

# FLEX SINGLE-TENANT BUILDING FOR LEASE IN EDGEWATER





## LEASING ADVISOR

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A photograph of a modern building's exterior. The building has a grey, textured facade and a large glass entrance. A black metal ramp with handrails leads up to the entrance. A large black sign with the word 'everseen' in white lowercase letters is mounted on the wall to the left of the entrance. The ground in front is paved asphalt with some stains. There are trees and a green fence in the background.

everseen



## EXECUTIVE SUMMARY

DWNTWN Realty Advisors is pleased to present 167 NE 26th Street, a rare opportunity to lease a fully improved, single-tenant flex building in the heart of Edgewater, one of Miami's most rapidly evolving urban neighborhoods. The property offers approximately 5,000 square feet of versatile space combining polished office finishes with functional industrial infrastructure, including a roll-up loading bay, high ceilings in the warehouse volume, and a thoughtfully built-out interior featuring a studio space, conference room, offices and fully built kitchen.

The building is ideally suited for a plug-and-play headquarters environment. The space is well positioned for a range of creative and professional uses including technology and AI company offices, content production and media studios, fashion and beauty showrooms, design studios, or experiential brand activation spaces. Private on-site parking adds meaningful operational utility rarely found at this scale in Edgewater's urban core.

With prominent street presence, a fully modernized interior, and immediate proximity to Wynwood, the Design District, and Downtown Miami, 167 NE 26th Street offers an exceptional opportunity for a discerning single tenant to establish a distinctive presence in one of South Florida's most sought-after submarkets.

167 NE 26<sup>th</sup> Street, Miami, FL 33137

*Edgewater*

**5,000 SF**

Building SF

**8,090 SF**

Lot Size

**\$52 Modified Gross**

Asking Rent

**Single-Tenant**

Building Type

**Flex**

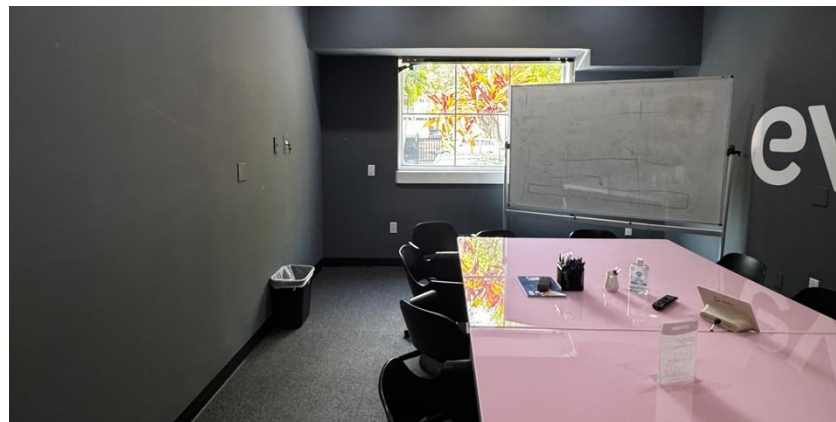
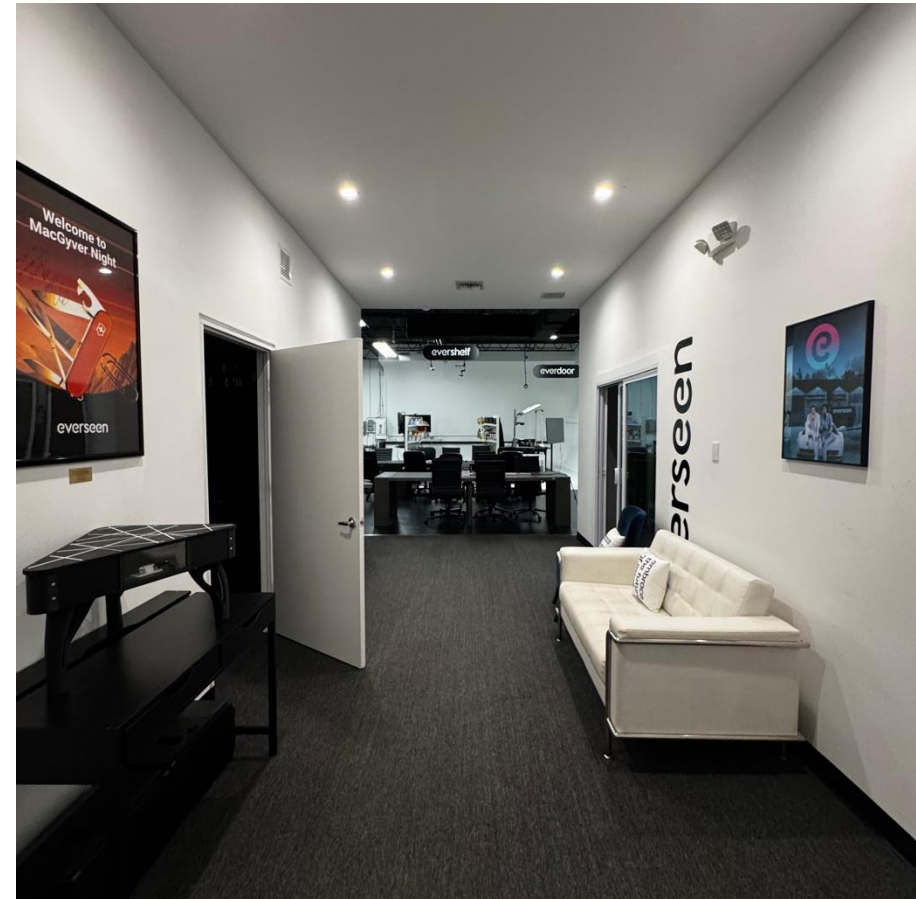
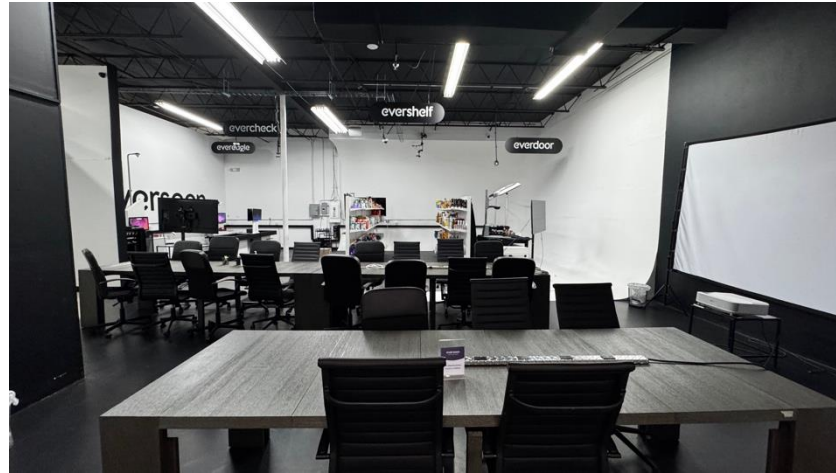
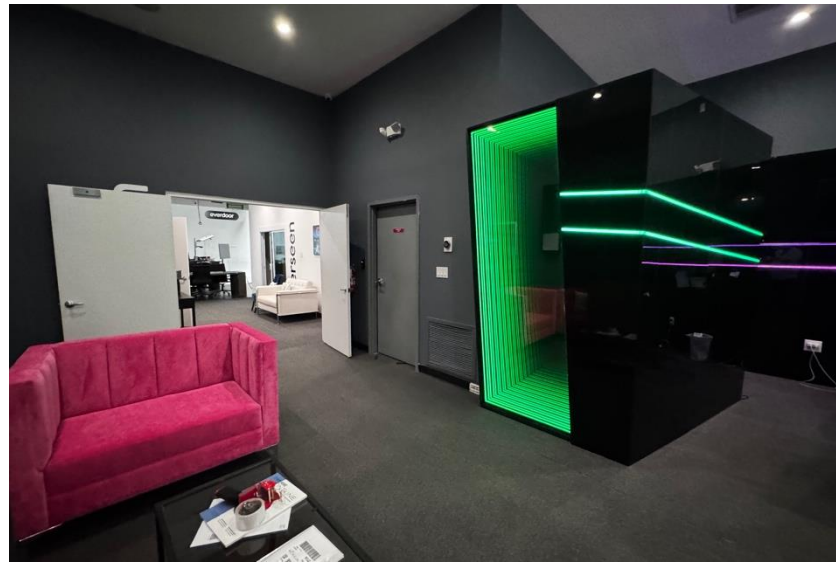
Unit Type

**Parking**

On-Site

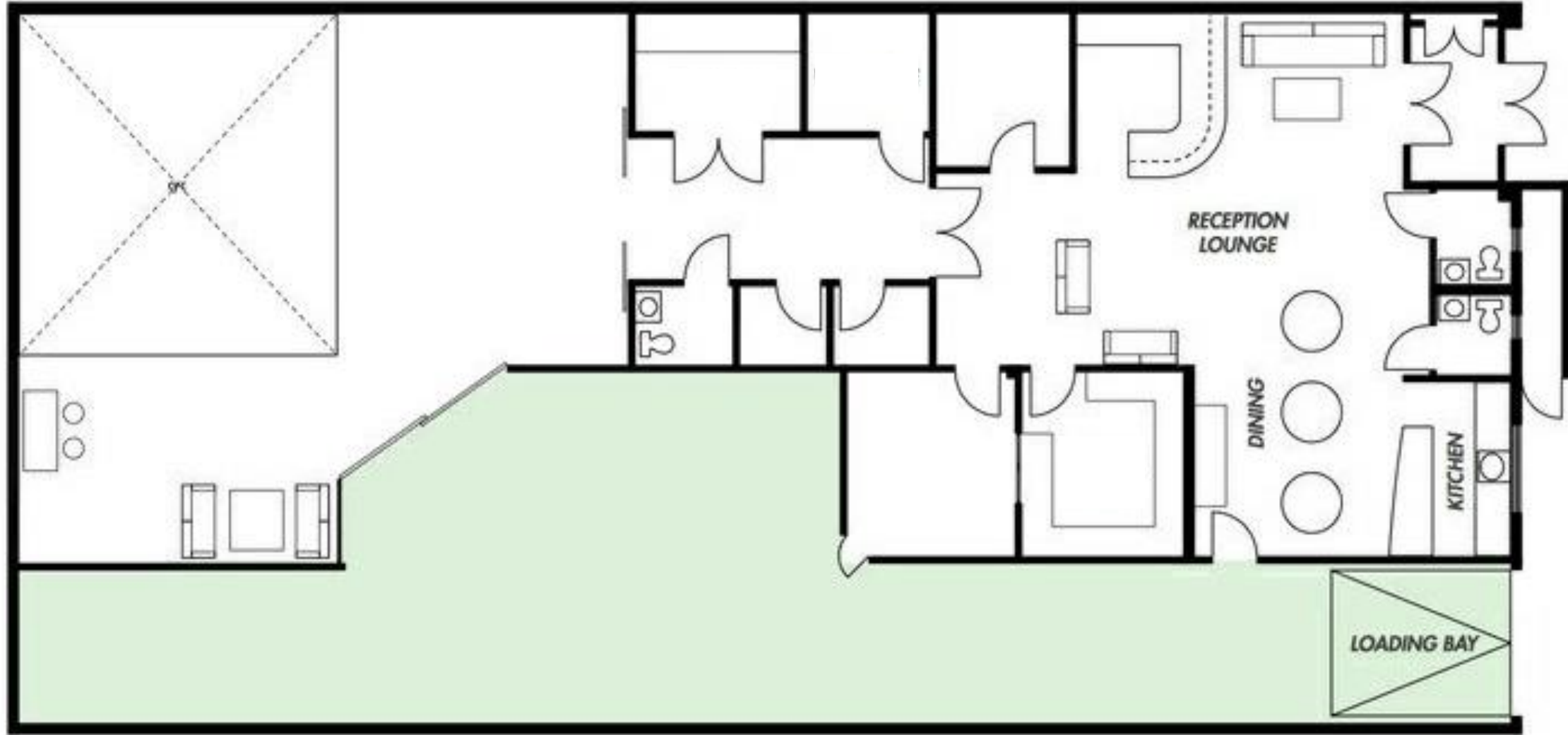


# INTERIOR PICTURES



FLOOR PLAN

North



NE 26<sup>th</sup> Street



# EDGEWATER CONTEXT

Edgewater is bounded by 18th Street and 29<sup>th</sup> street, along Biscayne Boulevard and NE 2<sup>nd</sup> 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 also includes the large, active, 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.



# CONTACT

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