

# Biscayne Bank Tower Office For Sublease *High Street Retail USA*

2601 South Bayshore Drive • Miami, FL 33133

[www.highstreetretailusa.com](http://www.highstreetretailusa.com)

## Location

- **Biscayne Bank Tower**  
A 22-story class-A office tower
- Coconut Grove - City of Miami
- Miami-Dade County

## Space Summary

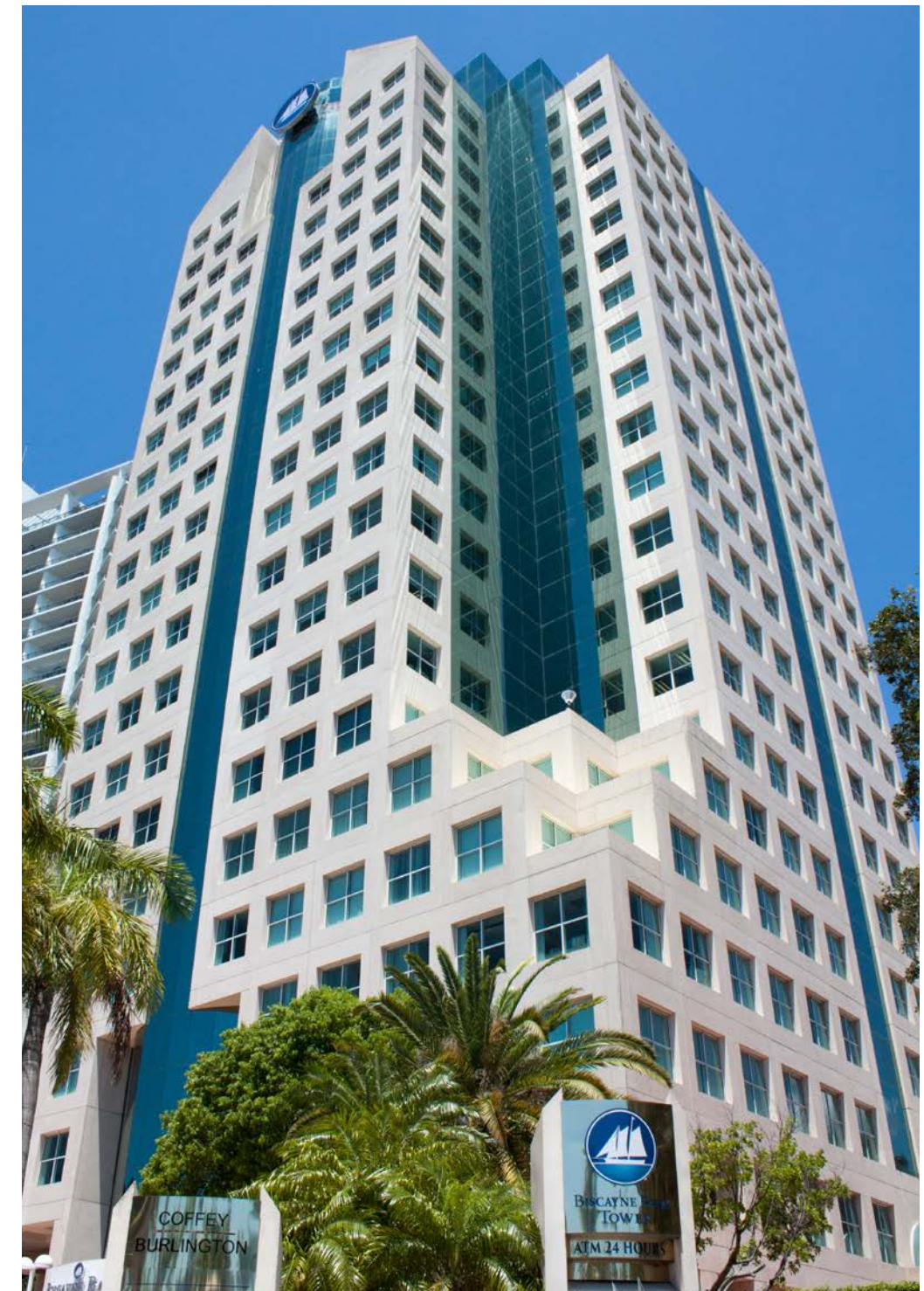
- **5,011 SF Office space for sublease**
- Fully built-out office with reception area and conference
- Parking 3 per every 1,000 SF. Rates Vary.
- On-site cafe, fitness center, banking, travel agent
- Convenient to Downtown, Brickell, Key Biscayne, Coral Gables.
- Walking distance to Cocowalk, Mayfair, Fresh Market, Coral Reef Yacht Club, City Hall, as well as many restaurants.
- Near Hotels Courtyard Marriot, Ritz-Carlton Hotel, Residence Inn
- Breath taking views



East view



West view



**Sharon Dresser**  
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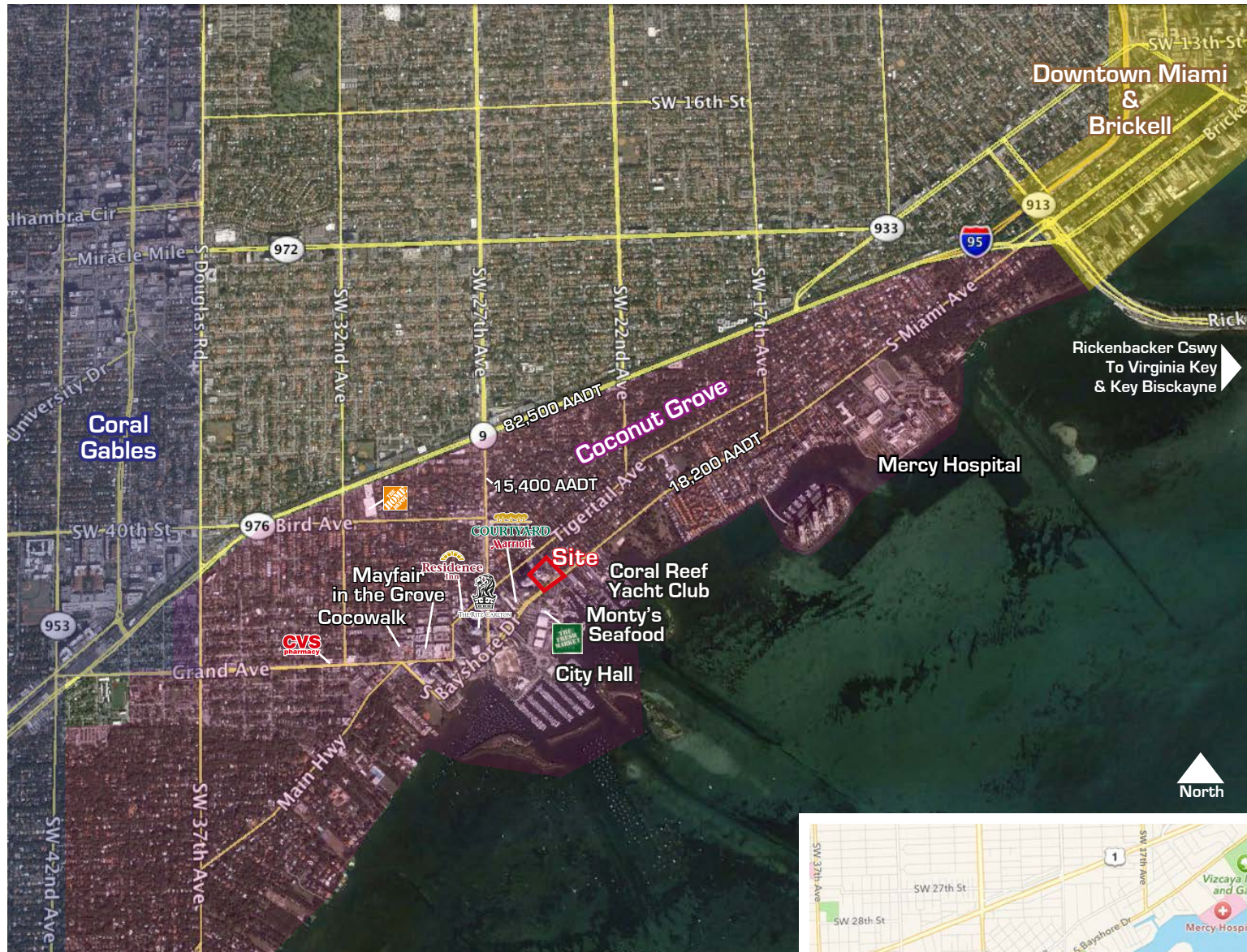


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2015 Demographic Information	1 Mile	3 Mile	5 Mile
POPULATION	18,420	171,019	417,529
AVERAGE HH INCOME	\$88,526	\$71,864	\$65,635
NUMBER OF HOUSEHOLDS	8,228	65,889	159,674
DAYTIME POPULATION	45,308	142,104	295,565

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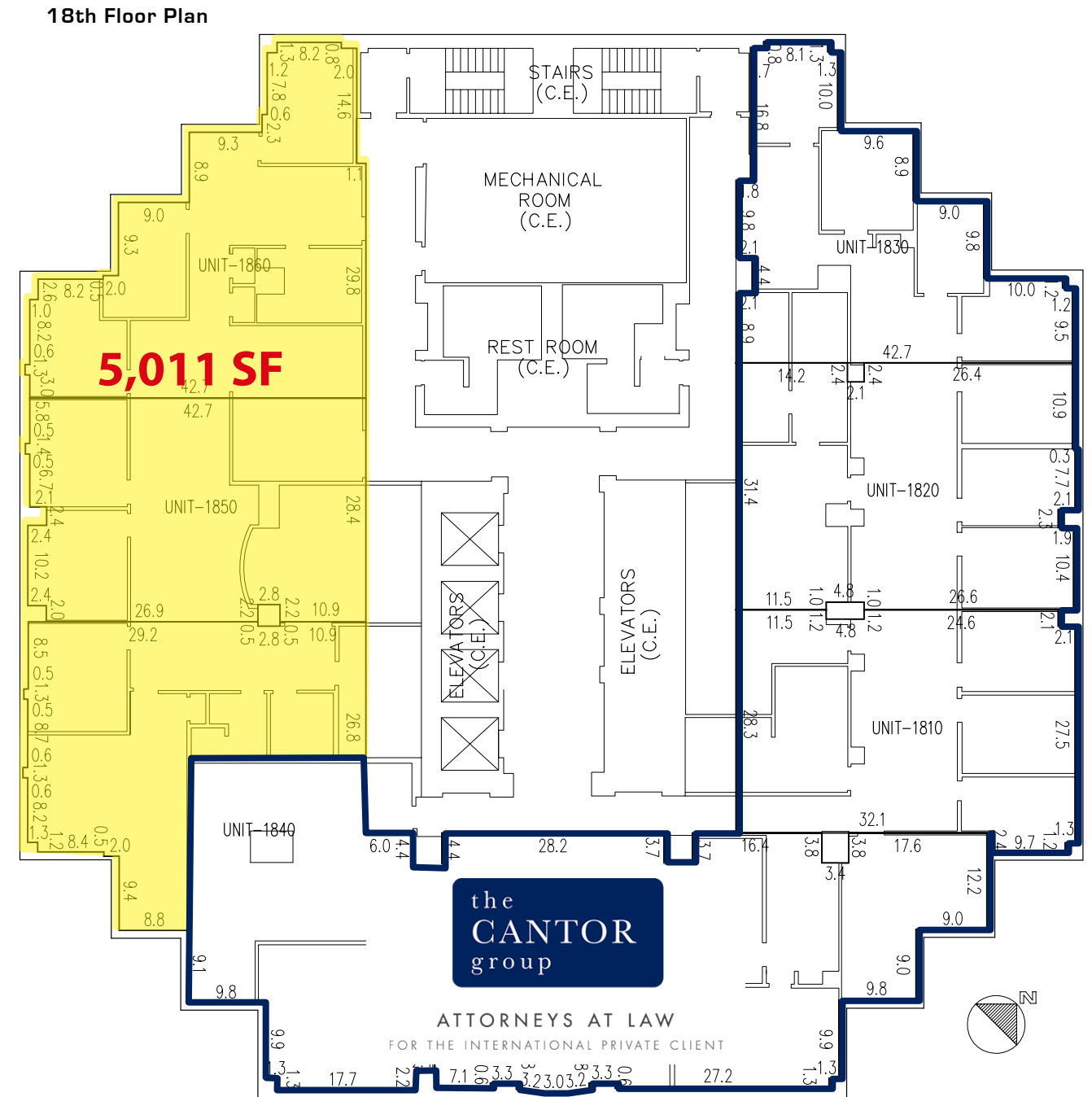


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