



# Prime Miami River's Edge Office/Showroom For Lease

**800 NW 7<sup>th</sup> Avenue, Miami, FL 33136**



**+/- 3,200 SF Bold / High-Impact**

**Iconic Double Height Space**

**Modern Ofc/Showroom & Mezz**

## **Ideal User Types:**

**Medical / Professional Office**

**Marketing / Media / Tech Co's**

**Art Galleries / Exhibition Lofts**

**Fitness / Wellness Studios**



**Asking Lease Rate:**

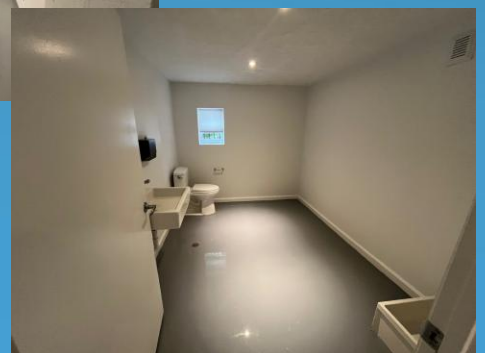
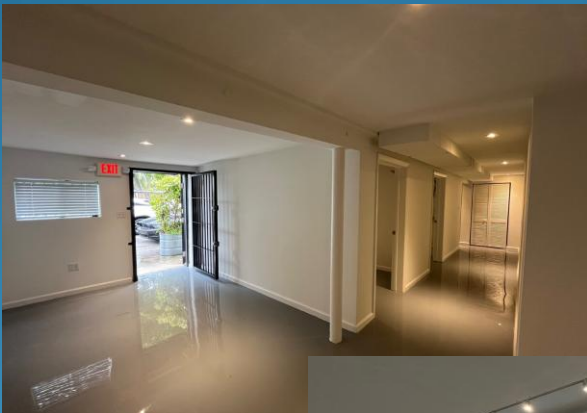
**\$39.95 Per Sq. Ft.  
Modified Gross**

**Intersection of Downtown Miami, Wynwood & Allapattah**

# Office/Showroom- 800 NW 7<sup>th</sup> Ave, Miami, FL

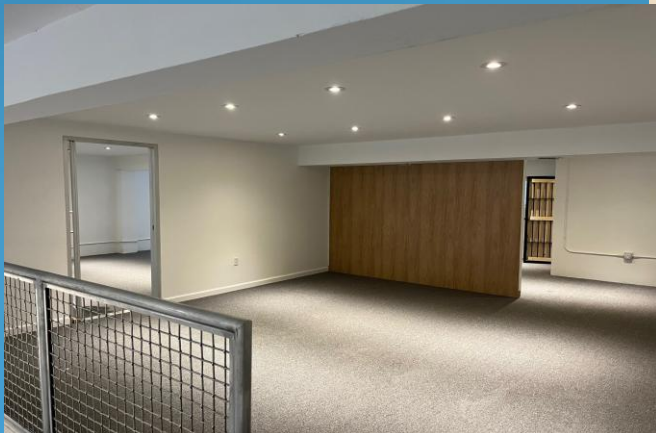
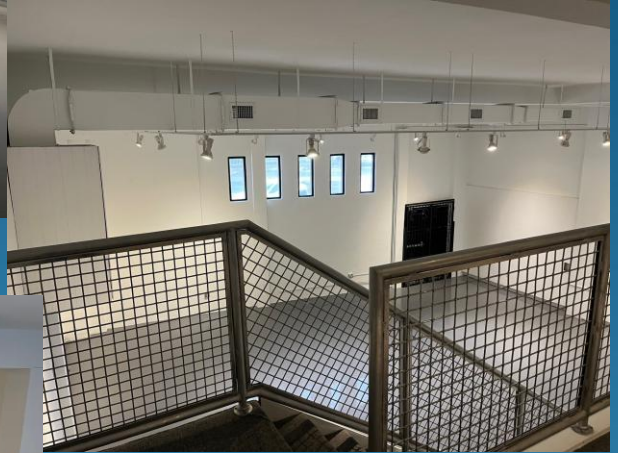
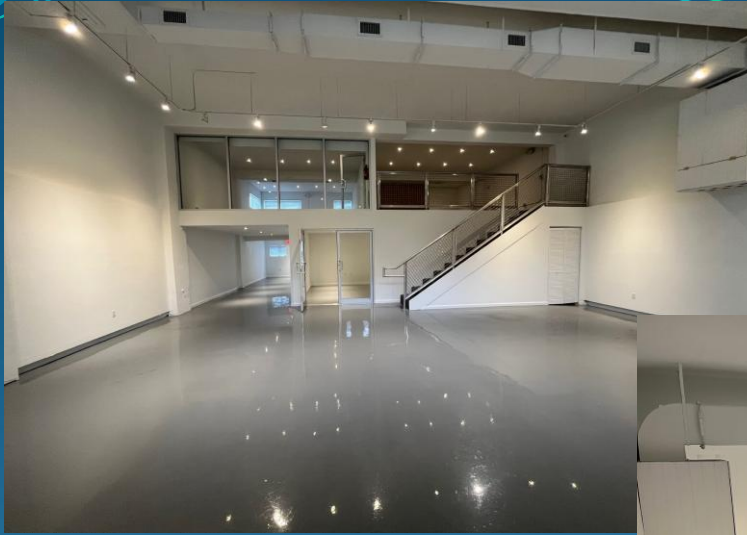
**Total Bldg. Size:** 4,456 SF  
**Available:** 3,200 SF (Ground & Mezzanine)  
**First Floor:** Reception Area / 1 Office / Largest Open Area 16' Clear  
2 Bathrooms / Kitchenette / Storage Area  
**Mezzanine:** 1 Oversized Glass Office / Bullpen Area / 1 Interior Office  
/ Enclosed Storage Compartment  
**Parking:** 10 Spaces + Public Street Parking Nearby  
**Lot Size:** 6,250 SF  
**Modern Finishes:** Polished Epoxy Concrete Floors / High Ceilings /  
Glass Partitioned Offices or Conference Rooms /  
Mezzanine Level with Metal Railing and Open Stair

Overall, the space dynamics show an open, bright and highly adaptable, well - suited for creative office, showroom, design studio or experiential retail use.



# Office/Showroom- 800 NW 7<sup>th</sup> Ave - Miami, FL

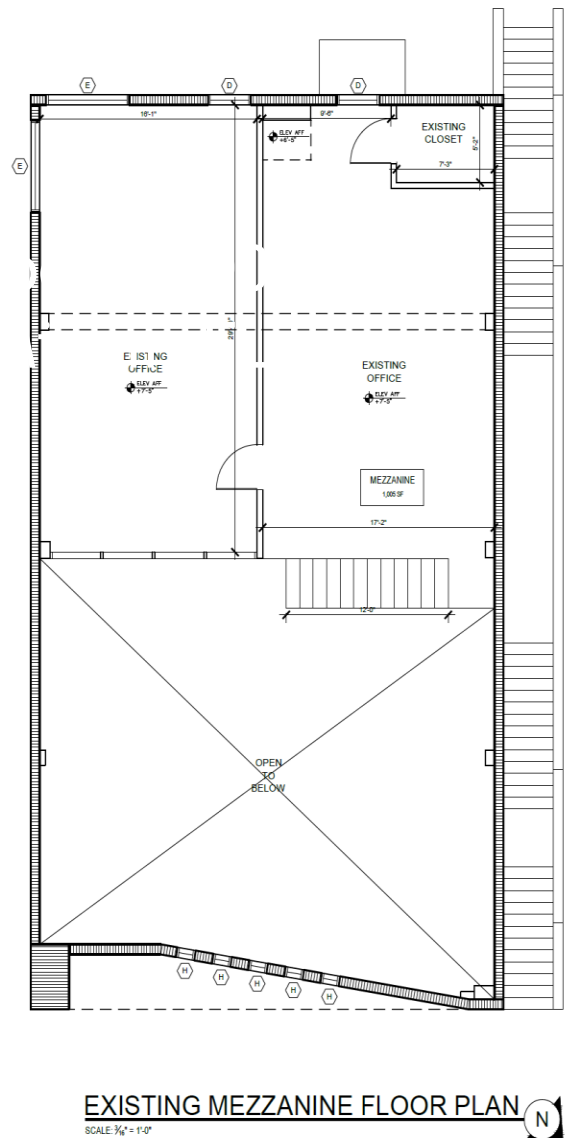
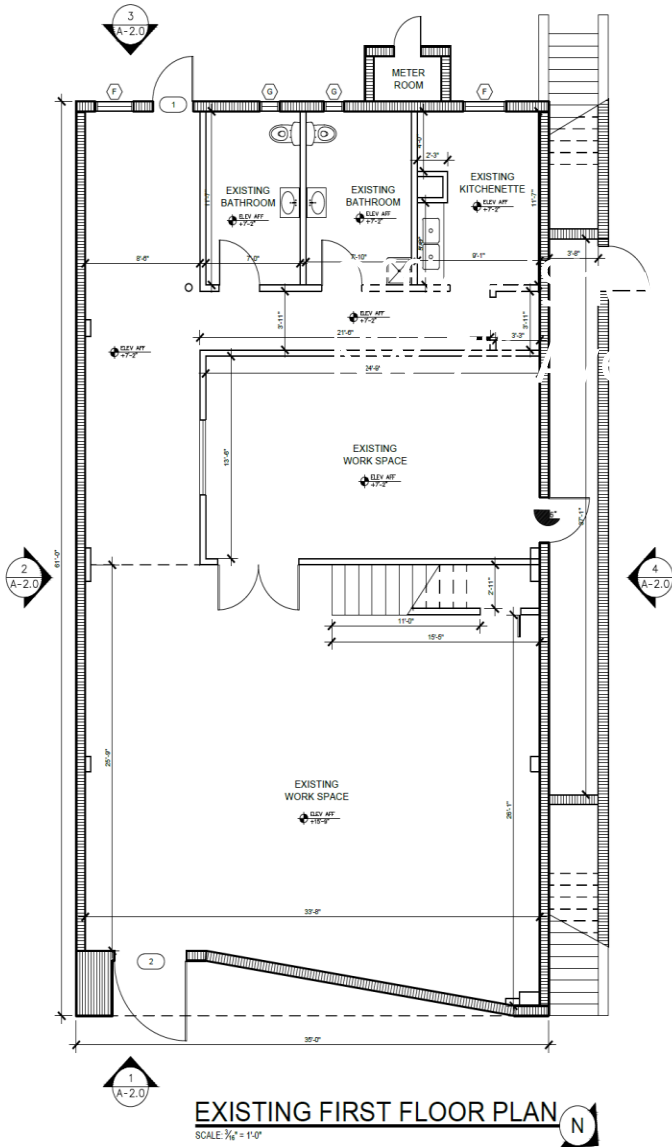
## Creative Space Improvements



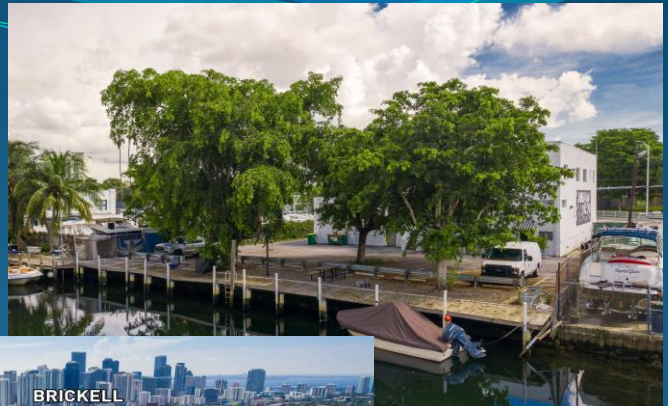
# Office/Showroom- 800 NW 7<sup>th</sup> Ave - Miami, FL

## First Floor & Mezzanine Layout: +/- 3,200 SF

First Floor: +/- 2,195 SF & Mezzanine: +/- 1,005 SF



# Office/Showroom 800 NW 7th Ave - Miami, FL



**Proximity to:**  
I-95 & SR 836 Intersection  
Jackson Memorial Hospital



**VERTICAL STRATEGIES**  
REAL ESTATE  
14921 SW 74th Avenue  
Miami, FL 33158  
D: 305.712.6714  
M: 786.218.9137

**FOR FURTHER INFORMATION, PLEASE CONTACT:**

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