

PRIME RETAIL FOR LEASE

2229 BISCAYNE BLVD

MIAMI, FL

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VICE PRESIDENT

201 264 0113

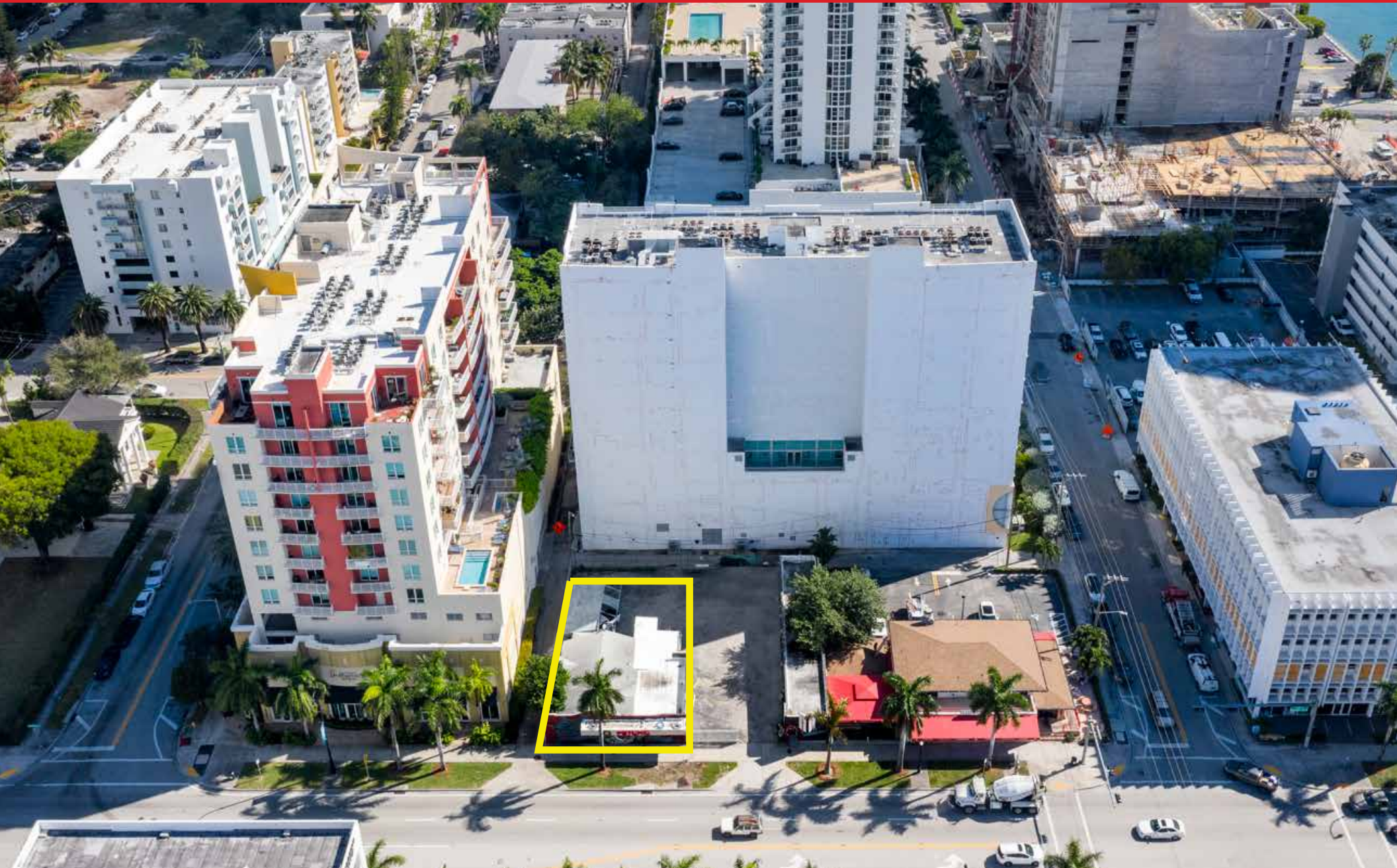
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2229 Biscayne Boulevard is located on Miami’s main corridor in the red hot Edgewater market. The property is surrounded by an abundance of existing residential buildings and upcoming projects. The space is built out for traditional retail use and comes with parking. It can also be adapted to office or restaurant space among a variety of other uses allowed on site.

AREA FEATURES



Located in Edgewater and Near Wynwood and Midtown

AREA RETAILERS

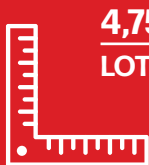


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PROPERTY OVERVIEW



4,750 SF
LOT SIZE

1,836 SF
BUILDING SIZE



SPACE USES

Retail, Office, Restaurant, Etc.

PARKING SPACES

11 (shared with next door tenant),
(Can be re-negotiated for parking intensive tenant)

ZONING:

T6-36A-O

ASKING PRICE

\$55 PSF NNN

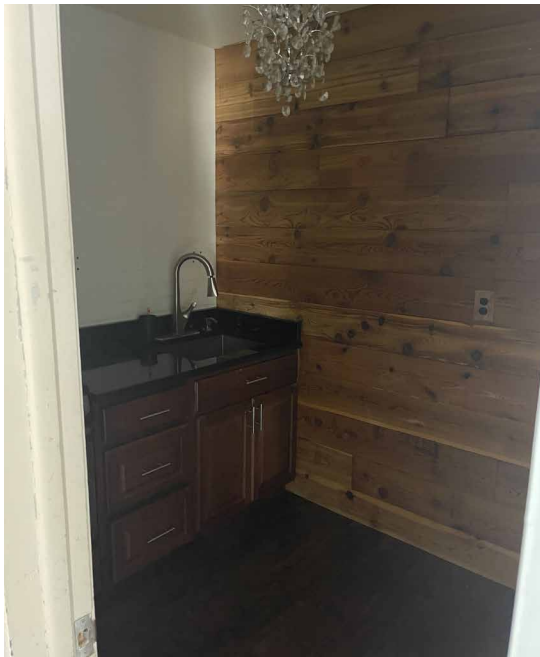
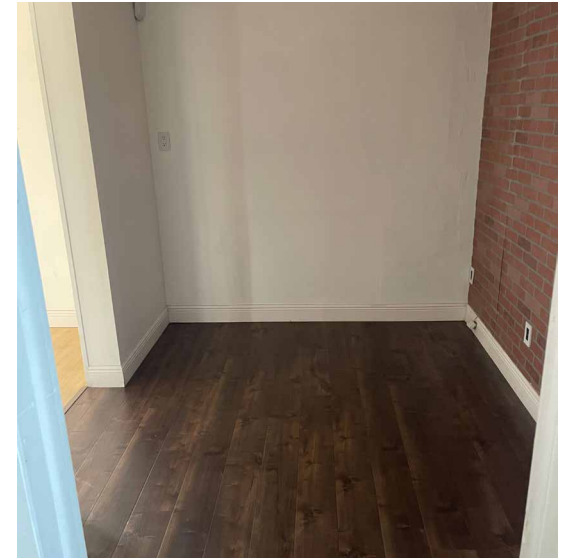


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INTERIOR PHOTOS

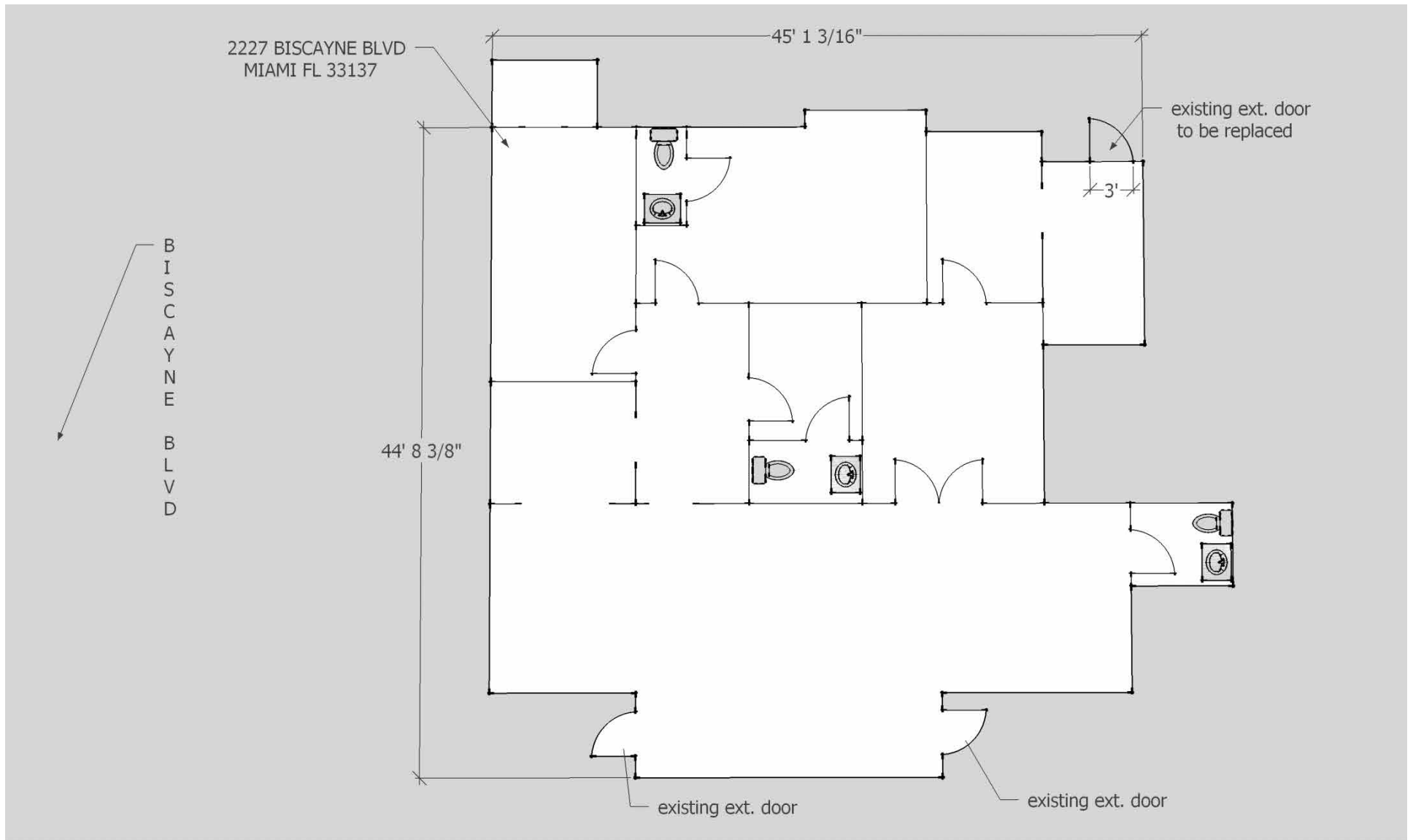


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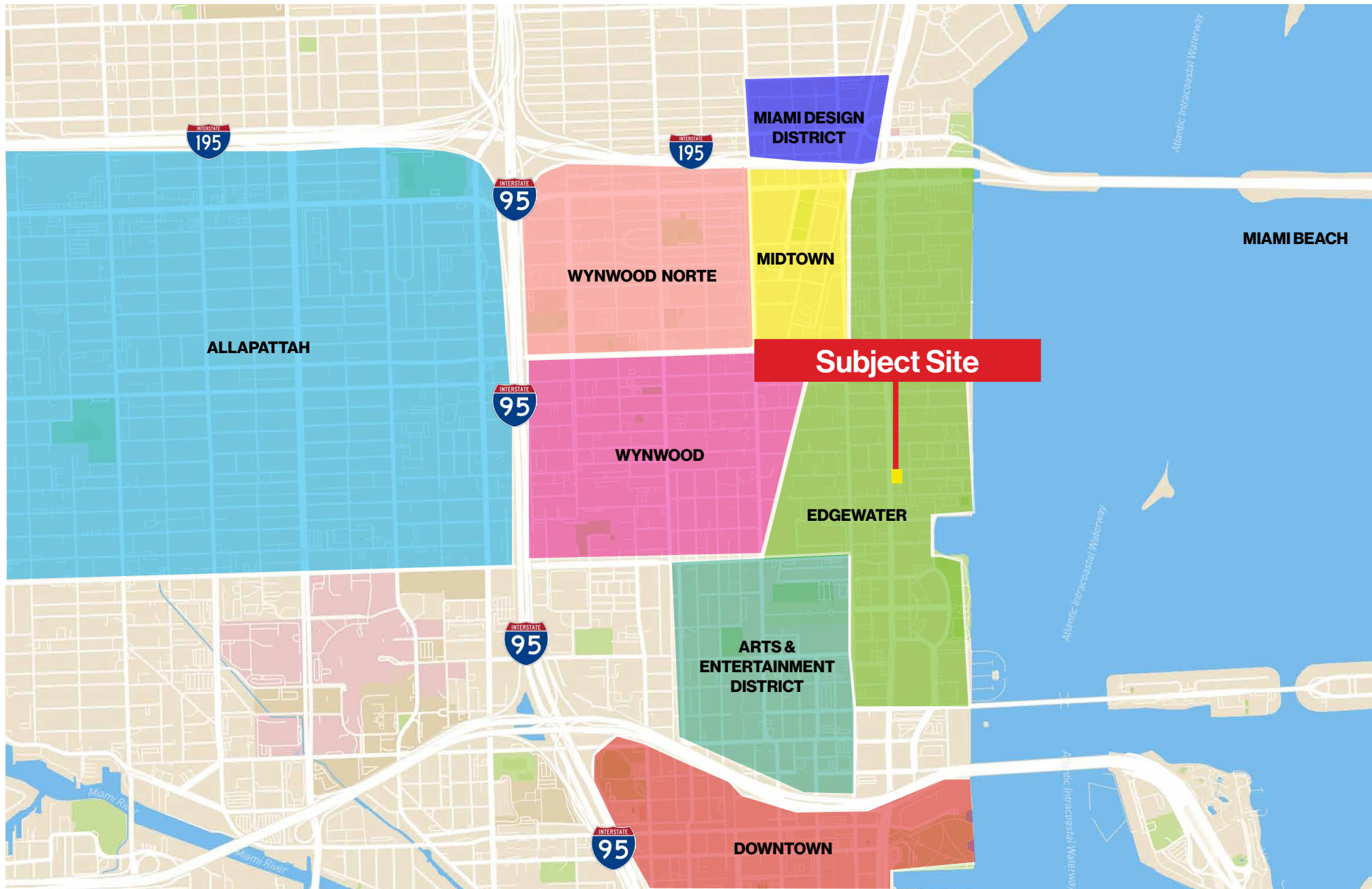


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FLOOR PLAN



LOCATION MAP

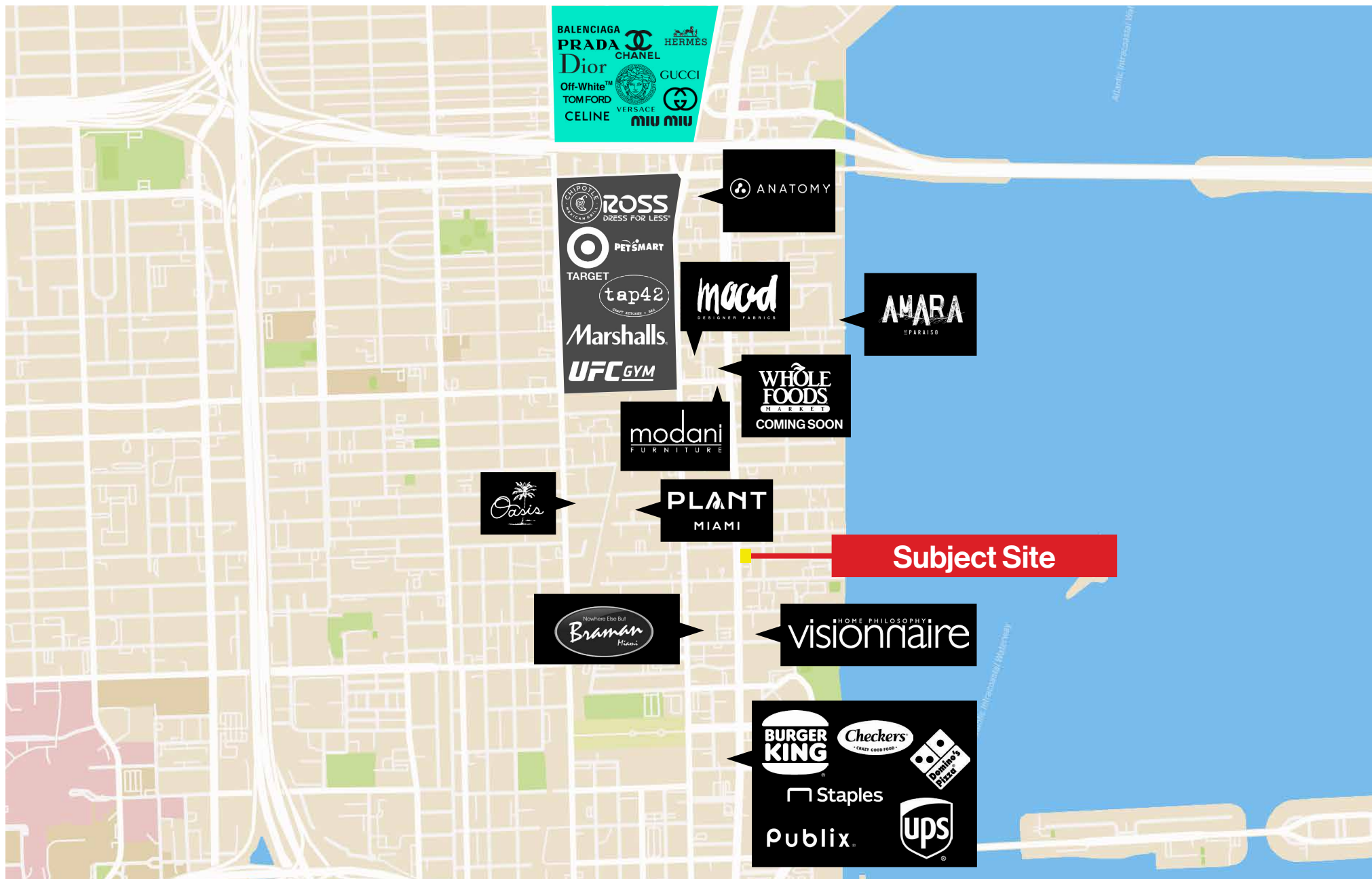


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DEVELOPMENT CONTEXT MAP



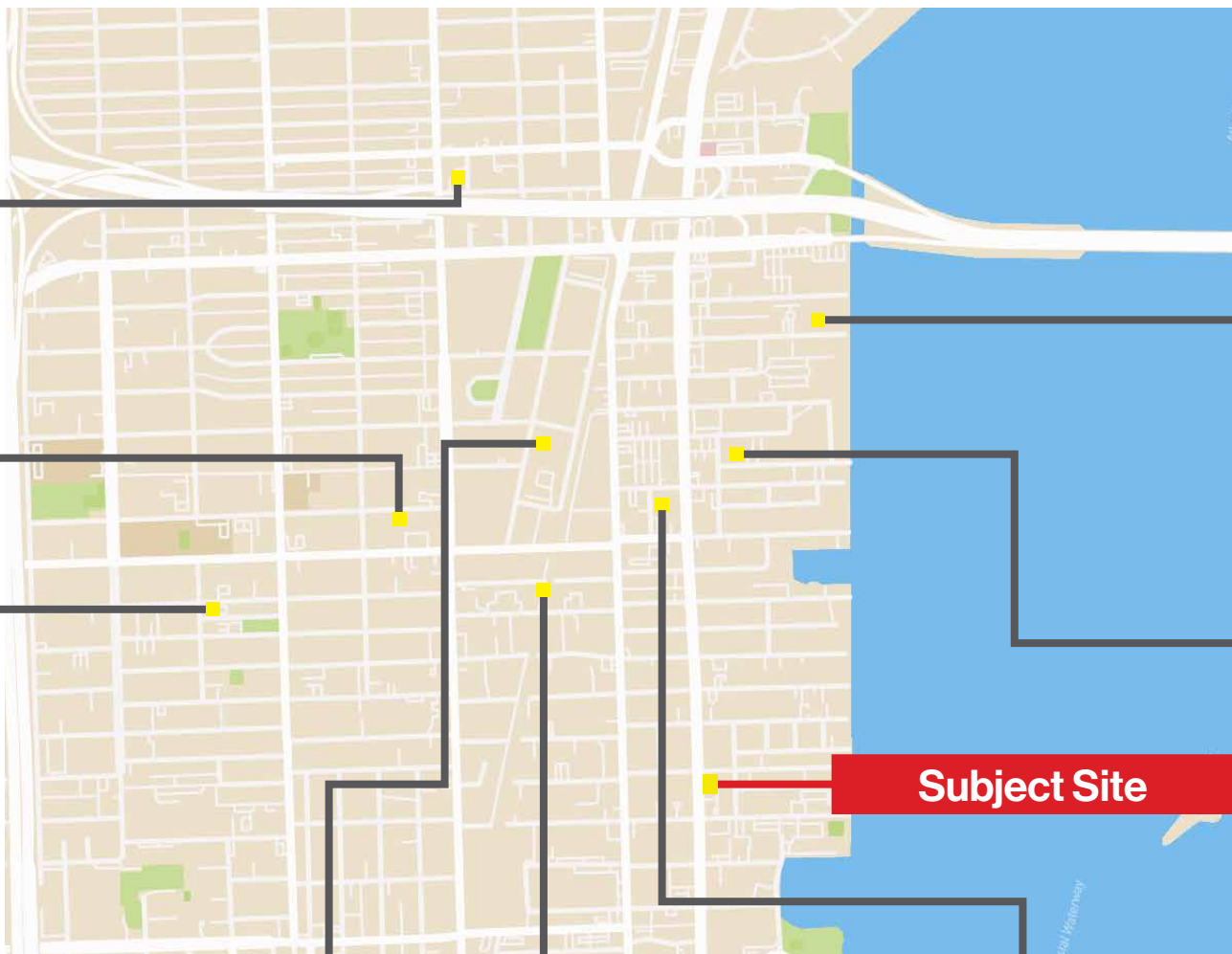
THE URSA
30 NE 39th St
Class-A Office Space



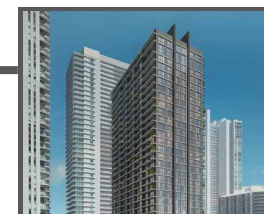
WYNWOOD PLAZA
30 NE 29TH ST
509 UNITS



THE DORSEY
280 NW 28TH ST
306 UNITS



AIMCO PROJECT
505 NE 34TH ST



METRO EDGEWATER
433 NE 30TH TER
279 UNITS



THE STANDARD RESIDENCES
3100 NE 1ST AVE
228 UNITS

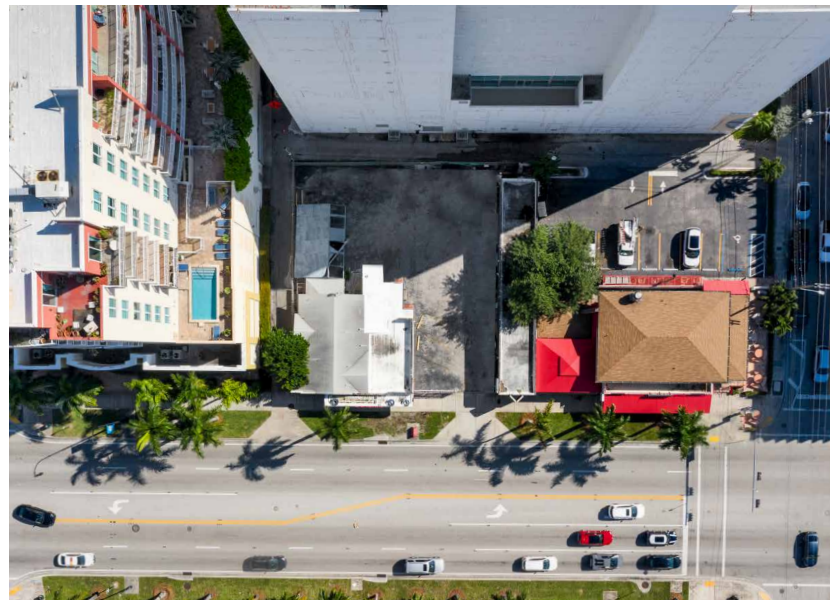


BRIGHTLINE TRAIN STATION
27TH STREET
(PROPOSED)



NEMA
2900 Biscayne Blvd
588 UNITS





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