

The BLDG on Biscayne Blvd.

Single-Tenant Medical User — 9,800 SF Office Space in North Miami

Suites: 100, 101, 102, 200 & 201

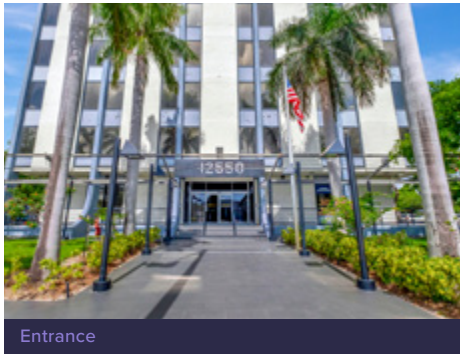


A Healthy Opportunity Awaits - The Perfect Prescription for Your Next Location

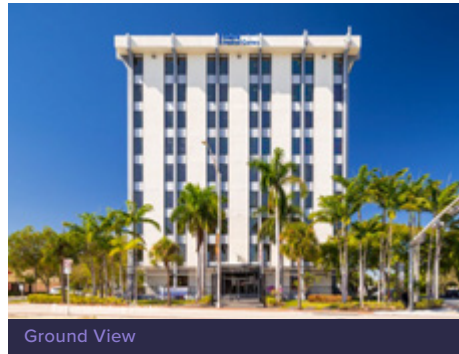
Located along the highly visible Biscayne Boulevard corridor, 12550 Biscayne offers ±9,800 SF of contiguous medical office space across two floors. With flexible suite layouts, prominent signage opportunities, and direct ground-level access, this property is perfectly suited for a single-tenant medical user seeking a well-positioned presence in North Miami. Surrounded by dense residential neighborhoods and just minutes from major hospitals and healthcare providers, the location offers both convenience and connectivity.

Building Facts

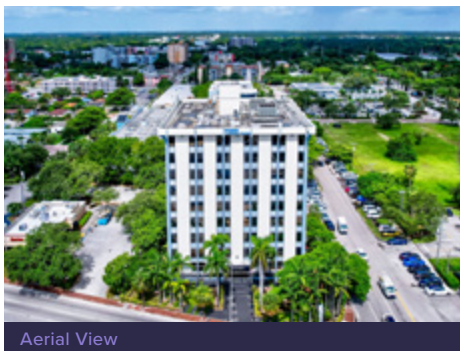
Building Height	9 Stories
Building Size	103,000 SF
Building Class	B
Typical Floor	11,444 SF
Parking	10/1,000 SF



Entrance



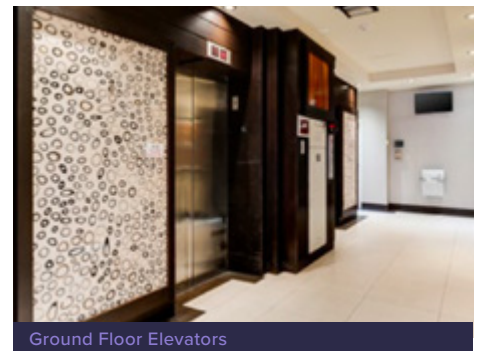
Ground View



Aerial View



Lobby



Ground Floor Elevators

Strategic Location

Just minutes from Aventura, Bal Harbour, and the Miami Shores, with seamless access to major roads and retail hubs.

Upgraded Amenities

Enjoy high-speed connectivity, fully equipped meeting spaces, and modern infrastructure.

Professional Setting

Elevate your practice in a polished, business-forward environment designed to impress.

Collaborative Community

Engage with fellow professionals and take advantage of organic networking opportunities.

Flexible Leasing Options

Tailored terms that align with your evolving business needs.



Aventura Mall



Whole Foods Market



Drive Times

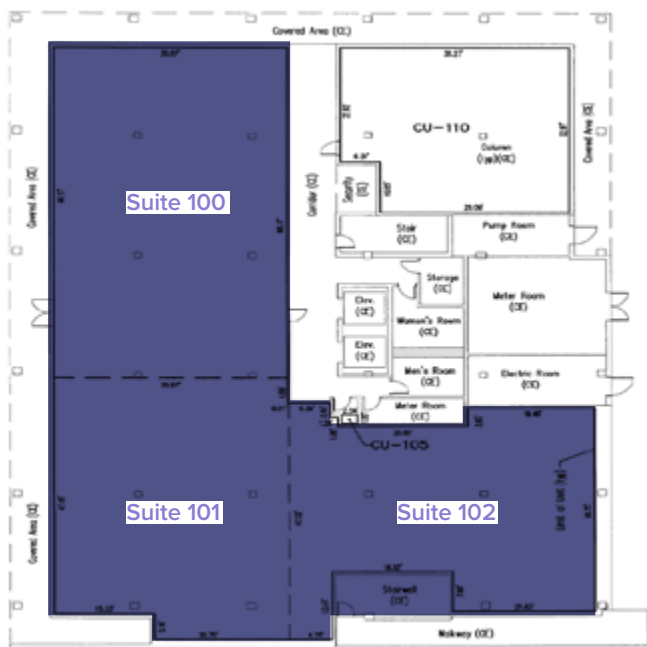
Aventura 22 min. Brickell 40 min. Downtown 38 min. Miami Shores 13 min. Bal Harbour 12 min.

This turn-key space is engineered to support streamlined workflows, enhance clinical efficiency, and optimize patient care.

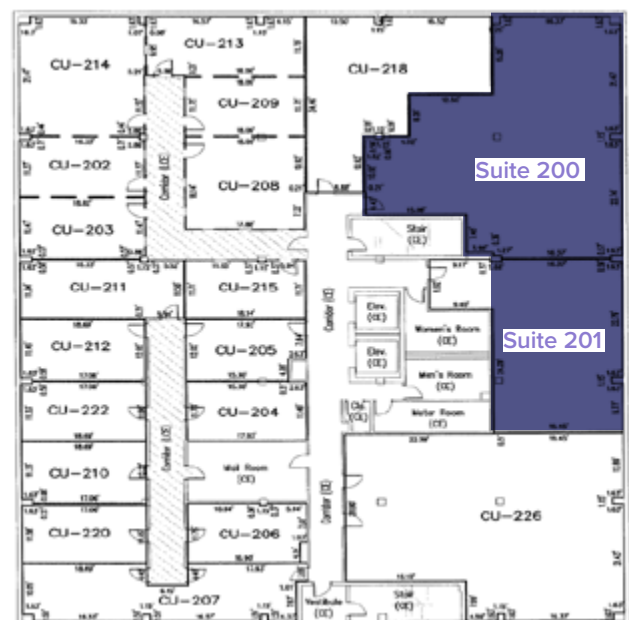
Space Highlights:

- 9 Exam Rooms: Optimized for high patient throughput and smooth operations
- 4 Administrative Offices: Ideal for management and support staff efficiency
- X-Ray Room & Lab: Enhances diagnostic capabilities on-site, improving patient convenience
- Dental Area (Convertible): Flexible space to suit your specific needs
- On-Site Pharmacy & Multiple Bathrooms: Designed to support a superior patient experience
- 24/7 Access to premises
- Concierge/security on site
- Prime location, near major avenues and popular retailers
- 89 general parking spots on first floor that can be used. 4 reserved parking spots on 2nd floor
- Back up Generator for the entire building

Ground Floor - 7,709 RSF

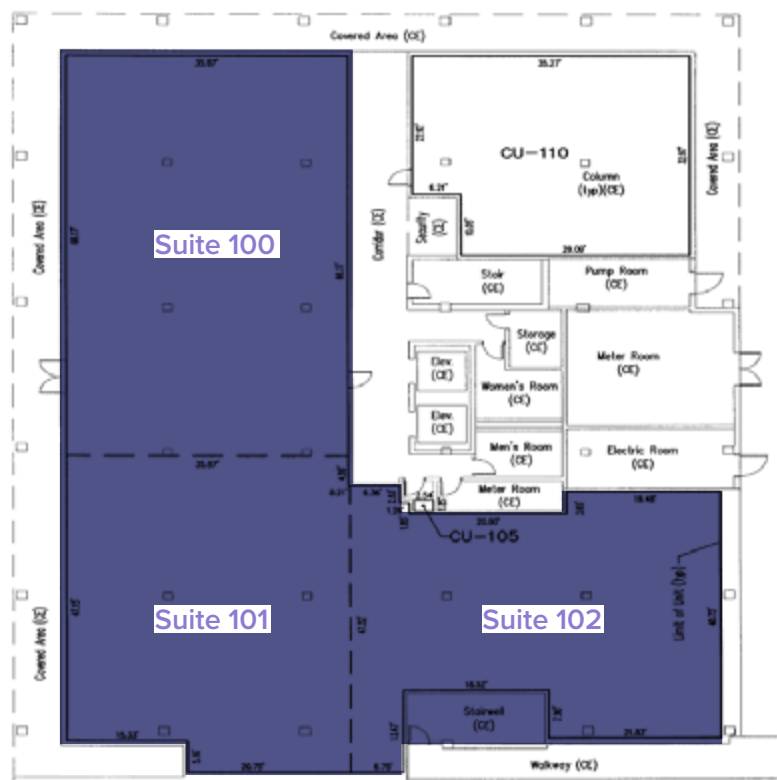
[VIRTUAL TOUR](#)


Second Floor - 2,091 RSF

[VIRTUAL TOUR](#)


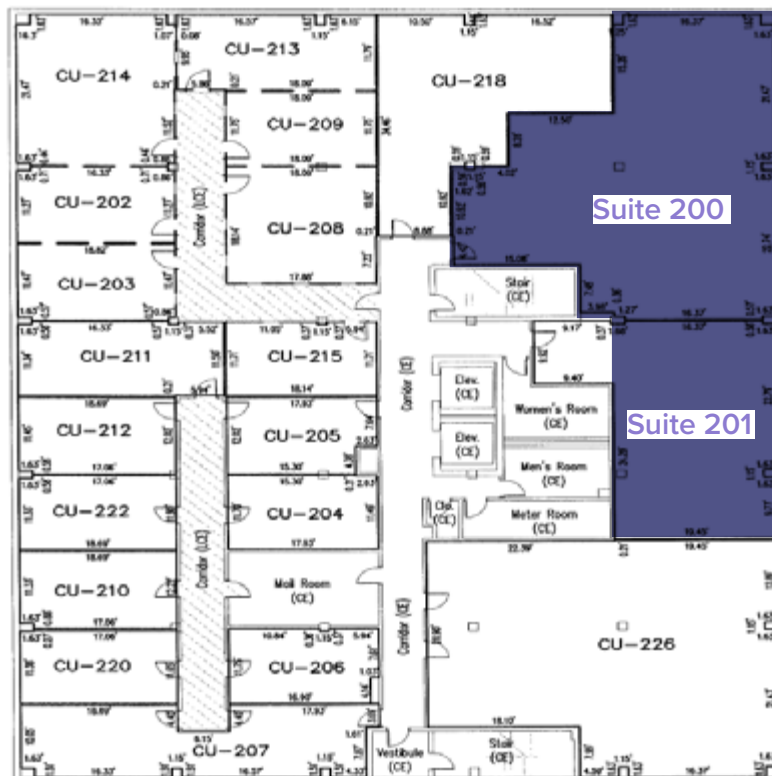
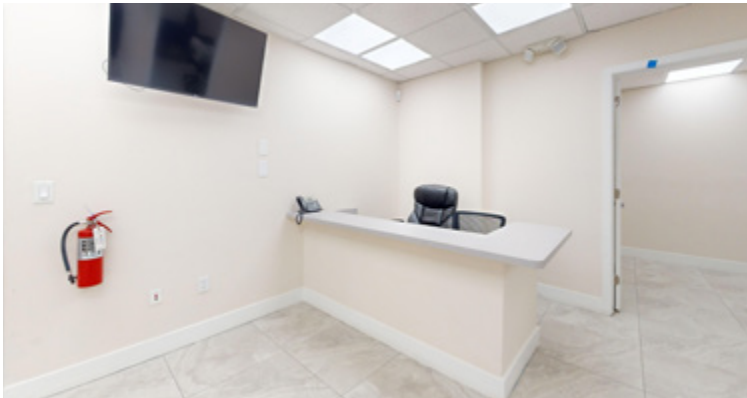
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For leasing information,
please contact:

Alex Marquez

ALEX.MARQUEZ@BLANCACRE.COM
305.377.6589

Juan Marin

JUAN.MARIN@BLANCACRE.COM
786.498.4422



BLANCACRE.COM

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