



FOR LEASE

**DWN
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REALTY ADVISORS
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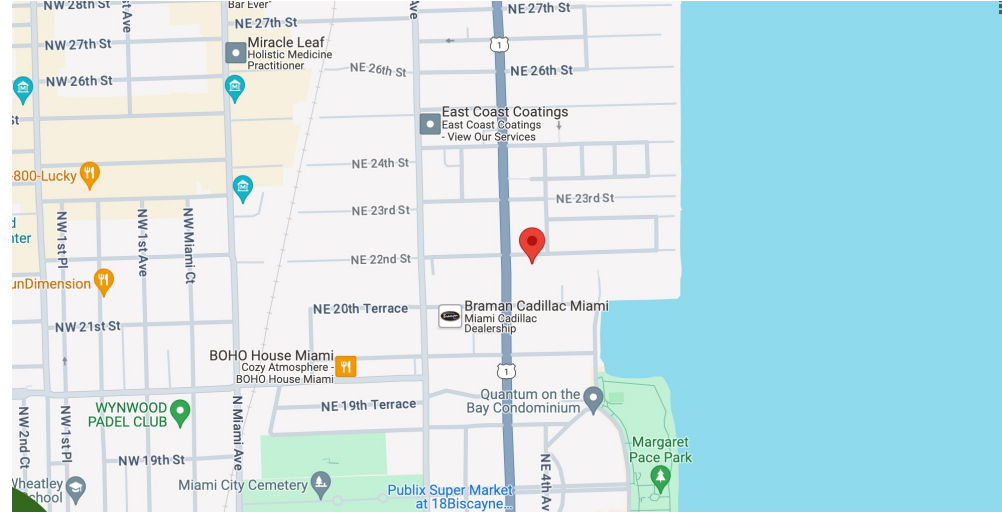
Edgewater Micro-Retail Space

2125 Biscayne Boulevard, Miami, FL 33137

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$70 MG
Indoor SF:	594 SF
Patio Space SF:	2,480 SF
Total Available SF:	3,074 SF
Submarket:	Edgewater

PROPERTY OVERVIEW

DWNTWN Realty Advisors has been retained exclusively to arrange the leasing of a retail space located at 2125 Biscayne Blvd. This is the only micro-retail space situated in a stunningly designed five story office building. The building is owned and operated by Expanse, the largest owner-operator of flexible office space in the nation with locations in more than 30 markets across the United States. We are looking for an all-day cafe or bakery that would be a great amenity for the office users and the Edgewater area. Please contact for more detailed information. The retail space has access to a large patio area for outdoor seating.

PROPERTY HIGHLIGHTS

- Located On Biscayne Boulevard, With Over 30,000 Daily Car Traffic
- In The Heart Of Edgewater, Miami's Most Walkable Neighborhood
- Several High-density Residential Developments Projects Happening In The Neighborhood

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EDGEWATER CONTEXT



Edgewater Development Context

Under Construction or Proposed

- 500k SF of Office & Retail
- 10,742 units
- 786 hotel rooms

Edgewater Context

- 1.2M SF of Office
- 2.6 M SF of Retail
- 15,572 units
- 1,762 hotel rooms

Edgewater is bounded by 18th Street and 29th street, along Biscayne Boulevard and NE 2nd Ave. The high density of residential units in a ~15-block compact neighborhood presents a great advantage to retail.

LOCATION DESCRIPTION

Edgewater is a residential condo neighborhood nestled between Downtown to the South, Wynwood & Midtown to the West, and the Design District to the North. It also has close access to Miami Beach through the I-195.

The most recent construction boom saw developers swoon over Edgewater Miami, not only due to the beautiful views it has to offer, but is also just 5 minutes from Wynwood Miami and the Miami Design District, 7 minutes from South Beach, and 20 minutes from the Miami International Airport. The "East Edgewater" area east of Biscayne Boulevard is the most active development area within the submarket with several projects under construction and several additional projects and/or phases of current projects planned. The waterfront projects in East Edgewater are commanding the highest \$/SF and present the strongest absorption of pre-sale units. Several projects are either actively selling or planned along Biscayne Boulevard.

Edgewater Miami includes a large, bayfront park called Margaret Pace Park which includes a basketball court, two tennis courts, two sand volleyball courts, a gated dog park, a children's playground, and an outdoor fitness area.

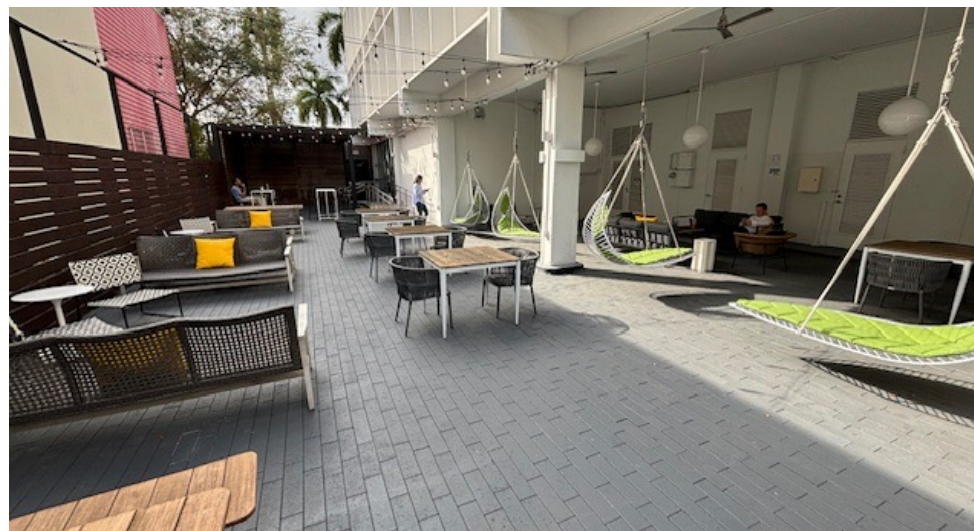
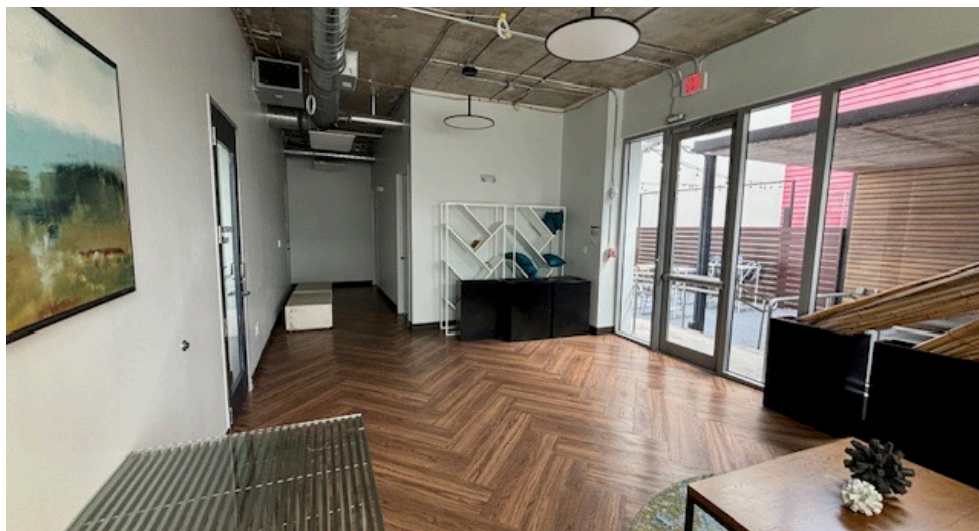
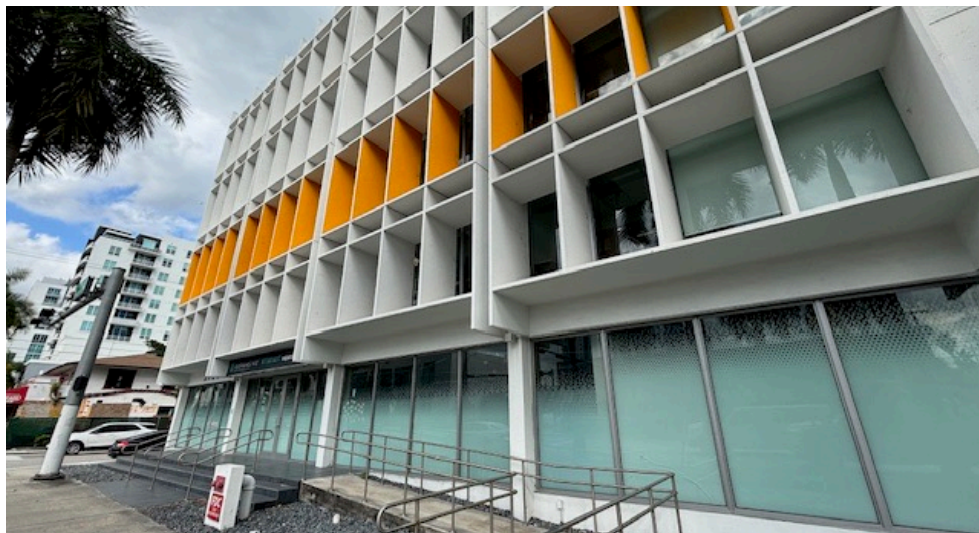
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BUILDING PICTURES



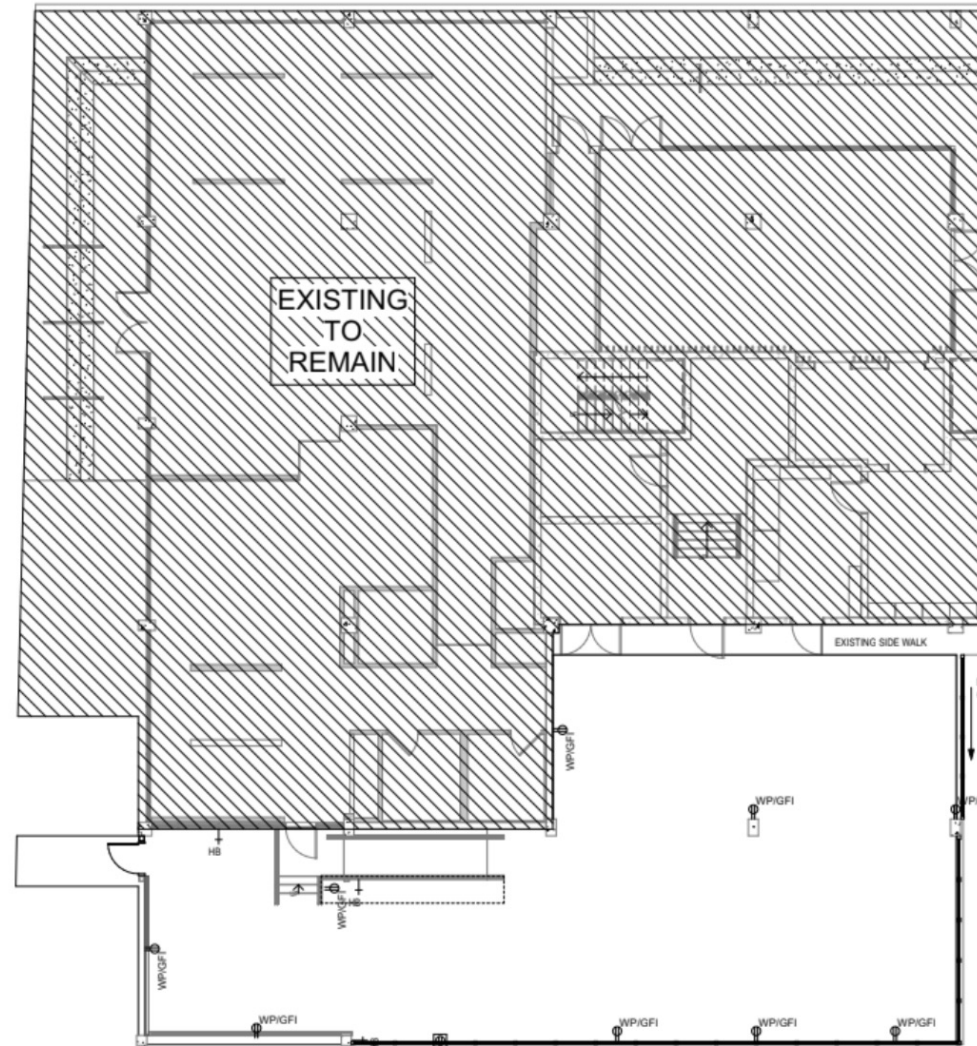
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FLOOR PLAN



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AERIAL CONTEXT



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EDGEWATER CONTEXT



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