



FOR LEASE

400 NE 36TH STREET
MIAMI, FL 33137

HIGH EXPOSURE EDGEWATER LAND

STL
COMMERCIAL

OVERVIEW

Presenting for lease a high exposure lot in Edgewater. The property is located just off the intersection of Biscayne Boulevard and NE 36th Street and leads directly into the Julia Tuttle causeway, offering direct access to Miami Beach. At the center of Miami's main transit corridors and adjacent to I-95, the property offers a tenant unparalleled exposure - creating strong signage opportunities and access to countless customers. The property is located 2 minutes from the Design District and 2 minutes from Midtown.

OFFERING SUMMARY

LOT SIZE: 6,400 SF

ZONING: T6-36a-O

APPROX. LOT DIMENSIONS: 50' X 120'



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ALEX TSOULFAS | PRESIDENT | 305.972.7217
ANDY CHARRY | COMMERCIAL EXECUTIVE | 305.298.5503

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EXPOSURE (ANNUAL AVERAGE DAILY TRAFFIC)



I-195 AADT 147,500



BISCAYNE BOULEVARD

NE 36TH STREET
AADT 18,200

AADT 48,000

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SURROUNDING DEVELOPMENTS



ELLE RESIDENCES



TOWER 36

VIDA RESIDENCES

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PROPERTY IMAGE



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BIRDSEYE VIEW



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SOUTHEAST AERIAL VIEW



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SOUTHWEST AERIAL VIEW



EDGEWATER

MIDTOWN



TOWER 36

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BAY VIEW



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