



FOR LEASE

River District Retail

702 NW 5th Avenue, Miami, FL 33136

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$25 MG PSF
Building SF:	6,431 SF
Lot SF:	7,500 SF
Use:	Retail
Year Built:	1947
Zoning:	T5-O
Number of Stories:	Single
Submarket:	Overtown
Market:	Miami, FL

PROPERTY OVERVIEW

DWNTWN Realty Advisors has been retained exclusively to arrange the leasing of 702 NW 5th Ave in the River District. The subject property is located at the intersection of the central business districts of Brickell and Downtown and the quickly growing River and Health districts. The building features approximately 6,431 square feet ideal for any gallery showroom, entertainment, flex or office user. The property is fully built out and move in ready as a showroom and entertainment space and can be used for a multitude of uses. The property is ideal for operators looking to capitalize on a prime location in a turnkey building in the urban core of Miami.

PROPERTY HIGHLIGHTS

- Turnkey Retail, Gallery or Studio Facility
- Fully built out, air conditioned, lit, with offices and multiple restrooms
- Easy enter/exit from Brickell, Downtown, River and Hospital District
- Highly visible and accessible corner building

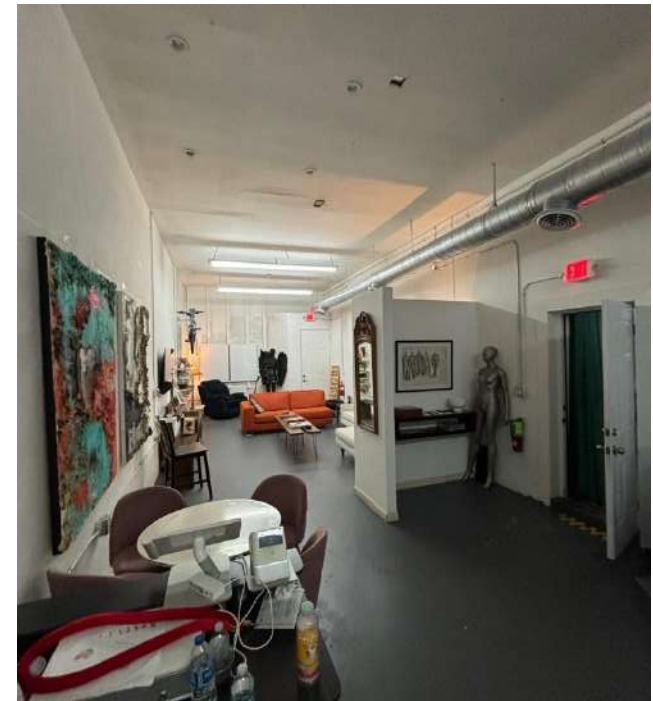
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A Commercial Brokerage Firm

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INTERIOR PICTURES



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LOCATION DESCRIPTION



THE MIAMI RIVER DISTRICT

The Miami River, stretching 5.5 miles from the Miami Canal through Greater Downtown Miami to Biscayne Bay, serves as a vital route for cargo ships and small vessels. Recent efforts by developers have revitalized the surrounding land near Biscayne Bay. At the river's mouth, luxury residential buildings and new ultra-luxe condo towers enhance its picturesque allure. The popular Miami Riverwalk offers tree-lined paths for residents and visitors to enjoy, with boutique shopping at the 500k SF River Landing Mall and dining options. Further upstream, establishments like Garcia's, Seaspice, and Kiki on the River provide docking for boats and lively entertainment.

The Miami River District has been designed primarily for pedestrians, fostering a vibrant community with parks, amenities, and water taxis for easy commuting. This transformation has turned the area into a highly attractive urban riverside destination at the heart of Miami.

THE MIAMI HEALTH DISTRICT

The Miami Health District is the 2nd largest health district in the US. It encompasses 153 acres and features 2M SF of laboratories and research facilities. The Health District is one of Miami's largest employment hubs with an employment payroll of \$1.9 billion dollars. It's home to one of the busiest trauma centers in the nation, the Ryder Trauma Center and a variety of civic buildings, universities and medical research institutions. Jackson Memorial Hospital will undergo an \$830 million dollar voter approved renovation that will include a new rehabilitation hospital and pediatric outpatient center and an additional 2M SF is planned for the UM Life Science and Technology Park.

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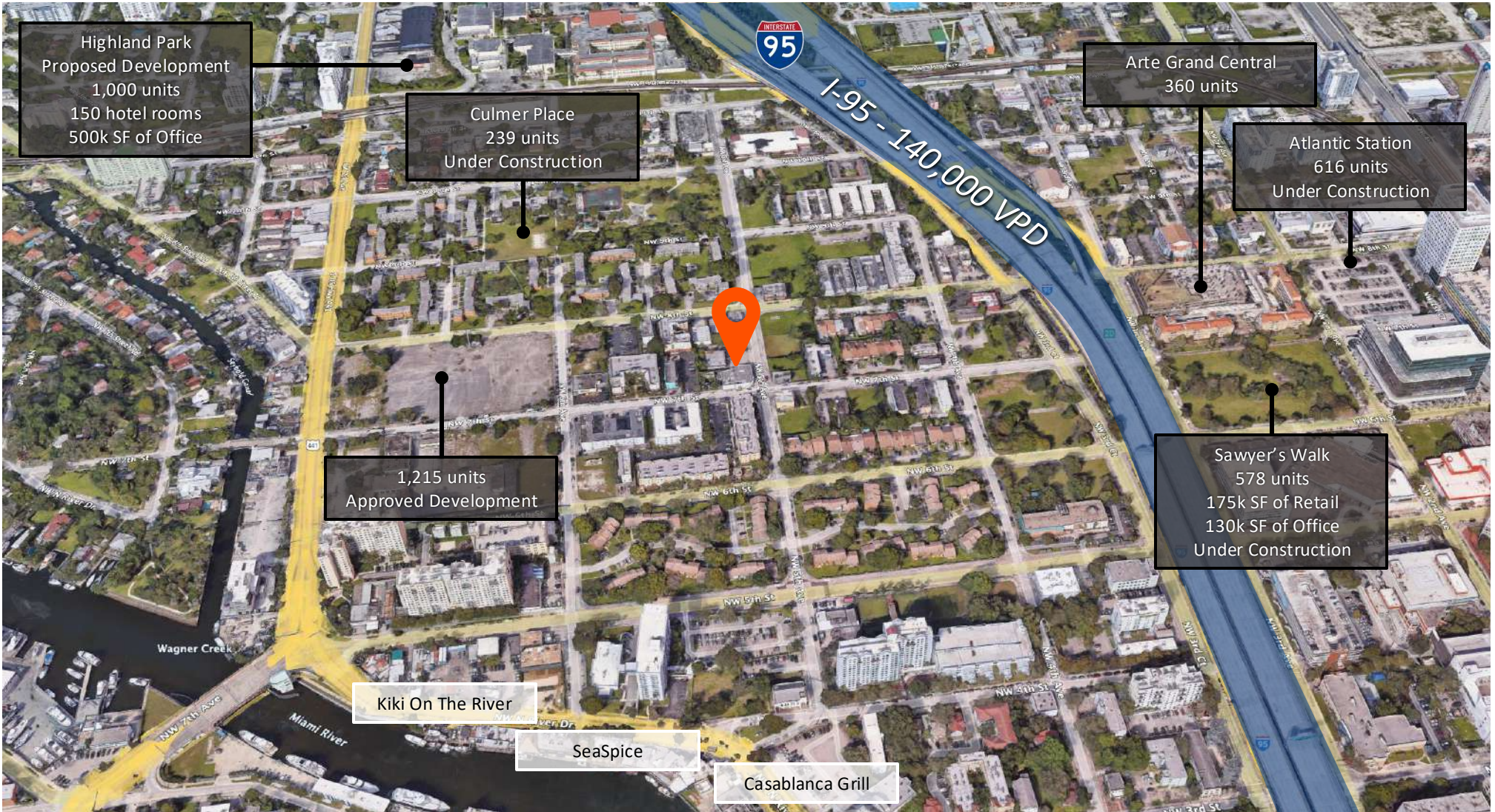
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OVERTOWN CONTEXT



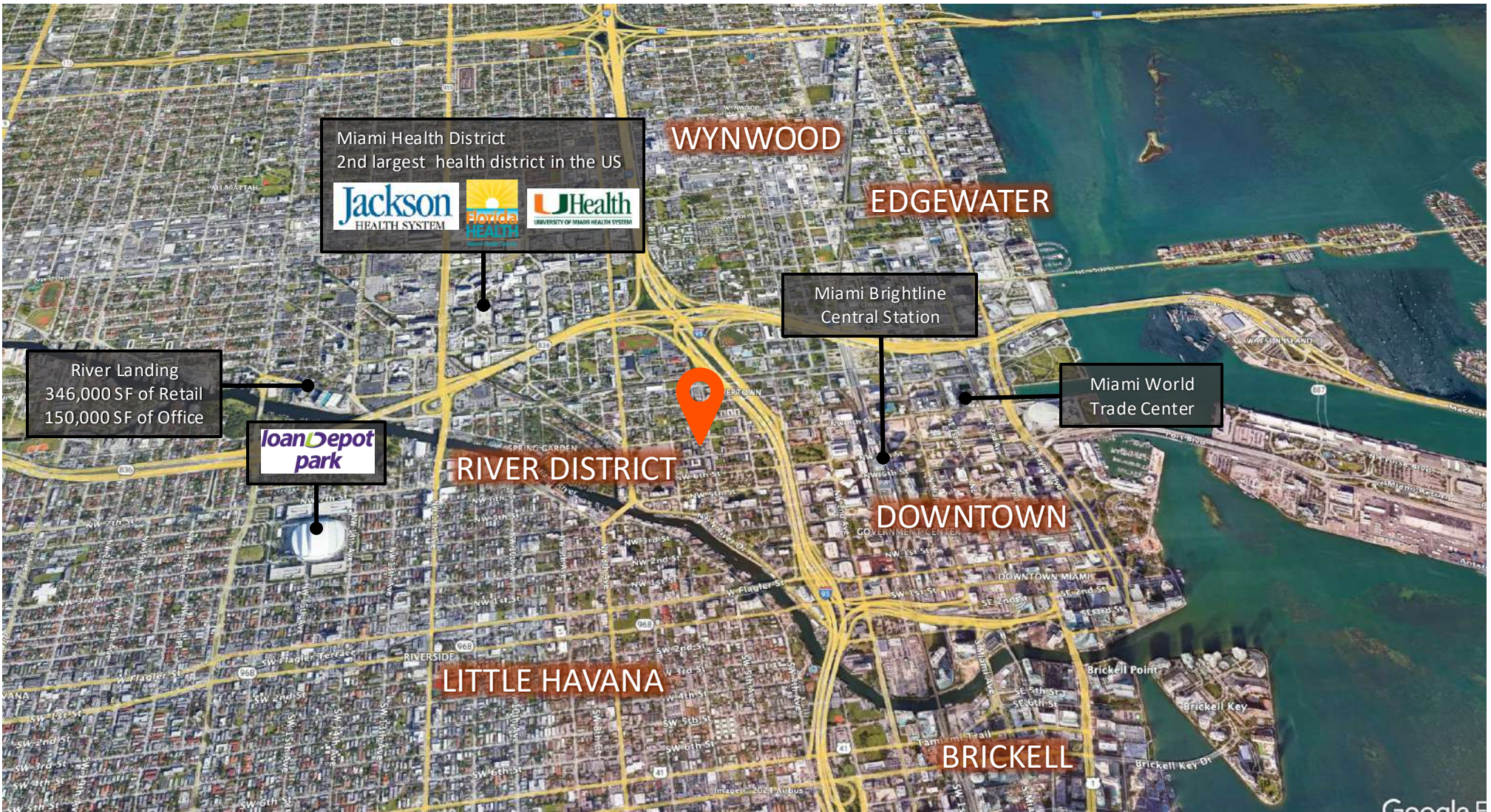
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AERIAL CONTEXT



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GALLERY / SHOWROOM CONCEPTS



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FLEX OFFICE CONCEPTS



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RIVER DISTRICT, MIAMI



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