

# COMMERCIAL LEASING CAMANA BAY

DART



## 53 MARKET STREET (GARDENIA COURT) – 3A – 2B, CAMANA BAY

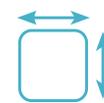
### PRIME OFFICE SPACE

Now available, this second-generation unit with views of The Paseo in the heart of Camana bay. The unit is move-in ready and is an unparalleled opportunity providing a seamless transition into the Camana Bay town centre. This space features private offices, a spacious conference room, kitchen, private restrooms and a stunning open-air balcony.

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:

- Open-air balcony
- Boardroom
- Private offices
- Private restrooms with shower
- 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.**  
3,245



**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 tranquility 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.](#)