



VERTICAL
REAL ESTATE

flow Miami Worldcenter

PREMIER RETAIL FOR LEASE

700 NE 1st Avenue, Miami, FL 33132

A VIBRANT MIXED-USE URBAN CENTER

Vertical Real Estate is thrilled to present an exciting opportunity to lease retail space on the 7th Street Promenade at Miami Worldcenter.

Miami Worldcenter is a dynamic destination and center of gravity for the entire city of Miami with direct access to Midtown, Edgewater, Design District, Downtown, Brickell and Miami Beach.

MWC Includes:

- +/- 8,500 condos/apartments
- +/- 500 hotel rooms
- +/- 300,000 SF retail
- +/- 500,000 SF office

Flow Miami Worldcenter includes:

- +/- 43,131 SF retail
- +/- 40,000 SF office
- 444 -unit existing rental tower
- 466 units currently under construction



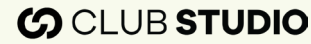


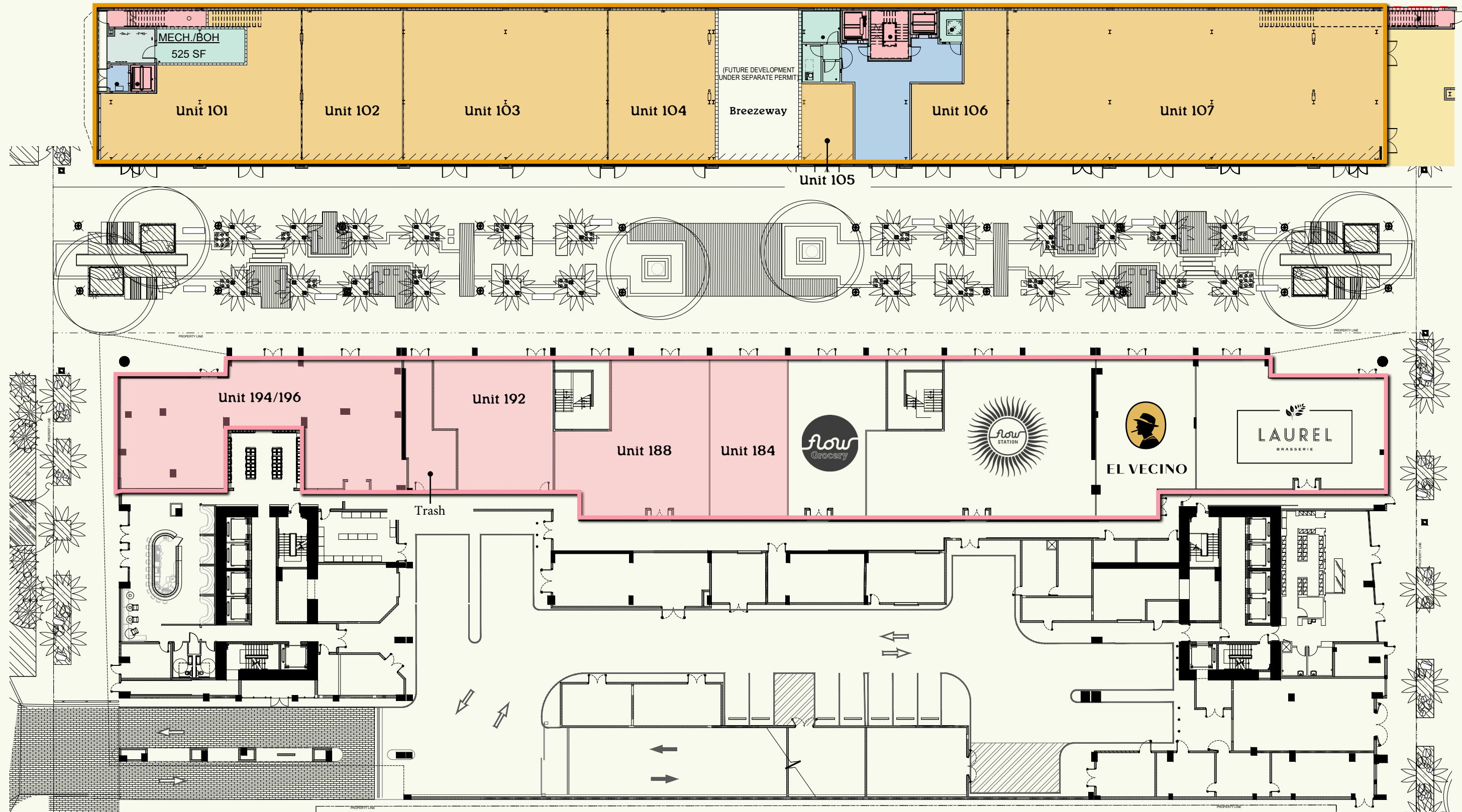
PROPERTY DESCRIPTION

Flow Miami Worldcenter is a dual tower residential landmark that introduces 910 residences with distinguished ground floor retail designed to shape the rhythm of Downtown Miami. Its contemporary form rises with intention, balancing light, texture, and movement to reflect the city's energy. Flow MWC presents a dynamic retail presence that anchors Downtown Miami, offering expansive frontages and seamless pedestrian connections that bring culture, commerce, and community together in one destination.

ADDRESS:	700 NE 1st Ave, Miami FL 33132
NEIGHBORHOOD:	Downtown / Miami Worldcenter
PROPERTY TYPE:	Mixed-Use / Retail / Office
TOTAL RESIDENTIAL:	910 Multi-Family Condo Units
COMMERCIAL SPACE:	Block G: +/- 18,500 SF Block E: +/- 64,631 SF
SUGGESTED USES:	Food & Beverage, Dry Retail Showroom, Spa & Wellness

NEIGHBORING TENANTS





BLOCK E

Unit 101	2,429 SF
Unit 102	1,702 SF
Unit 103	3,404 SF
Unit 104	1,851 SF
Unit 105	487 SF
Unit 106	1,206 SF
Unit 107	6,293 SF

Ceiling Height
18'2" - 18'10"

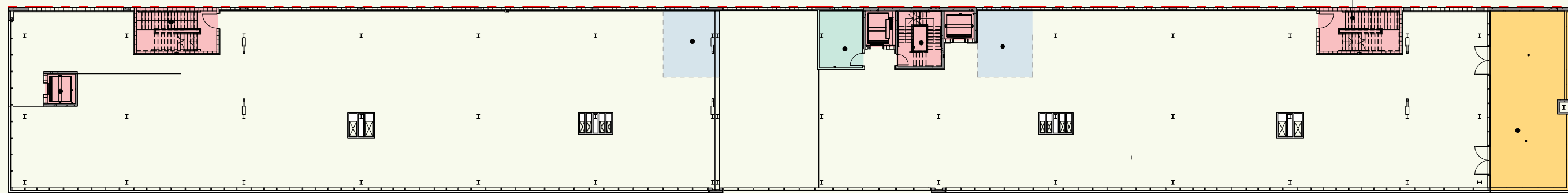
BLOCK G

Unit 184	1,458 SF
Unit 188	2,303 SF
Unit 192	1,700 SF
Unit 194/196	3,406 SF

Ceiling Height
18'

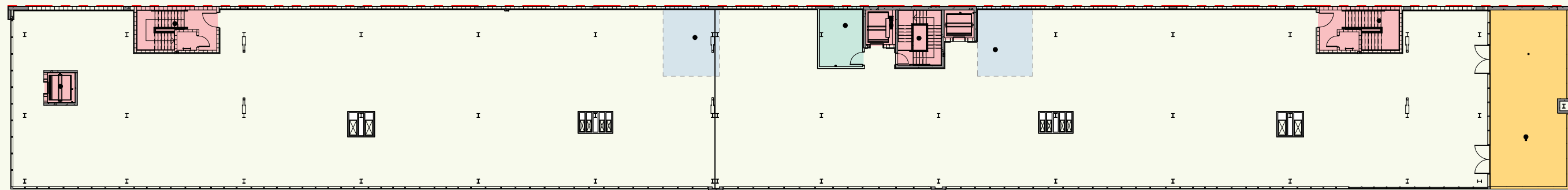
Ground Floor





BLOCK E
20,943 SF Unit 200
Ceiling Height
13'11"

Second Floor



BLOCK E
20,943 SF Unit 300
Ceiling Height
13'11"

Third Floor





- 1 MIAMI WORLDCENTER
- 2 FUTURE PHASES OF MIAMI WORLDCENTER
- 3 ADRIENNE ARSHT CENTER FOR THE PERFORMING ARTS
- 4 BICENTENNIAL PARK/MUSEUM PARK
- 5 FROST MUSEUM OF SCIENCE
- 6 PÉREZ ART MUSEUM
- 7 KASEYA CENTER
- 8 BAYSIDE MARKETPLACE
- 9 SKYRISE MIAMI
- 10 PORT OF MIAMI
- 11 BAYFRONT PARK
- 12 MIAMI DADE COLLEGE
- 13 FREEDOM TOWER
- 14 VIRGIN - MIAMICENTRAL STATION
- 15 SIGNATURE SUSPENSION BRIDGE & PARK
- M METROMOVER & STATION
- R METRORAIL & STATION
- B ALL ABOARD FLORIDA - BRIGHTLINE

1 One West Twelve PMG UNDMRK & Lion Development 23 Stories 372 Units 4,892 SF Retail	2 West Eleventh PMG Marc Roberts Lion Development 44 Stories 659 Units 50K SF Amenities	3 ETEVEN Hotel & Residence PMG ETEVEN Partners 64 & 67 Stories 1006 Units 30K SF Amenities	4 1018 N Miami Ave Eden Multifamily & Dermont Co. 44 Stories 430 Units 8K SF Retail	5 1001 NE First Ave Abbhi Capital 59 & 33 Stories 558 Units 370K SF Office	6 JEM Residences Naftali Group 67 Stories 809 Units 3.6K SF Retail	7 One Thousand Museum 1000 Biscayne Tower LLC 62 Stories 84 Units 6k Retail	8 MWC Block C Falcone Group 53 Stories 631 Units 10k Retail	9 The Legacy Hotel & Residences Royal Palm Companies 219 Hotel Keys 310 Units 100k Med Center	10 Paramount Miami Worldcenter Paramount Ventures 60 Stories 570 Units 300k Retail	11 Miami World Tower 1-3 Lalezarian Properties 3 Towers 2.6k Units 3m Total SF	12 Miami World Center MWC Associates 27 Acres Mixed Use 300k Retail	13 Citizen M Hotel Citizen M Hotels 12 Stories 351 Keys	14 Bezel at Worldcenter ZOM Living & Moinian Group 43 Stories 434 Units 50k Retail	15 Gale Hotel & Residences GFO / Menin 51 Stories 448 Units 9k Retail	16 600 MWC Aria Development & Merrimac Ventures 32 Stories 606 Units	17 The Crosby Related Group & Merrimac Ventures 33 Stories 450 Units 3.3K Retail	18 Downtown 6th Melo Group 58 Stories 824 Units 2.5k Retail	19 Okan Tower Okan Group 70 Stories 263 Condo Units 552 Hotel Keys 64k Office	20 Downtown 5th Melo Group 52-55 Stories 1,042 Units 12.5K Retail	21 First & Fifth Oak Row Equities 45 Stories 500 Units 7k Retail	22 Miami Central FECL 4 City Blocks 816 Units 300k Office 150k Retail	23 Grand Station Rovr Development 31 Stories 300 Units 5k Retail	24 District 225 Related Group Rovr & BH Group 37 Stories 347 Units 2.3k Retail	25 Namdar Towers Namdar Group 2 Towers 1,394 Units 8k Retail	26 501 First Residences Aria Development 40 Stories 476 Units 15k Retail	27 The Elser Hotel & Residence PMG & Greybrook 49 Stories 646 Units 5k Retail	28 Waldorf Astoria Hotel & Residences PMG & Greybrook 100 Stories 360 Units 205 Keys	29 One Bayfront Plaza Tibor Holló and Associates & FECR 90 Stories 900 Units 532k Office 104k Retail	30 Aston Martin Residences G&G Development 66 Stories 391 Units 10k Retail	31 Miami Riverbridge Gencom 3 Towers 1606 Units 615 Keys 100k Retail	32 Faena Residences Fortune International Group & KAR Properties 2 Towers 440 Units 45k Retail	33 Nikola Tesla Innovation Hub Mana Common 13 Stories 137k Office 6k Retail	34 M-Tower Lions Group NYC & Fortis Design + Build 57 Stories 765 Units 4.7k Retail	35 Modera Riverside Mill Creek Residential & Adler Development 36 Stories 428 Units 4.2k Retail	36 Nexus Riverside Adler Development 36 Stories 345 Units	37 Riverside Wharf MVREH, Driftwood, Merrimac & Breakwater 10 Stories 165 Keys 28k Retail
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BLOCK E - West to East View



BLOCK E - East to West View



West to East View



North Miami Avenue Facade



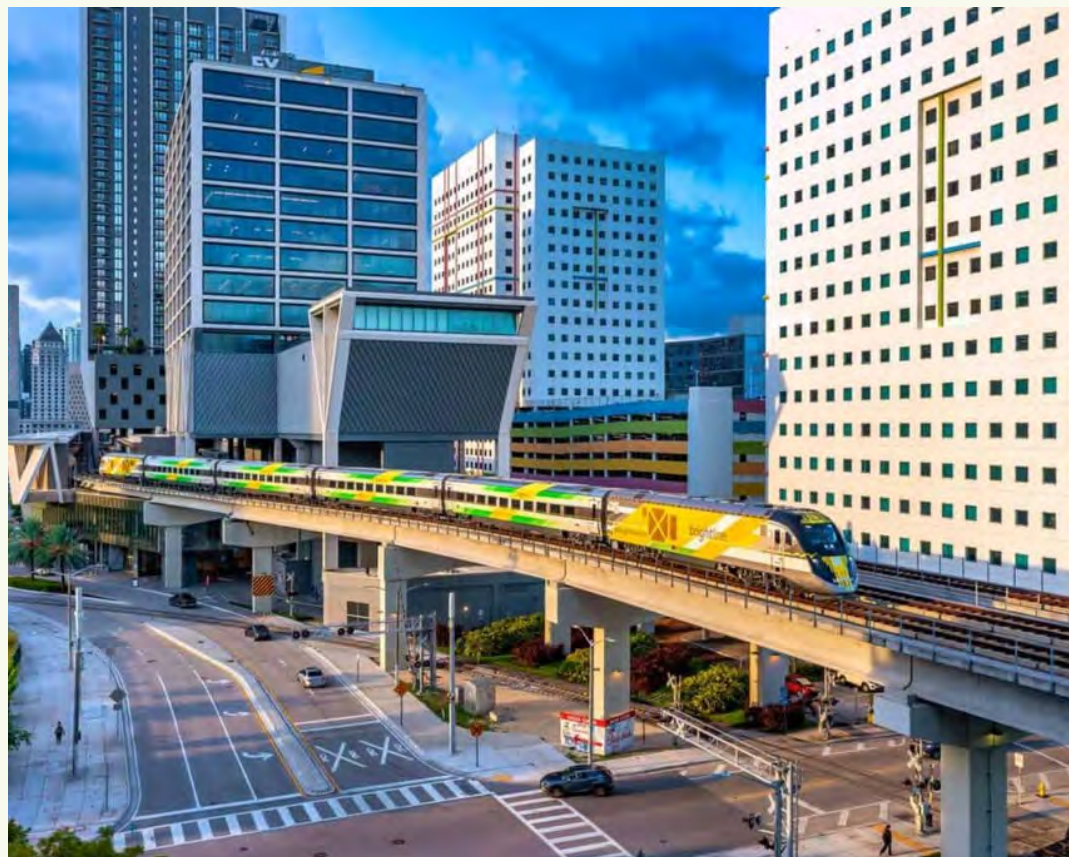
Bustling cosmopolitan neighborhood



In the heart of Miami Worldcenter



Surrounded by numerous developments



Nearby Brightline Miami Station



Experience a vibrant community



Elevated entertainment and hospitality scene



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VERTICAL
REAL ESTATE

We are a boutique real estate company based in Miami, FL, focused on cutting edge food & beverage brands and aspirational retail.

700 NE AVE.

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