

# HYDE ROOFTOP

FOR  
LEASE

101 NE 34th St, Miami, FL 33137



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## Premier Midtown Miami Rooftop Lease Opportunity Former Salvaje Space

The Space:

- 4,400 SF
- Rooftop
- Fully built out
- With full commercial kitchen and all equipment
- Bar built out
- Patio is covered
- Bathrooms
- All furniture also included
- 150K key money
- Ready to open

Unparalleled Location in the Heart of Midtown Miami

Located at the nexus of Miami's most dynamic neighborhoods — just minutes from the Design District, Wynwood, Brickell, and Miami Beach — this rooftop offers unbeatable connectivity, foot traffic, and visibility in one of the fastest-growing urban districts in the country.

A One-of-a-Kind Hospitality Destination

This unique, fully built-out rooftop space features a full commercial kitchen, premium finishes, and immediate plug-and-play readiness for high-end food & beverage, nightlife, or experiential events. With creative activation just steps from world-class shopping, galleries, and nightlife — this won't last long.

Live-Work-Play District with Massive Growth

- Midtown Miami is a planned urban village built on approximately 56 acres of prime real estate with high walkability, lifestyle retail, and residential density.
- The Shops at Midtown Miami — a 347,740 sq ft lifestyle retail destination — draws millions of visitors annually and anchors the district's retail scene.





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## Residential Density & Growth

Midtown and the emerging Midtown Park development are rapidly expanding the local residential base — creating more rooftops and destination traffic for dining & entertainment.

Key buildings include:

- Hyde Midtown — ~410 luxury condo residences + 60 hotel suites in a mixed condo/hotel tower.
  - Midtown 4 — ~392 residential units.
  - The Standard Residences Midtown Miami — ~228 pied-à-terre units.
- ...and additional towers coming online as part of the massive Midtown Park master plan.

## Future Population & Retail Expansion

The Midtown Park project (approved October 2025) will bring:

- 924 new residential units across 4 towers.
- 120,000+ sq ft of retail, dining & entertainment space — significantly boosting daytime and evening traffic.
- 60,000 sq ft of office space and two vibrant public plazas to drive daytime crowds.

This transformational, mixed-use development is literally reshaping Midtown into a cultural, commercial, and lifestyle hub that rivals nearby Design District and Wynwood offerings.

## Ultra Padel Club: A New Anchor Amenity

- Midtown will soon feature a major ULTRA Padel Club — an eight-court facility operated by ULTRA Padel.
- This destination is expected to drive sports tourism, membership traffic, and cross-activity crowds for food, beverage, and nightlife venues within Midtown.
- With padel surging in popularity nationwide, this club is poised to become a major draw for local and visiting enthusiasts alike.

## Hotel, Tourism & Lifestyle Drivers

While Midtown proper doesn't yet have mega-scale branded hotels like South Beach or Brickell, it does include hotel components within existing developments (e.g., Hyde Midtown's hotel suites), and the boom in residential and retail will attract short-term rentals, lifestyle travelers, and ESG-minded visitors.

Combine this with minutes to Miami International Airport and close proximity to Beaches, Biscayne Blvd destinations, and Brickell's financial core — and this rooftop becomes a portal to Miami's best.



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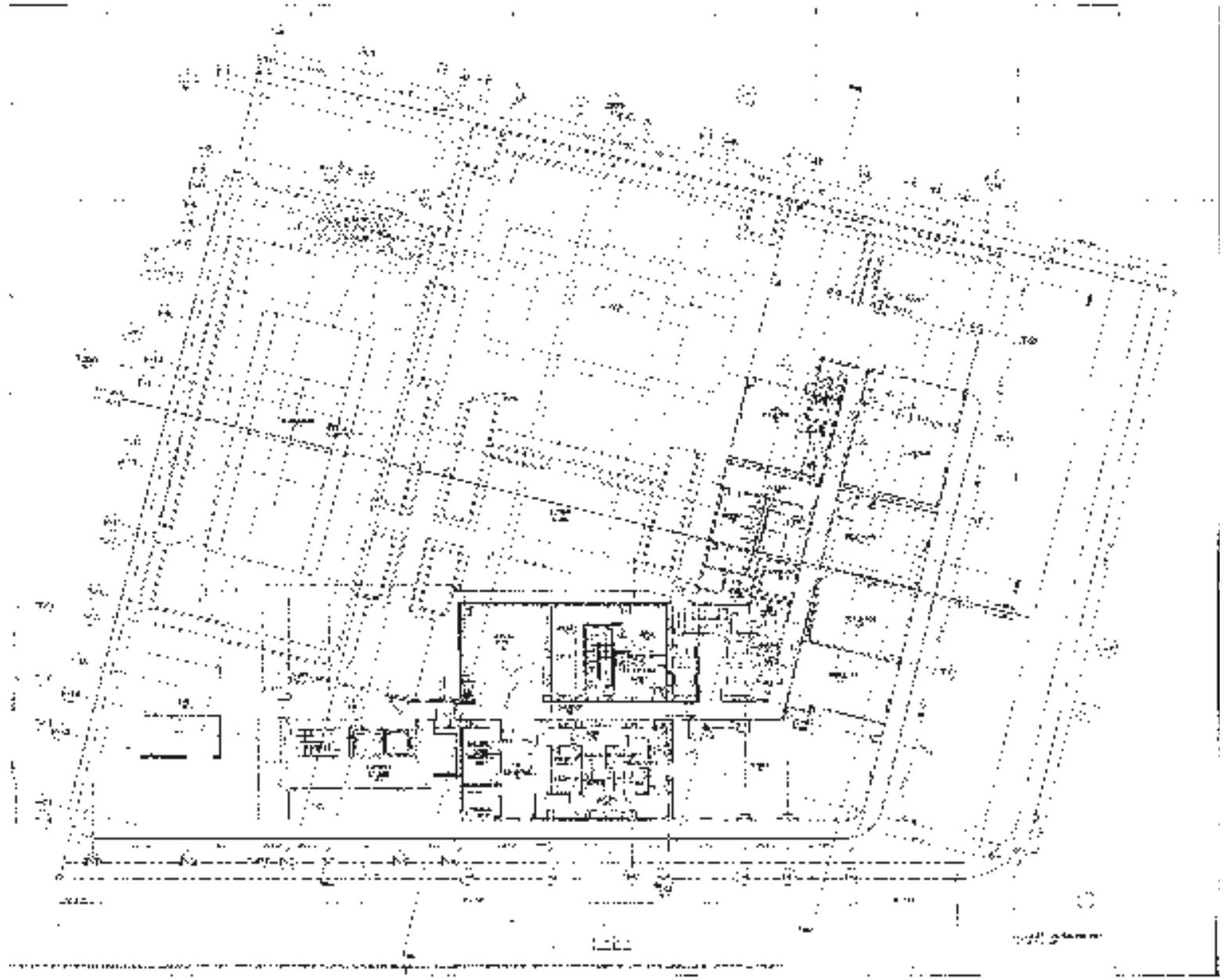
## SPACE PHOTOS





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## Floor Plan







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