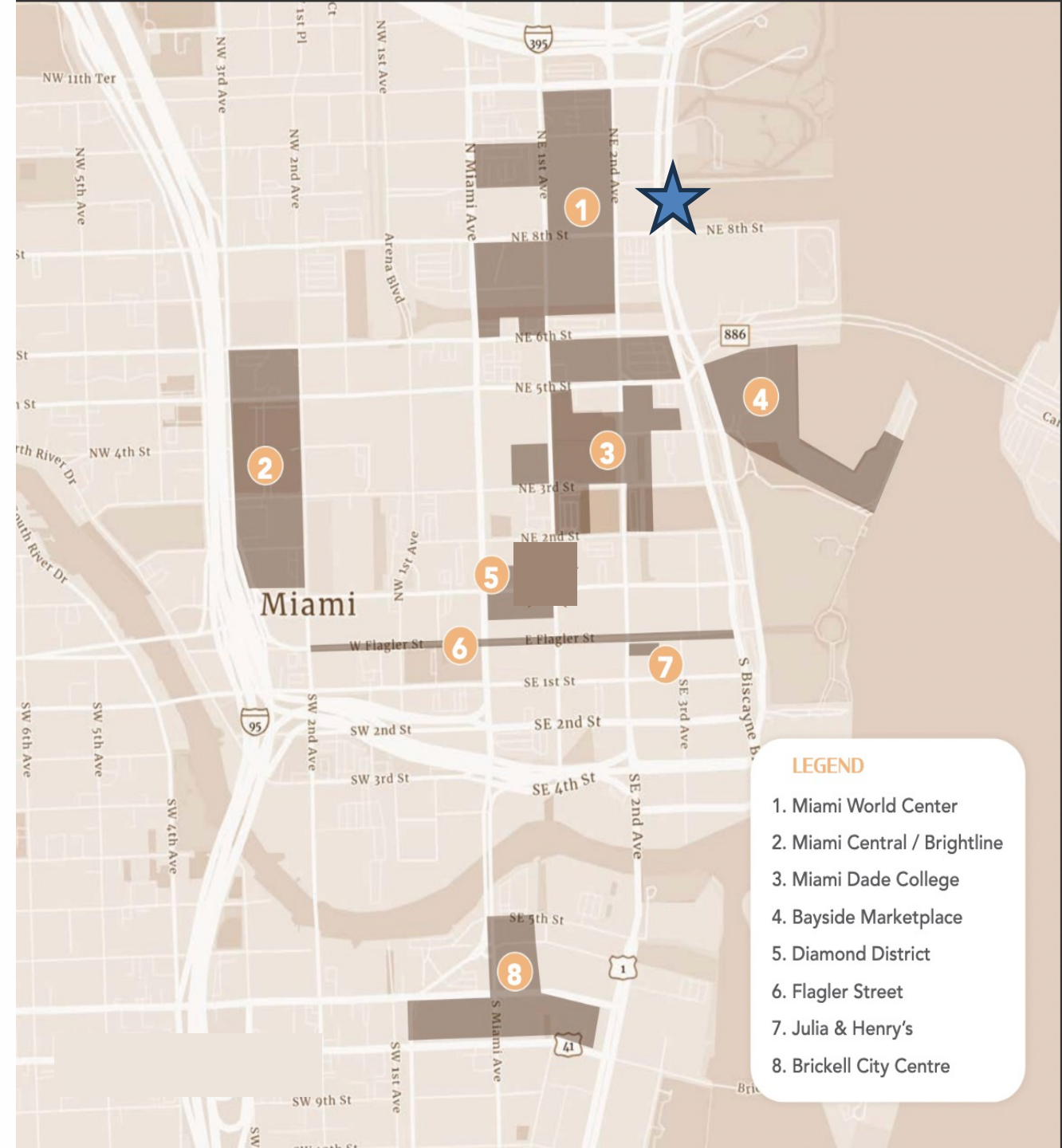
1. Size: 2,149 SF.
2. Location: Prime area in downtown Miami.
3. Usage Flexibility: Can be used for office, retail, fitness, wellness, or creative studio purposes.
4. No Windows: Ideal for privacy, controlled lighting, and secure environments.
5. No Usage Restrictions: Suitable for a wide range of business types.
6. Potential Uses:
 - Specialty retail store.
 - Professional office (lawyers, consultants).
 - Fitness and wellness studio (yoga, personal training).
 - Creative studio (artists, photographers).
 - Tech startup office.
7. Proximity: Located near major businesses, shopping areas, and public transportation.
8. Marketing Advantages: Central location offers excellent visibility and accessibility.
9. Modern Infrastructure: Equipped with essential amenities and utilities for various business needs.
10. Potential for Customization: Space can be tailored to fit specific business requirements.

PROPERTY LOCATION

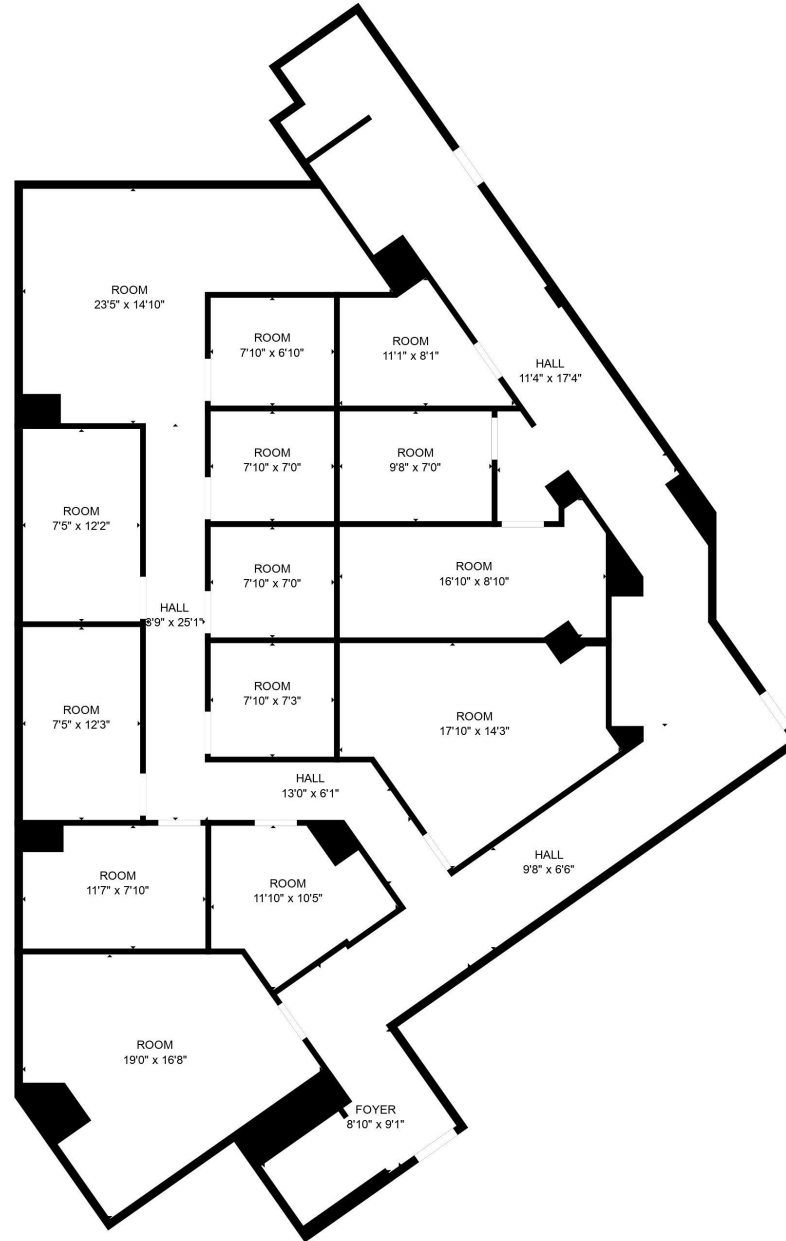
This versatile 2,149 SF office/retail space at 888 Biscayne Blvd, Miami, FL, offers unparalleled flexibility with no usage restrictions, making it ideal for specialty retail, professional offices, creative studios, or fitness and wellness centers. Its prime downtown location provides excellent visibility and accessibility, perfect for businesses seeking a central, adaptable space.

Downtown Miami

Downtown is in the midst of a historic rebirth. It is the hole in the doughnut, poised to become the next investment darling in Miami. The location encompasses limitless zoning possibilities, with rich historical buildings and picturesque surroundings of bodies of water. There is already a rapid pulse rippling through downtown, with excitement building for what is to come.



FLOOR PLAN



PROPERTY PHOTOS



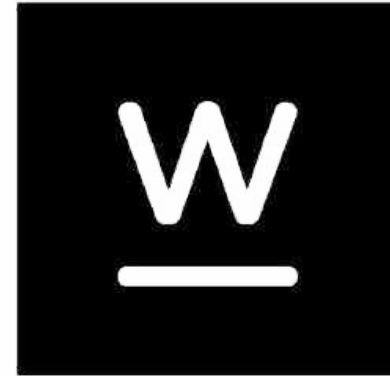
CONTACT



CARLOS GODOY

CARLOS@WOLFCO-RE.COM
M: (301) 676-4104

DIRECTOR



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