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## These are Miami-Dade's 10 most expensive streets for offices

Miami's Brickell Avenue [was among the top 10 most expensive streets](#) in the U.S. to rent an office last year, but it isn't alone among pricey thoroughfares in Miami-Dade County.

According to a recently released report from JLL, Brickell Avenue charged an average of about \$87 per square foot at the end of 2023 – the ninth highest in the U.S. and the highest of any street in Miami-Dade County. It was second in South Florida to Royal Palm Way in the town of Palm Beach, where office rents averaged \$134 per square foot.

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Although the JLL report [mostly focused on the national market](#), it also looked at top 10 most expensive streets in regional markets such as Miami-Dade County.

*As of the end of 2023, these were Miami-Dade's 10 most expensive streets for offices:*

1. Brickell Avenue, Brickell Financial District, Miami: \$87 per square foot.
2. Washington Avenue, Miami Beach: \$65 per square foot.
3. Biscayne Boulevard, Downtown Miami: \$63 per square foot.
4. Lincoln Road, Miami Beach: \$61 per square foot.
5. Biscayne Boulevard, Aventura: \$58 per square foot.
6. First Street, Downtown Miami: \$55 per square foot.
7. Alhambra Avenue, Coral Gables: \$52 per square foot.
8. Second Street, Downtown Miami: \$51 per square foot.
9. Ponce de Leon Boulevard, Coral Gables: \$49 per square foot.
10. Flagler Street, Downtown Miami: \$49 per square foot.

The average listed rents were not included in the JLL report but were provided to the *Business Journal*. Figures were rounded to the nearest dollar, a JLL spokeswoman stated..

JLL did not list the top 10 most expensive streets of Palm Beach or Broward counties because those markets have much smaller office inventories, the spokeswoman said. Palm Beach County's central business district inventory is under 4 million square feet while Miami's total's more than 16 million square feet, she added.

However, JLL did go back in time and list Miami-Dade County's top 10 most expensive streets for 2005, 2010, 2015, and 2019.

Brickell Avenue wasn't always Miami-Dade County's most expensive street. Back in 2005, it was Washington Avenue in South Beach that commanded the highest rents, followed by Alhambra Circle in Coral Gables had the third highest rent. And Brickell had the fourth highest.

In 2010 and 2015, it was Biscayne Boulevard in Downtown Miami that had the most expensive office rents. Brickell Avenue took second place in 2010 and third place in 2015. By 2019, Brickell Avenue had the highest office rents of Miami-Dade, the JLL report stated.

Brickell Avenue's popularity grew as more retail and condominiums were built within the surrounding Brickell Financial District. That additional development helped boost the population of Brickell and the neighboring downtown area to about 92,000 people in 2019, a 38% increase from 2010, a Miami Downtown Development Authority study stated. It also helped transform Brickell into an area where people didn't rush to leave at night.

Read More: [Strolling the Strip: How Brickell went from sleepy business district to bustling city center \(Photos\)](#)

By 2020, Brickell Avenue's status as a premium office street was solidified even further as new-to-market companies flooded into South Florida in search of office space. This was due to high-income households relocating to South Florida and the rest of the Sunshine State to avoid state income taxes and Covid-19 restrictions.

And Brickell was a prime target for these newcomers. In the fourth quarter of 2021, 53% of the new leases signed in the Brickell Financial District were by companies seeking to establish a presence in Miami for the first time, [another Miami DDA report stated](#).

Nevertheless, office in South Beach are prized commodities, particularly among wealthy executives [who reside in Miami Beach but don't want to commute to Miami](#). The Coral Gables office market has also prospered for about the same reason – as well as comparatively cheaper office rents.

Although leasing deals have slowed in recent months, Miami-Dade's office sector remains healthy with average listed rents at \$60.37 per square foot in the first quarter of 2024, another market report from JLL stated. In comparison, the average listed rent in Broward in the first quarter of 2024 was \$39.95 per square foot. In Palm Beach County, the average asking rent was \$54.13 per square foot.