



9 FORUM LANE – UNIT 3B-2A, CAMANA BAY

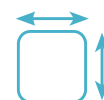
PRIME OFFICE SPACE

Now available, this second-generation unit in Gardenia Court off Forum Lane is move-in ready and is an unparalleled opportunity to seamlessly continue your operations without disruption. With access to shared bathroom facilities, kitchen and a stunning open-air balcony, this space offers a peaceful and professional atmosphere.

The unit is surrounded by lush green lawns, native plants and comfortable seating in a courtyard that features a beautiful, crescent-shaped infinity pool filled with museum-quality seashells, creating a serene backdrop for outdoor meetings or casual gatherings.

Features:

- Private access from the balcony
- Boardroom
- Private offices
- Immediate access to shared restrooms with showers
- Huddle space
- Flexible open space
- Close to Foster's, Starbucks and nearby restaurants and shops
- Proximate to surface and covered parking
- Meets Miami-Dade NOA rating
- On-site property management
- 24-7 patrolled security



RENTABLE SQ. FT.
7,249



FLOOR
Second



CONDITION
Second Generation



PRICE
Upon request



AVAILABILITY
Immediate



ABOUT GARDENIA COURT:

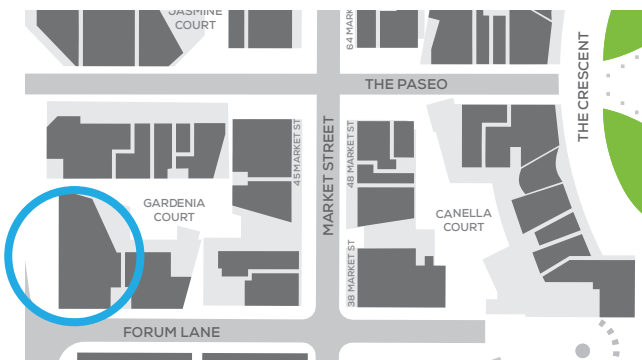
The shady garden of Gardenia Court features an ornamental crescent-shaped infinity pool, filled with an assortment of museum-quality seashells, which adds a touch of tranquillity to outdoor gatherings and business meetings. The surrounding two-storey buildings are home to street-level retailers, including Starbucks, Abacus restaurant and professional services firms on the second floor.

Gardenia Court tenants enjoy the vibrancy of its Market Street address, the beauty of the tree-lined Paseo and the convenience of Camana Bay's dynamic lifestyle. Its Class-A office suites range in size with footprints up to 10,000 square feet and feature open-air balconies with colourful views of the Town Centre.

ABOUT CAMANA BAY: A PRESTIGIOUS BUSINESS ADDRESS

- Sustainable building design resulting in cost and energy efficiencies
- Business continuity provisions and fully furnished disaster recovery suites
- Access to a state-of-the-art data centre
- Amenity-rich environment and access to inspiring outdoor spaces to support employee retention
- 180+ waterfront homes for sale and lease within walking distance of the office
- Ample indoor and outdoor parking spaces
- More than a dozen dining options suited for business hospitality
- 100+ business tenants representing a broad range of industries
- Growing financial services community conducive to business development
- Central location - minutes by car to Owen Roberts International Airport and George Town, and walking distance to Seven Mile Beach and residential neighbourhoods
- Six-screen cinema available for business gatherings
- Access to a modern sports complex for individual and team sports
- Transportation infrastructure supports arrival by car, cycle, public transport, boat and helicopter

[Contact us for virtual tours and viewings of our listings.](#)



COMMERCIAL LEASING

9 FORUM LANE 3B-2A – FLOOR PLAN

DART

