



NOMI RAIL

FOR LEASE

12214-12260 NE 13 CT

NORTH MIAMI CREATIVE SPACES



WE SHAP NEIGHBORHOODS®
E

METRO1.COM
INFO@METRO1.COM

Executive Summary

Metro 1 Commercial QOZB LLC is proud to present exclusively for lease NoMi Rail at 12214–12260 NE 13th Ct in North Miami.

NoMi Rail features easily accessible and secure spaces with a wide range of sizes, with units starting at 1,672 SF and increasing up to 19,849 SF. With high ceilings, street-facing loading doors, heavy power, and plenty of secure parking, the spaces are ideal for creative offices, showroom, retail, and flex uses.

Located in North Miami just east of the Brightline tracks, NoMi Rail is strategically situated midway between Aventura to the north, Downtown Miami to the south, Bal Harbour/Surfside to the east, and I-95 to the west. The Property is in close proximity to Biscayne Blvd, Whole Foods, Starbucks, and North Miami's bustling 123 St Corridor, and is on the same block as Lost City Brewery, a local favorite for their craft beers and nightly programming. With thousands of luxury residential units coming online in the next few years and a new North Miami commuter train station in the works, this area is one of the best spots in east Miami-Dade to open or expand your business.

Property Highlights

- + Property Address:** 12214–12260 NE 13th Ct, North Miami, FL
- + Unit Details:**

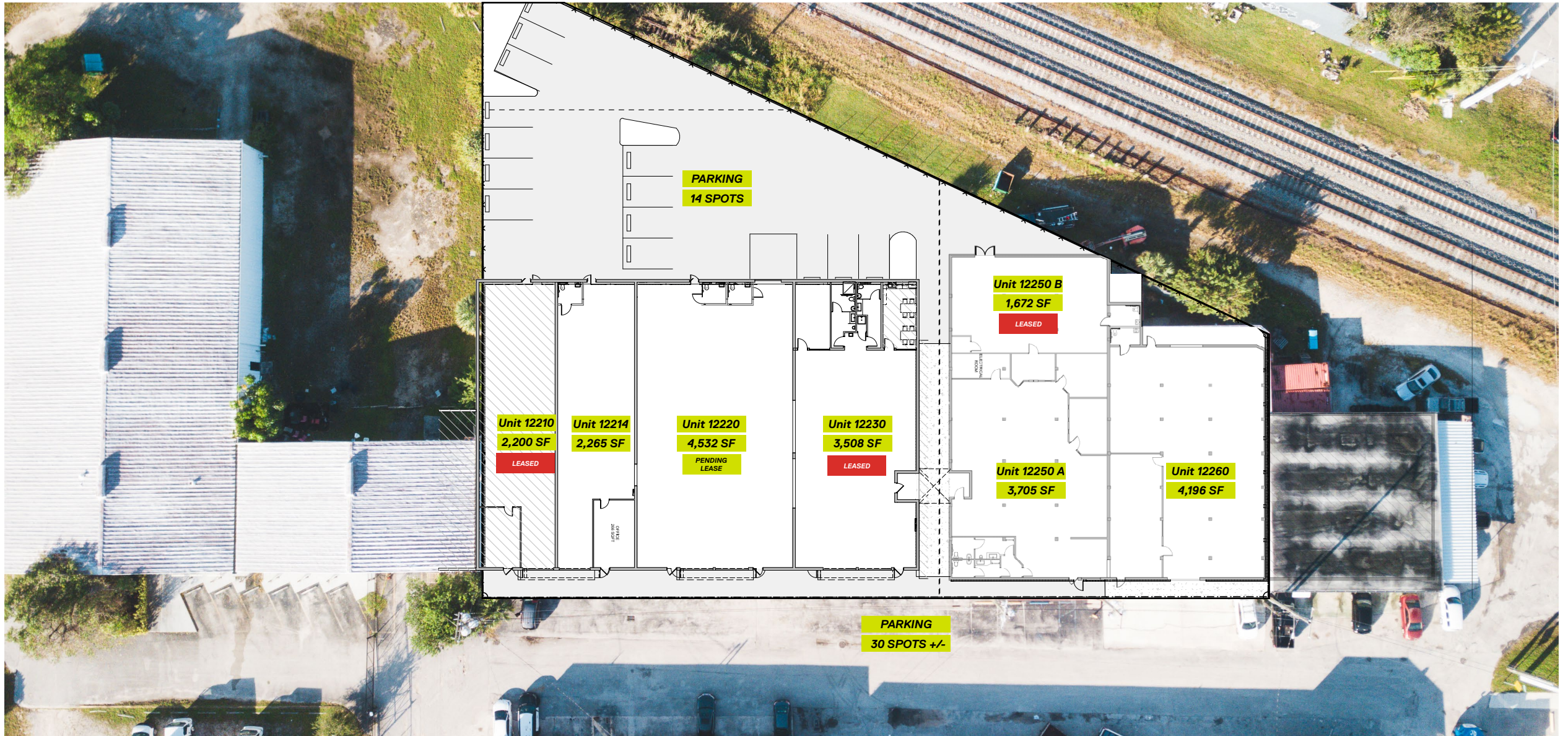
Unit 12214	\$22.50 PSF NNN	2,265 SF	\$5,898/month
Unit 12220	\$20 PSF NNN	4,532 SF	PENDING LEASE
Unit 12250A	\$25 PSF NNN	3,705 SF	\$10,420/month
Unit 12260	\$20 PSF NNN	4,196 SF	\$10,052/month
- + Allowed Uses:** Creative Office, Flex, Showroom, Retail
- + Parking:** 44 Spaces
- + Ceiling Height:** 15' with clear no-column spaces
- + Loading Dock:** H: 12' | W: 10'



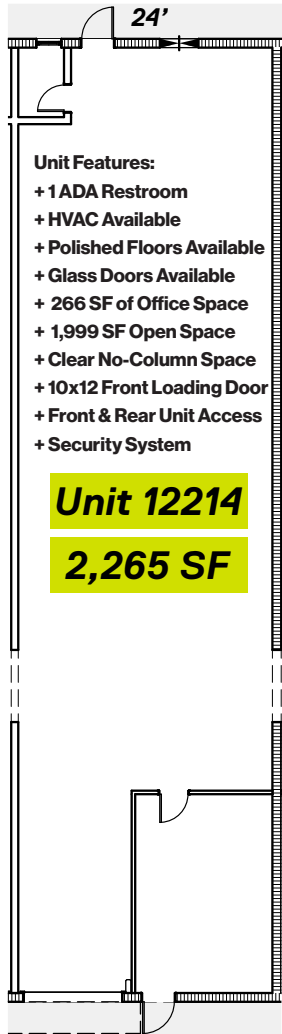
Property Pictures



Floor Plan



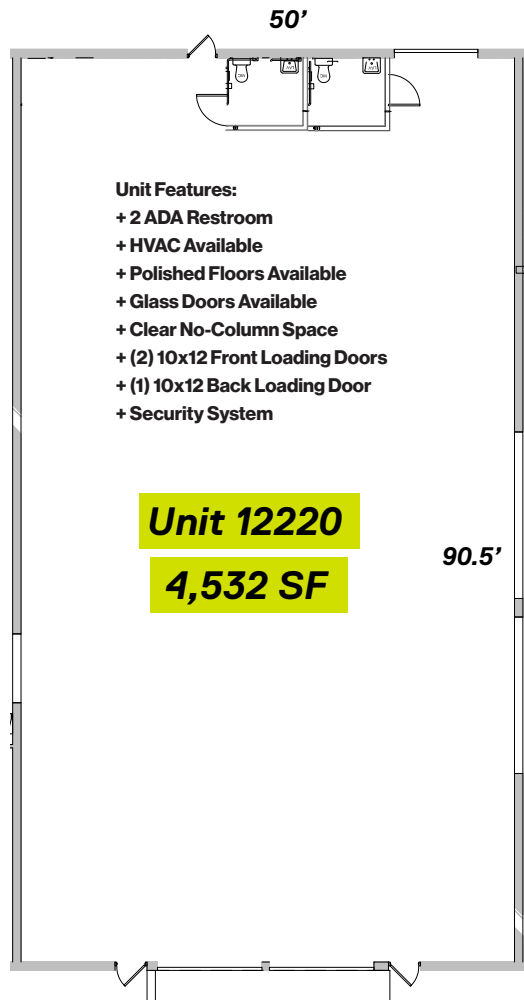
Unit 12214



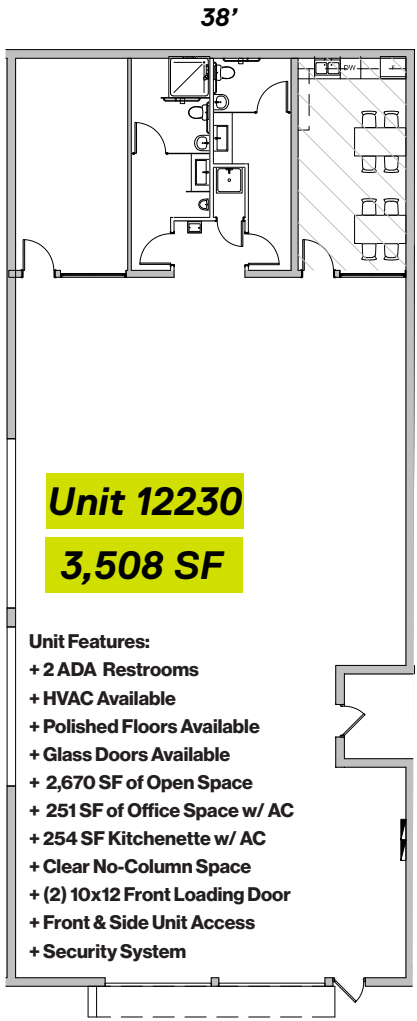
- Unit Features:**
- + 1 ADA Restroom
 - + HVAC Available
 - + Polished Floors Available
 - + Glass Doors Available
 - + 266 SF of Office Space
 - + 1,999 SF Open Space
 - + Clear No-Column Space
 - + 10x12 Front Loading Door
 - + Front & Rear Unit Access
 - + Security System



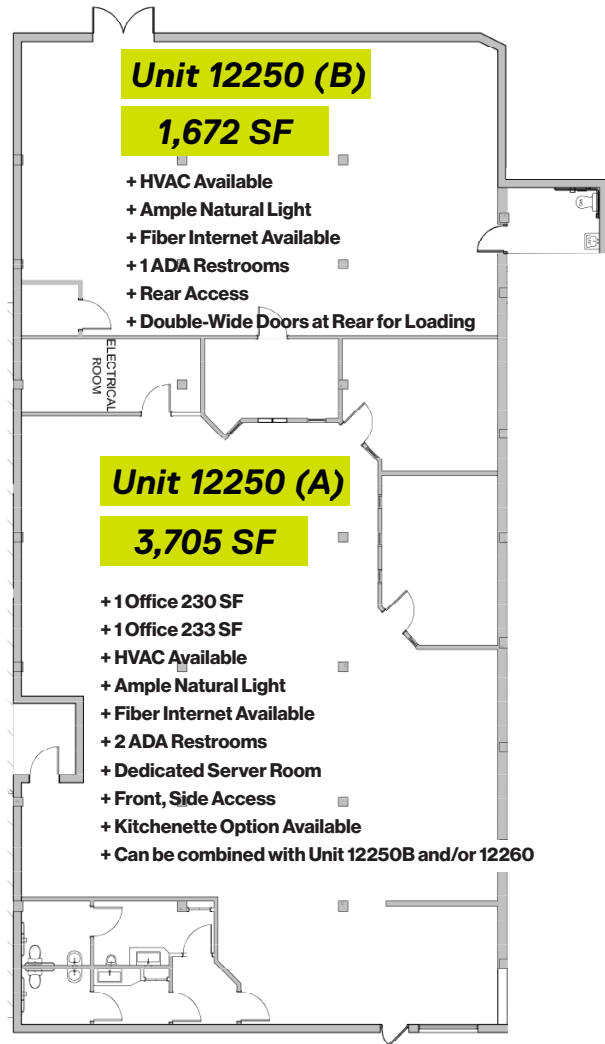
Unit 12220



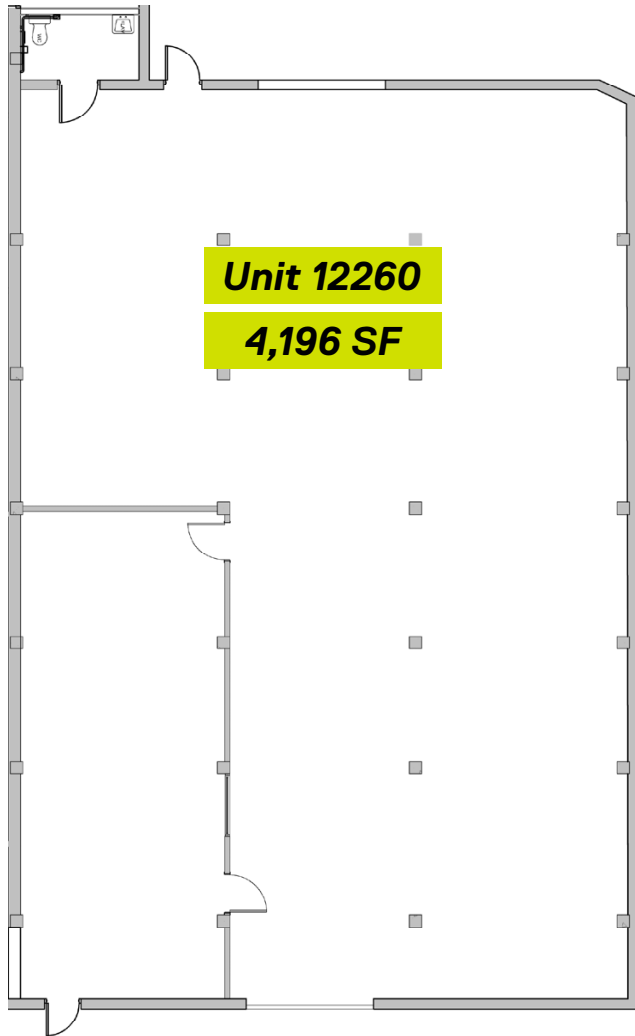
Unit 12230



Unit 12250



Unit 12260



Unit 12260

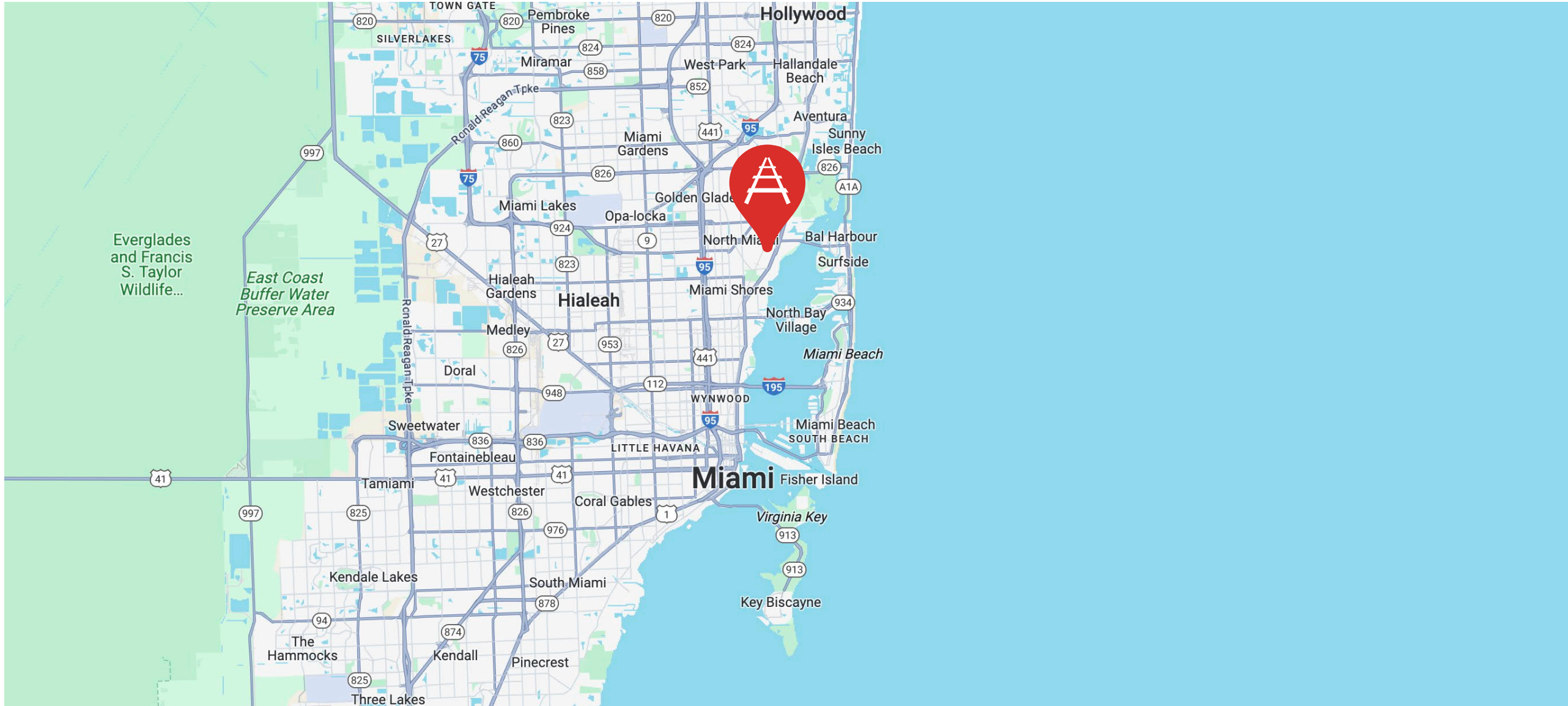
4,196 SF

Unit Features:

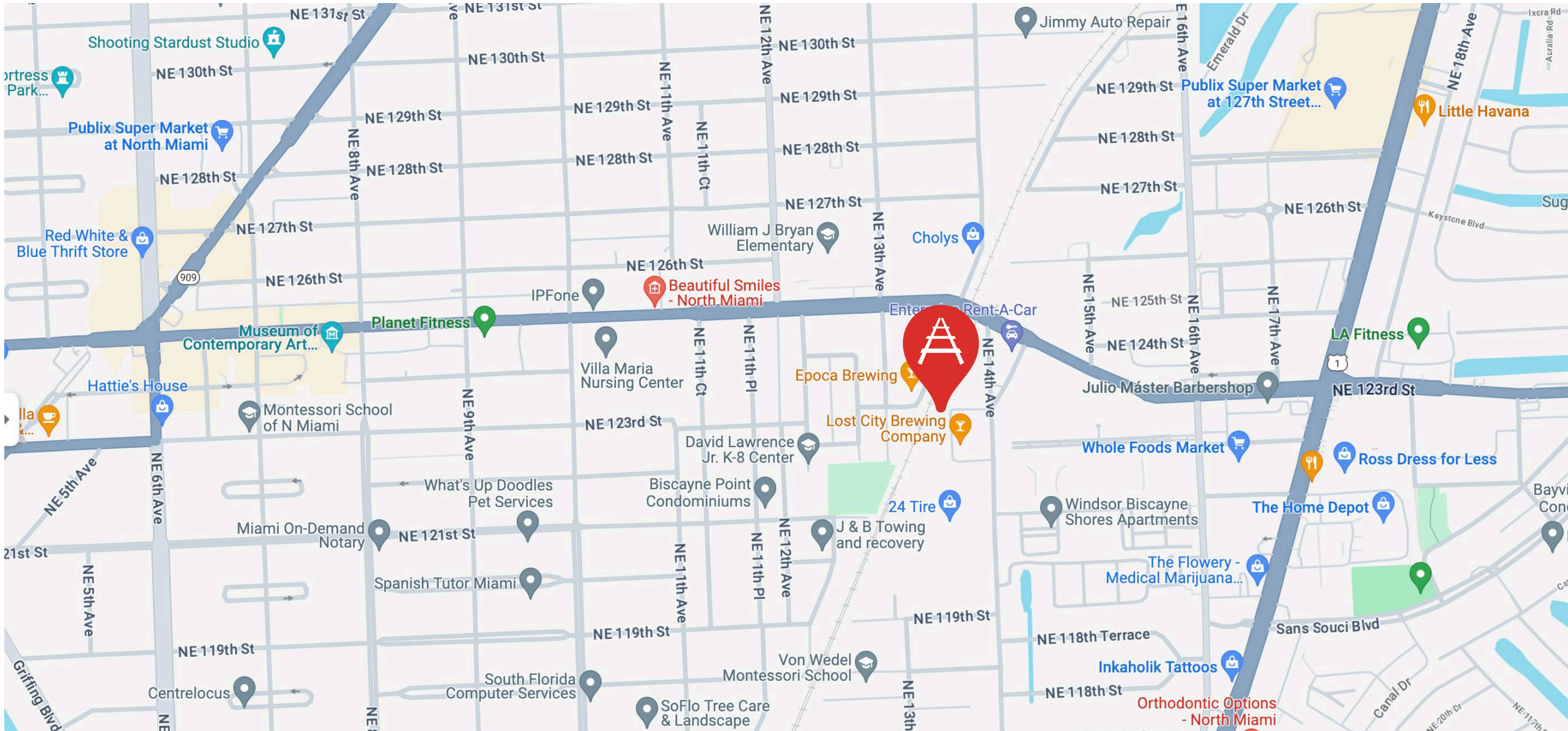
- + 707 SF Office Space w/AC
- + 1 ADA Restroom
- + Front & Rear Access
- + Front Loading Door
- + Can be combined with Unit 12250A and/or 12250 B



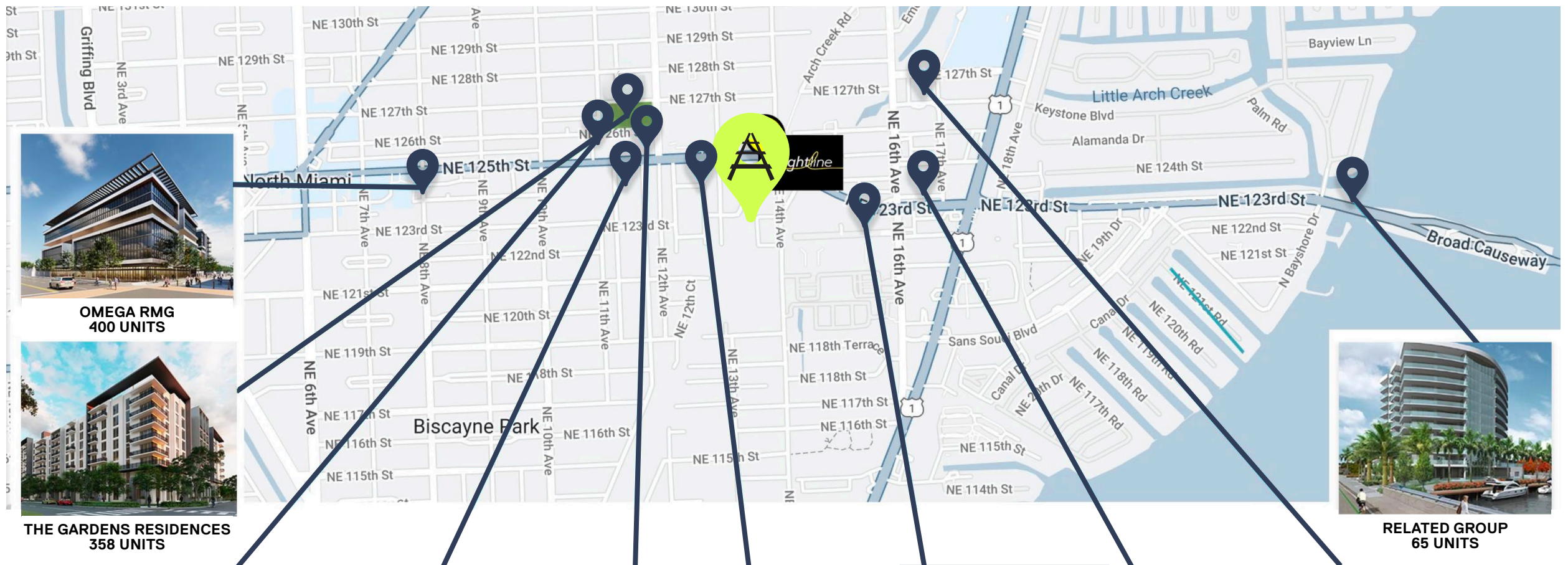
Location



Context Map



Upcoming NoMi Developments - Approx. Total New Units: 2,500



THE GARDENS HALL



**CONTINUUM COMPANY
195 UNITS**



**360 UNITS AND 35,000 SF
SUPERMARKET**



**CYPER SPACE
218 UNITS**



**OLD TOWN CAPITAL
144 UNITS**



**RELATED GROUP
382 UNITS**



**GOLUB GROUP
450 UNITS**

North Miami CRA Commercial Grants Program

Supporting Local Business Growth and Community Revitalization

The North Miami Community Redevelopment Agency (NMCRA) offers several commercial grant programs designed to attract, retain, and expand businesses while revitalizing the community. These grants support visible property improvements, enhance economic opportunity, and contribute to the overall vibrancy of North Miami.

Grant Programs Overview

1. Beautification & Enhancement Grant

- Up to \$25,000 available
- No matching funds required
- For interior and exterior visible improvements
- 100% forgivable after 3 years (5 years for murals)
- Must include ground-floor commercial space with pedestrian street access

2. Business Attraction & Expansion Grant

- Covers 50% of project costs, up to \$200,000
- For relocating or expanding businesses
- May include 50% of monthly rent for up to 6 months during renovations
- Business plan and lease (minimum 5 years) required
- Encourages hiring North Miami residents and community benefit initiatives

3. Rehabilitation Grant

- Covers 50% of total improvement costs, up to \$100,000
- For significant upgrades to existing commercial buildings
- Applies to interior and exterior renovations only (no new construction or roof installations)
- Emphasis on properties with multiple tenants and full-site improvement

4. Capacity Building & Retention Grant

- Up to \$7,500 for technical support or operational improvements
- For small, existing businesses (minimum 1 year in operation)
- Can be used for durable equipment, marketing, training, and insurance
- Limited to businesses with only one location, not part of a chain or franchise

Eligible Improvements

- Impact windows and doors
- Painting, stucco, flooring, and lighting
- Security systems and signage
- ADA ramps/stairs, walkways, landscaping
- Interior renovations and electrical upgrades
- Green building improvements
- Architectural and engineering fees

Application Process

1. Review eligibility and guidelines at www.northmiamicra.org
2. Schedule a consultation with CRA staff
3. Submit a complete application online, by email, or in person
4. Attend review meetings with CRA Advisory Committee and CRA Board
5. Await approval and agreement before starting any work

All work must be pre-approved to qualify for reimbursement.

Contact Information

North Miami CRA
12330 NE 8th Avenue, North Miami, FL 33161
Phone: (305) 895-9839
Email: cragrants@northmiamifl.gov
Website: www.northmiamicra.org

Co-Tenants

Paradigm.

Paradigm Senior Services
1375 NE 123rd Street, North Miami, FL
paradigmseniors.com

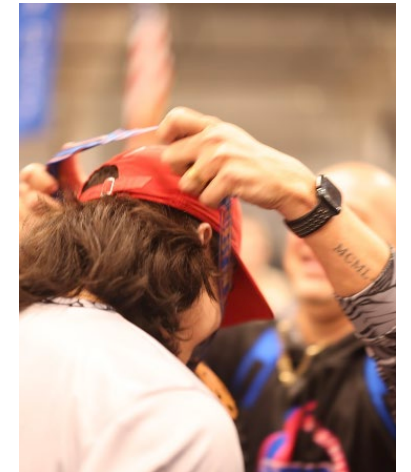
Paradigm Senior Services is a rapidly growing technology company providing full-service back-office support for home care agencies. Specializing in programs that work with the VA, Medicaid, Workers' Compensation, and other third-party payers, Paradigm helps streamline operations, automate billing, and diversify revenue sources.

Their new North Miami headquarters will be home to over 100 tech employees, further solidifying the city's emerging reputation as a hub for healthcare technology and innovation.



North Miami Beach Volleyball Club
12200 NE 14th Avenue, North Miami, FL
nmbvb.com

Founded in 2015, North Miami Beach Volleyball is a year-round training facility offering professional coaching and programs for youth and teen athletes. Serving the broader North Miami community, the club fosters discipline, teamwork, and athletic excellence through a structured environment designed to develop the next generation of volleyball players.



North Miami

North Miami, nestled between Biscayne Bay and Interstate 95, is a vibrant city with a rich cultural tapestry that reflects its diverse population. The city features a mix of residential neighborhoods, educational institutions such as Florida International University, and the bustling Downtown North Miami commercial district. Residents and visitors enjoy the nearby Oleta River State Park, a natural haven offering outdoor activities like kayaking, biking, and hiking amidst scenic beauty.

The community takes pride in its multicultural identity, which is celebrated through various cultural events, festivals, art exhibitions, and culinary experiences that enhance the city's dynamic atmosphere. The Museum of Contemporary Art (MOCA) further enriches the cultural landscape by showcasing modern art, serving as a hub for intellectual and artistic exploration.

North Miami's close proximity to Miami provides residents with easy access to the amenities and entertainment options of the larger metropolitan area while maintaining its unique charm. With its commitment to providing recreational spaces and fostering a strong sense of community, North Miami strikes a perfect balance between suburban tranquility and urban convenience, making it an appealing place to live, work, and explore.



Upcoming North Miami Train Station

FUTURE COMMUTER RAIL SERVICE

Miami-Dade County is moving forward with plans to introduce a new commuter rail service in North Miami along the Florida East Coast (FEC) railway, offering a transformative upgrade to the region's transportation network. This ambitious initiative includes the construction of a new train station at the intersection of NE 123rd Street and the railway tracks, strategically located just 500 feet from NoMi Rail, ensuring convenient access for local commuters and visitors alike.

The new commuter rail service is part of a broader effort to enhance connectivity between some of Miami's most vibrant and fast-growing areas. The service will interlink Downtown Miami with key destinations, including Wynwood, Design District, North Miami, and Aventura, creating a seamless transit option for residents and visitors while reducing dependency on cars and alleviating traffic congestion.

The Florida East Coast railway is already home to the Brightline high-speed train, which provides an efficient and luxurious connection between Miami, Fort Lauderdale, West Palm Beach, and Orlando, starting from its state-of-the-art MiamiCentral Station. The addition of commuter rail service on this existing railway will further expand accessibility, offering a more affordable and frequent transportation option while complementing Brightline's intercity service.

This project represents a significant step in Miami-Dade County's commitment to sustainable, efficient, and interconnected public transportation infrastructure. It promises to foster economic growth, reduce environmental impact, and provide an essential link between key urban centers and neighborhoods, shaping the future of mobility in South Florida.



CONTACT

JUAN ANDRES NAVA

Managing Broker
anava@metro1.com
786.690.7500

BERNARDITA BANFI

Broker Associate
bbanfi@metro1.com
305.600.9876

DJINJI BROWN

Advisor
dbrown@metro1.com
305.331.5836

DANIELLA SUTNICK

Advisor
dsutnick@metro1.com
305.323.7273



METRO1.COM
INFO@METRO1.COM
305.571.9991