

EDGE WATER

PRIME RETAIL SPACE

2701 Biscayne Blvd
Miami, Florida 33137

FOR LEASE



Lyle Chariff
President/Broker
lyle@chariff.com

Mauricio Zapata
Principal/Broker
mauricio@chariff.com

 @chariff  @chariff
 @chariffrealty




info@chariff.com

305-576-7474

www.chariff.com

All information has been secured from the seller/lessor and the accuracy thereof is not warranted and therefore must be verified by the buyer/lessee prior to purchase/lease. All information is subject to errors, omissions, change, and withdrawal without notice. Any reference to age, market data, and/or square footage must be verified and is not guaranteed. Buyer/lessee bears all risks.

- Located in Edgewater, Miami's new area of highest density
- Retailers will benefit from the captive audience of 550+ residents of this 324 residential unit building
- New Retail spaces surrounded by over 10,000 residences within three mile radius
- One retail space of 1,527 SF +/- available
- Views fronting Biscayne Boulevard
- Featuring floor to ceiling store fronts
- Ideal location for a tech stores, fashion retail, creative uses and more
- Co-tenancy of Bank Of America and Sabor Y Limon and more
- Ample parking for employees and customers
- Over 75,000 daily traffic count on Biscayne Boulevard

	Available Space	1,527 SF +/-
	Leasing Rate:	\$59/ SF GROSS
	Zoning:	T6-36a O



Lyle Chariff
President/Broker
lyle@chariff.com

Mauricio Zapata
Principal/Broker
mauricio@chariff.com

 @chariff  @chariff
 @chariffrealty

info@chariff.com

305-576-7474

www.chariff.com

All information has been secured from the seller/lessor and the accuracy thereof is not warranted and therefore must be verified by the buyer/lessee prior to purchase/lease. All information is subject to errors, omissions, change, and withdrawal without notice. Any reference to age, market data, and/or square footage must be verified and is not guaranteed. Buyer/lessee bears all risks.



AVAILABLE SPACE: **1,527 SF +/-**
 PARKING SPACES: **30+ SPACES**

\$59/SF Gross
 LEASING RATE



Lyle Chariff
 President/Broker
 lyle@chariff.com

Mauricio Zapata
 Principal/Broker
 mauricio@chariff.com

info@chariff.com | 305-576-7474

@chariff @chariff
 f @chariffrealty
 www.chariff.com

All information has been secured from the seller/lessor and the accuracy thereof is not warranted and therefore must be verified by the buyer/lessee prior to purchase/lease. All information is subject to errors, omissions, change, and withdrawal without notice. Any reference to age, market data, and/or square footage must be verified and is not guaranteed. Buyer/lessee bears all risks.



LYLE CHARIFF

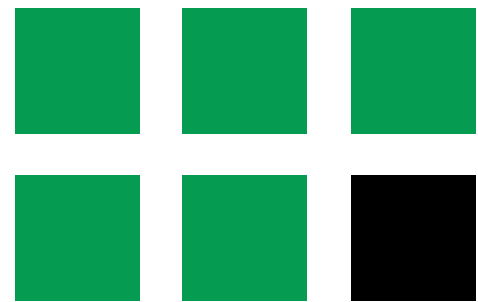
Broker/President
lyle@chariff.com

MAURICIO ZAPATA

Broker/Principal
mauricio@chariff.com

(O) 305-576-7474
(F) 305-576-7494

 @chariff
 @chariff
 @chariffrealty



chariff
REALTY GROUP

5801 BISCAYNE BOULEVARD
MIAMI, FLORIDA 33137

www.chariff.com