



**FOR LEASE**

**8301 BISCAYNE BLVD**  
**MIAMI, FL 33138**

GROUND FLOOR RETAIL/SHOWROOM SPACE

COMING SOON/PRE-CONSTRUCTION



**APEX**  
CAPITAL REALTY

# ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.



## ADVISORS

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# OFFERING SUMMARY

**8301 BISCAYNE BLVD, MIAMI, FL 33138**

APEX Capital Realty presents a prime leasing opportunity along Biscayne Boulevard – an impeccably designed 1,800 sqft space on the ground floor of our newly renovated office building. With floor-to-ceiling glass, this property ensures unmatched visibility to 43,000 daily passing cars.

Ideal for a showroom, gallery, or retail, this open floor plan embraces the vibrant energy of Biscayne Boulevard. The flexibility of a white canvas gives tenants more room to create and custom-fit the space based on their needs. As part of a building undergoing extensive renovations, this leasing opportunity is poised to become the next gem on this iconic thoroughfare.

Leaseable Area (Ground Floor)	1,800 SF+/-
Parking	Private Rear Parking Lot
Traffic Count	43,000 AADT
Zoning	T6-8-0
Allowable Uses	Retail, Showroom, Restaurant/Café, Office, Salon, Gym, Art Galleries and Studios, Financial Services, or Medical Offices
Asking Price	\$50 + NNN

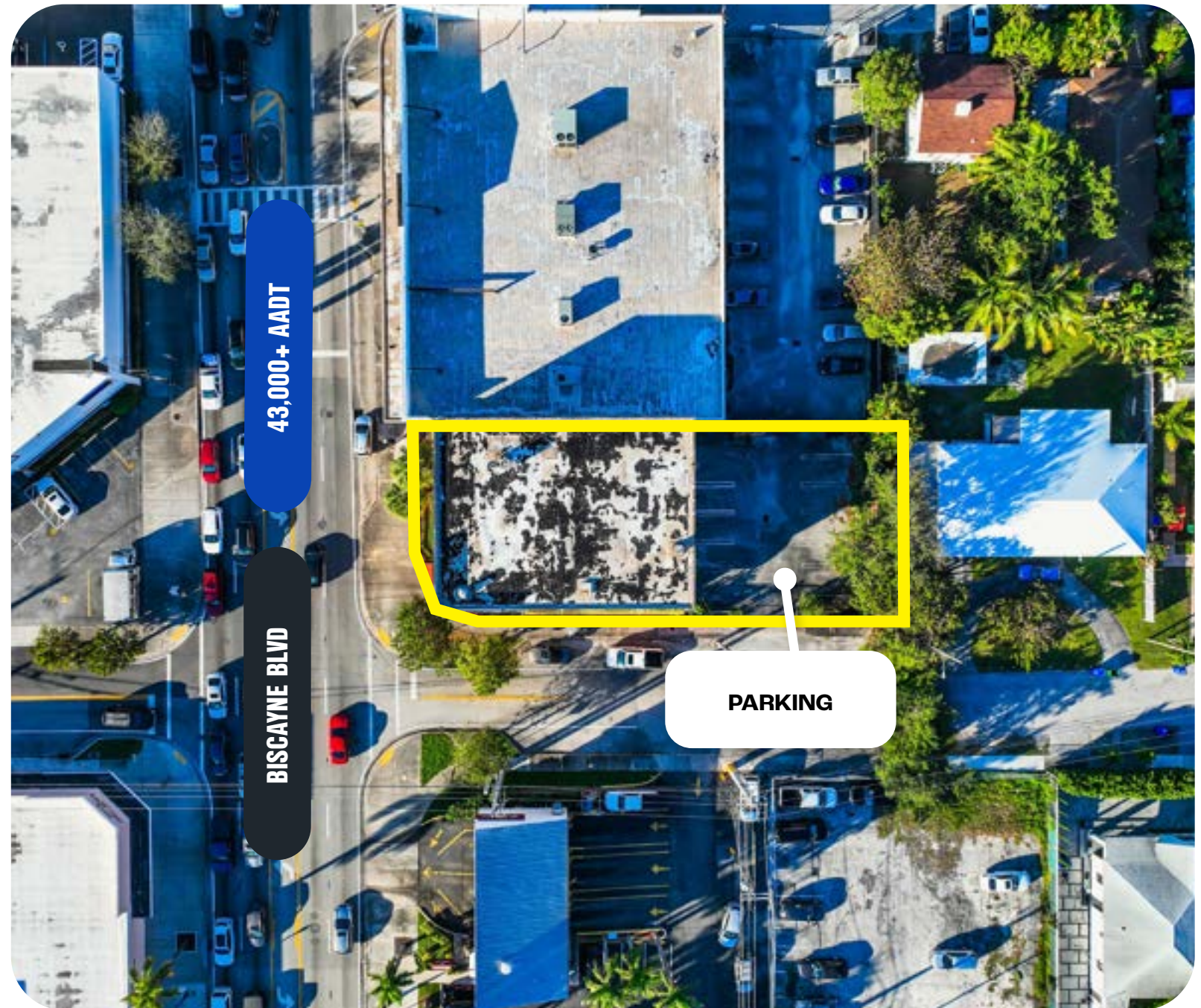


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# BIRD'S EYE VIEW



43,000+ AADT

BISCAYNE BLVD

PARKING



# EAST VIEW

**NORTH BAY VILLAGE**

**2.3 MILES AWAY**

**MIAMI BEACH**

**4.5 MILES AWAY**



**BISCAYNE BLVD**

**BISCAYNE BLVD**

**BISCAYNE BLVD**





# SOUTH VIEW

**DOWNTOWN**

5.4 MILES AWAY

**WYNWOOD**

4.1 MILES AWAY

NE 79TH ST

NE 79TH ST

BISCAYNE BLD

BISCAYNE BLD





# RETAIL MAP

## ADDITIONAL NEARBY RETAILERS



# LOCATION MAP







## ABOUT THE AREA

Situated just off Biscayne Blvd, this leasing opportunity on the lively side of Miami Shores ensures prime visibility and convenient access for customers. Its strategic location near Miami Shores, the MiMo district, Little River, Design District, 79th St Causeway, and Miami Beach provides a unique advantage, attracting diverse traffic and ensuring exposure to multiple communities. Experience the convenience of being minutes away from Miami Shores, the dynamic MiMo district, Little River, the chic Design District, the 79th St Causeway, and the allure of Miami Beach.





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