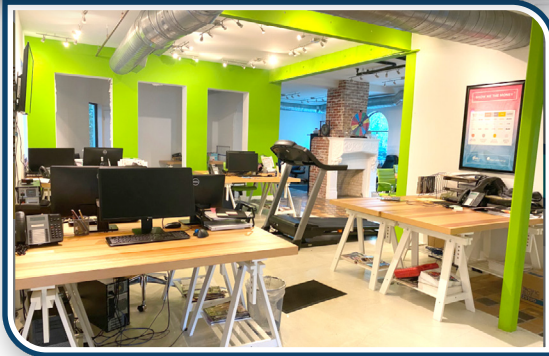
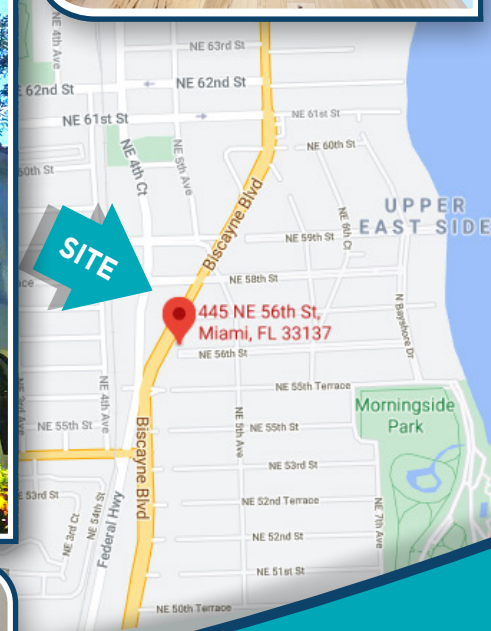


FREE STANDING  
FOR  
**LEASE**

# OFFICE BUILDING



**445 NE 56 ST,  
MIAMI, FL 33137**

## BISCAYNE BLVD & 56TH STREET

### FIRST FLOOR

- 1 enclosed office
- Full kitchen
- Large open space
- 2 ADA bathrooms

- Parking up to 10 cars on Biscayne Boulevard right in front of Morningside neighborhood Historic Building Close to Bayside

### SECOND FLOOR

- Large conference room
- 1 enclosed office
- Large open space
- Open terrace
- ADA bathroom

**3,400 ±SQFT**

**\$40/SF  
+ \$5/SF CAM**

**AMY IANNELLO / PA-C**

amyipac@yahoo.com

**954.483.4869**

**TREC**

Total Real Estate  
Consultants Inc.  
www.trecfl.com  
954.341.3294

**JOE PELAYO / CCIM, SIOR**

trec@joepelayo.com

**954.224.8773**

*Note: This offering subject to errors, omissions, prior sales or withdrawal without notice.*

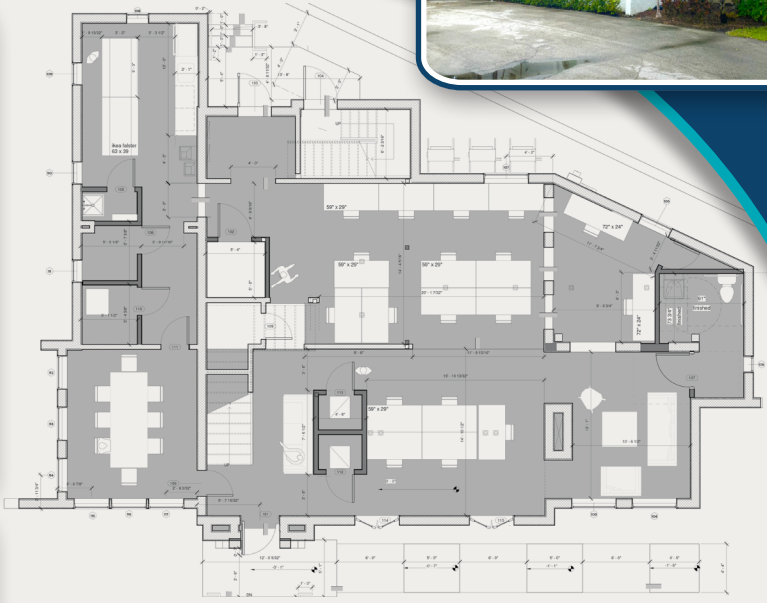
# FREE STANDING FOR LEASE

## OFFICE BUILDING

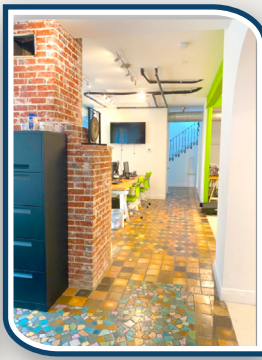
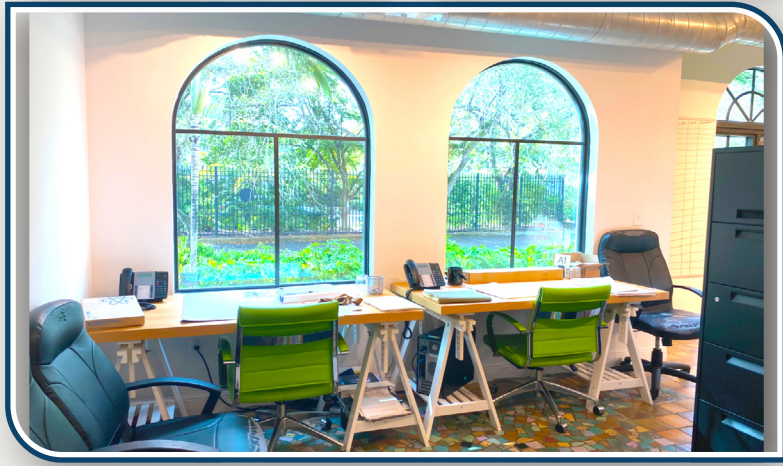
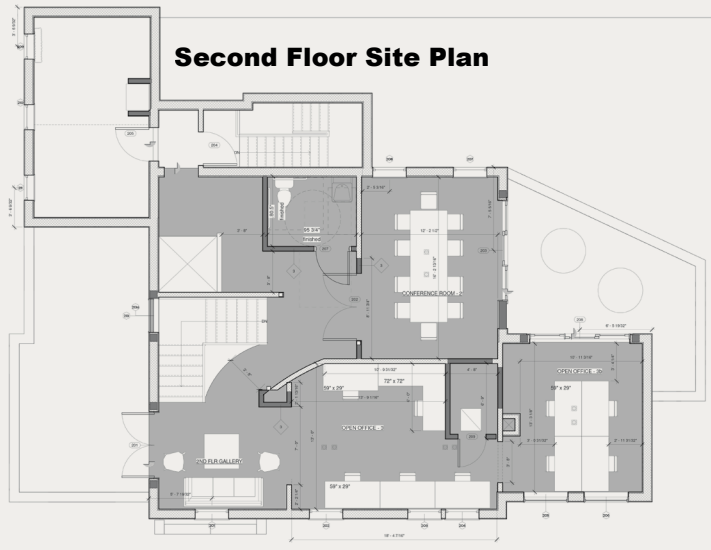
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First Floor Site Plan



Second Floor Site Plan



**CALL US!**

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