

**FOR LEASE**

*UPSCALE TURNKEY OFFICES*

# 101 NW 8TH ST

33136 MIAMI, FL

**GRIDLINE**  
PROPERTIES





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## Executive Summary

Discover the offices at 101 NW 8th St. known as Central, a premier commercial hub offering meticulously designed turnkey offices tailored to meet every business need. Situated adjacent to Miami World Center and the downtown Miami Brightline Station, these newly constructed offices range from 250 to 2,500 square feet, with the option for comprehensive furnishing.

The offices at Central offer a plethora of amenities to enhance your workspace experience. Revel in state-of-the-art conference facilities, elegant lobby spaces, a stylish kitchenette, and a coffee bar, all accompanied by convenient parking solutions. Nestled in a prime location with effortless access to I-95, indulge in vibrant surroundings with an abundance of exceptional dining, retail, and café options nearby. Additionally, seamless connectivity to Metro Rail and Metro Mover stations amplifies accessibility.

Embark on a journey of exploration by scheduling a private tour today.

# Property Highlights

- **Type:** For Lease
- **Size:** 250 SF- 2,500 SF (can be combined)
- **Parking:** Garage Parking Available
- **Amenities:**
  - Conference Rooms
  - Stylish Kitchen / Lobby Area
  - Fiber Internet (1 Gigabit Speed)
  - Furniture Packages Available
  - Walking Distance to Cafes, Restaurants and Shops
- **Asking Rate:** \$65 PSF - \$97 PSF Full Service Gross



# Interior Images

*Office*

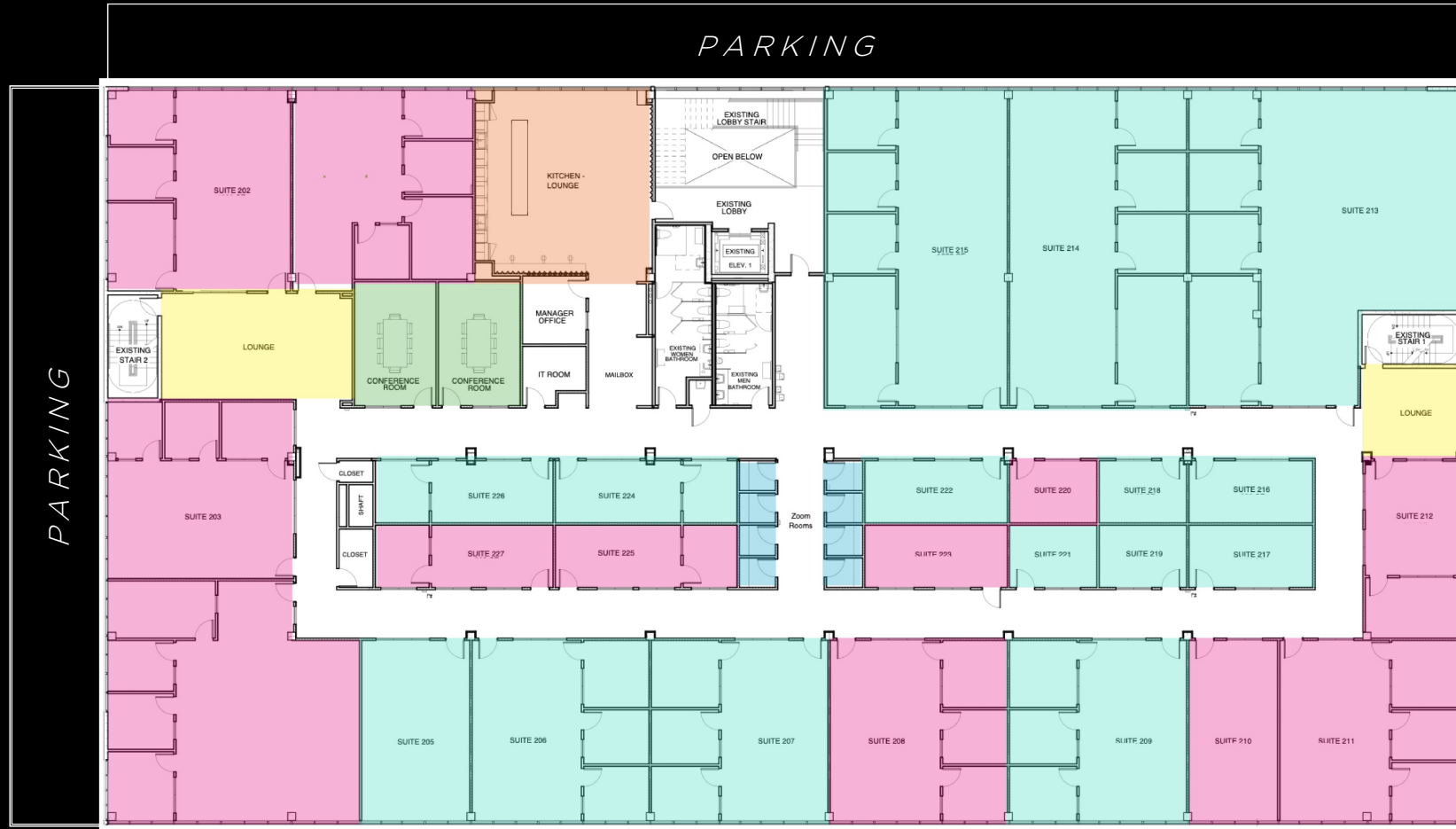


# Interior Images

*Kitchen Area*



# Property Layout



Metrorail  
brightline

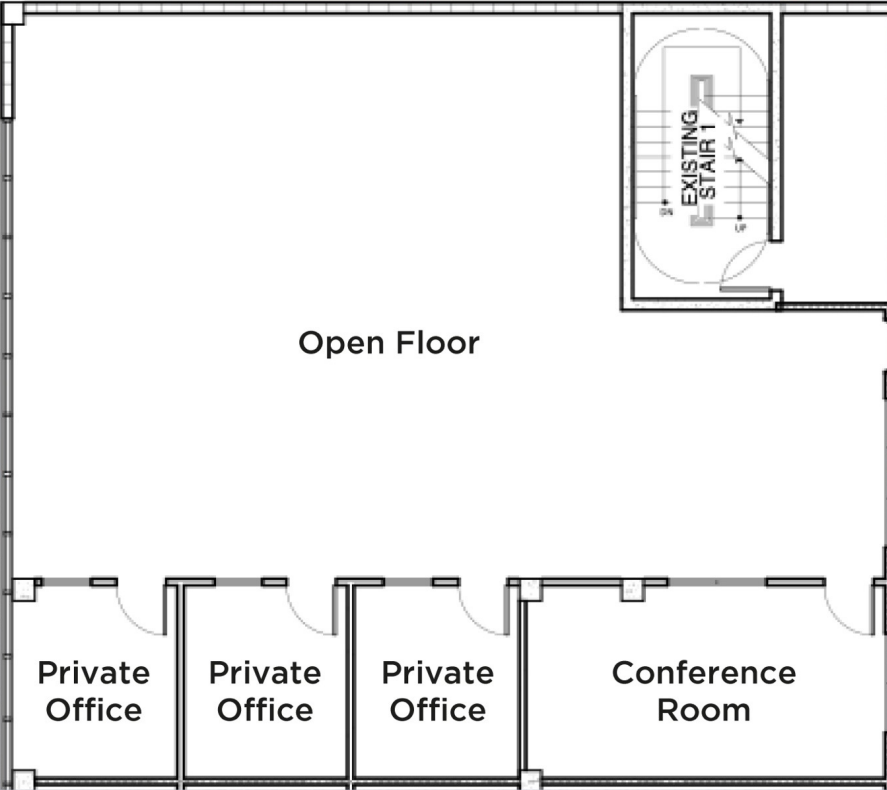
o Asking Rate:

\$65 PSF - \$97 PSF  
Full Service Gross

Available Suites
Leased
Kitchen - Breakroom

Lounge Areas
Conference Rooms
Zoom Rooms

# Property Layout



2,498 SF

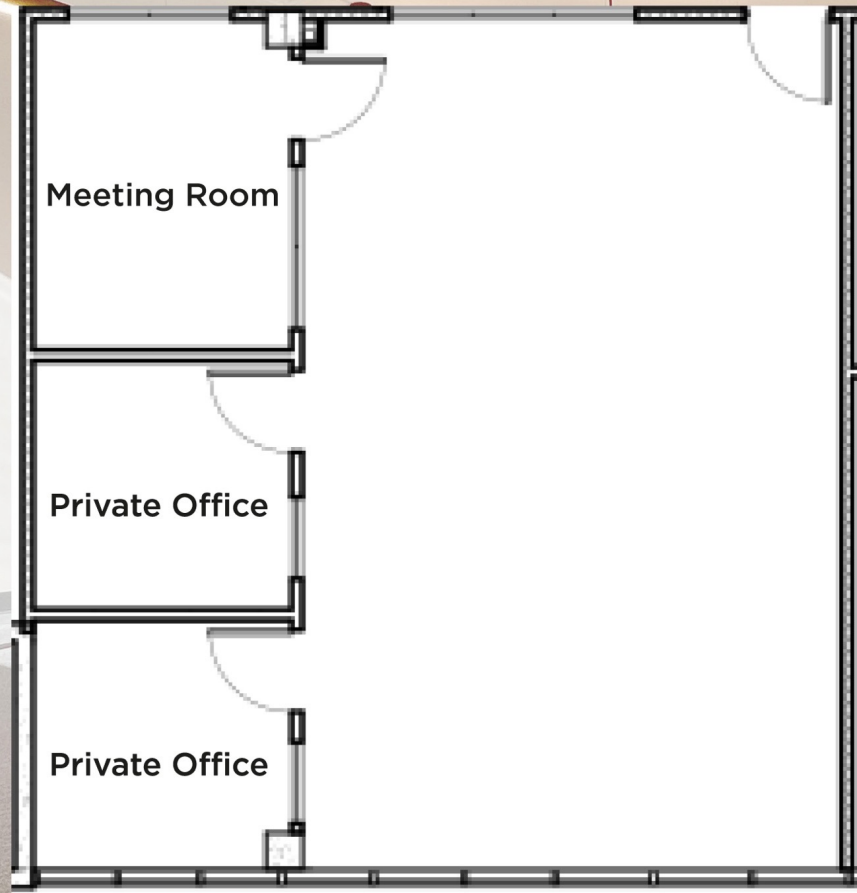
**Asking:** \$13,500 / month

Full Service + sales tax

**UNIT 213 - LARGE UNIT**



# Property Layout



1,056 SF

**Asking:** \$6,250/ month

Full Service plus Sales tax

**UNIT 206 - LARGE UNIT**

# Neighborhood Map



Port of Miami

Miami World Trade Center

The Elser Hotel

Bayfront Park

Kaseya Center

Kitchen Labs

SunTrust

InterContinental Miami

Miami Dade College

Ernst & Young

Miami Central Station

101 NW 8TH ST

Met 1

JW Marriot Marquis Miami

Hyatt Regency Miami

Ocean Bank

Miami Dade Courthouse

Brightline Station

Miami Tower

East

Publix

*brightline*



## About Gridline Properties

Gridline Properties is a full-service commercial real estate brokerage firm based in Miami's urban core. The firm specializes in geographic driven brokerage services that include landlord and tenant representation, strategic real estate planning, and investment sales and dispositions.

We pride ourselves in fostering long term relationships with our clients and in this process, we have developed a forward thinking approach to real estate that allows us to grow together.

It is our ongoing pursuit to build a company of ideas, and by way of this notion we set out to create a culture that keeps us current and competitive. In this process, Gridline Properties is able to provide its clients with early stage advisory services that allow access to evolving market trends and conditions.

# GRIDLINE

PROPERTIES

## 101 NW 8TH ST

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**Non-Endorsement & Disclaimer Notice**

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.