



254 NW 36<sup>th</sup> Street  
Miami / FL 33127



RETAIL  
**FOR  
LEASE**

[www.bzginternational.com](http://www.bzginternational.com)

## EXECUTIVE SUMMARY.



BZG International is excited to present the opportunity to rent commercial space at 254 NW 36th Street. This prime location is situated at the convergence of Wynwood, Midtown, and the Design District, offering unparalleled accessibility and visibility. This property provides an ideal canvas for businesses seeking to establish themselves in dynamic urban environments.

Its proximity to the I-195 and I-95 ensures convenient access to major transportation routes. The property's expansive backyard offers a versatile space suitable for outdoor events or additional business activities, adding significant value and adaptability. Additionally, equipped with designated areas for loading and unloading supplies, the property streamlines logistical operations for businesses, optimizing efficiency. This prime location offers businesses the flexibility to adapt and innovate according to their needs, maximizing potential in a vibrant urban setting.

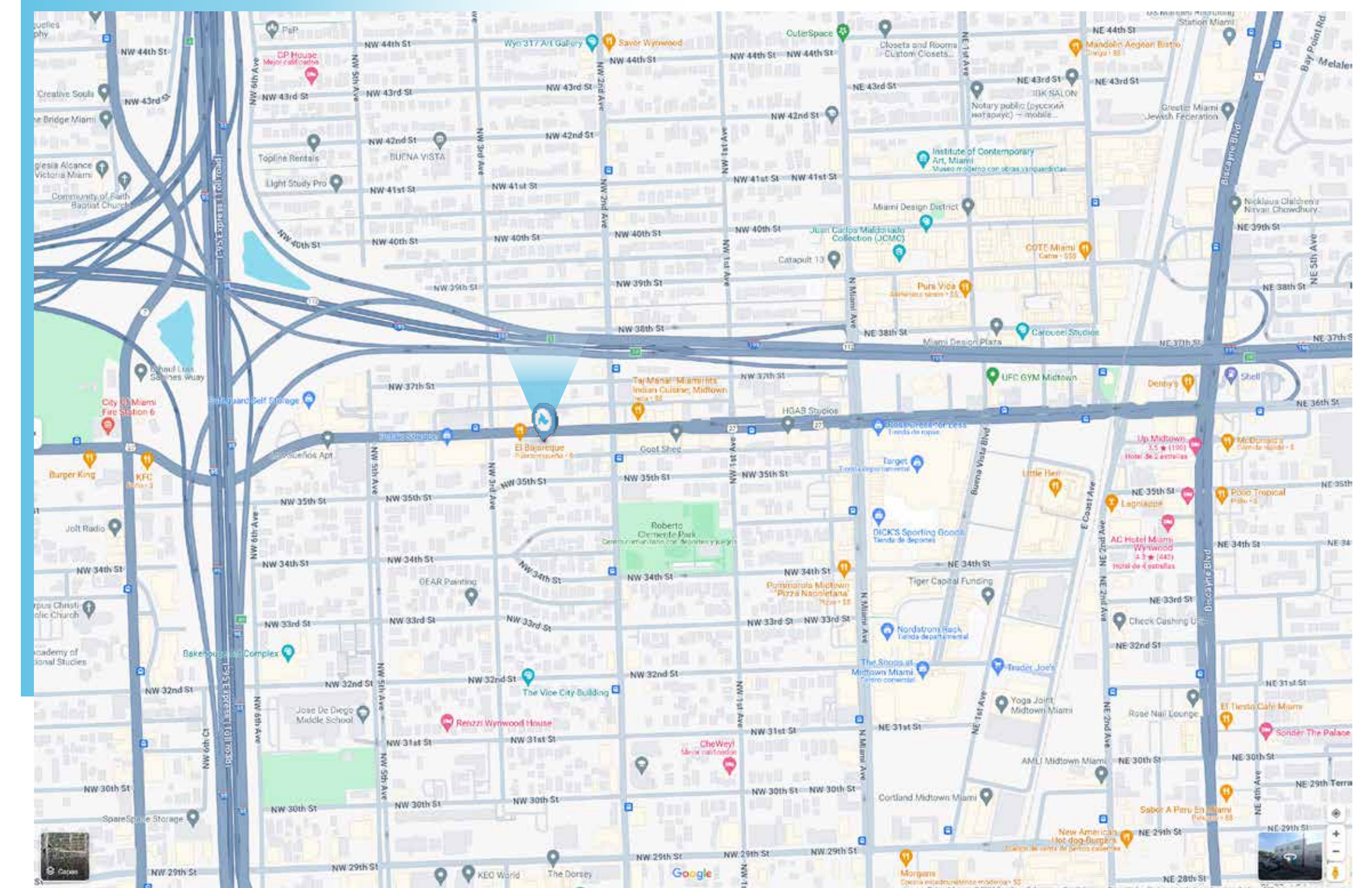
# NEIGHBORHOOD.



Today, Wynwood stands as a vibrant hub boasting over 100 restaurants, 500 apartments, and more than 650,000 SF of office space, with an additional 2,000 apartments currently under construction. Recognized as one of the fastest-growing cities in the nation, Wynwood exemplifies unparalleled growth potential.

Adjacent to Wynwood, Midtown presents over 3,000 residential units, an array of dining options, and renowned big-box retail tenants including Target and Marshalls. Meanwhile, the nearby Miami Design District, spanning 18 square blocks of upscale retail, showcases prestigious brands such as Hermes, Louis Vuitton, Dior, and Prada, further enriching the area's allure for businesses and clientele alike.

# LOCATION.



# PROPERTY HIGHLIGHTS.

- **PROPERTY TYPE:** RETAIL
- **SIZE:** 1,480 SF
- **LOT SIZE:** 5,000 SF
- **TERM:** 1-5 YEARS
- **BASE RENT/SF:** \$50
- **RENT TYPE:** MODIFIED GROSS
- **ZONING:** T6-8-0
- **PARKING:** AVAILABLE



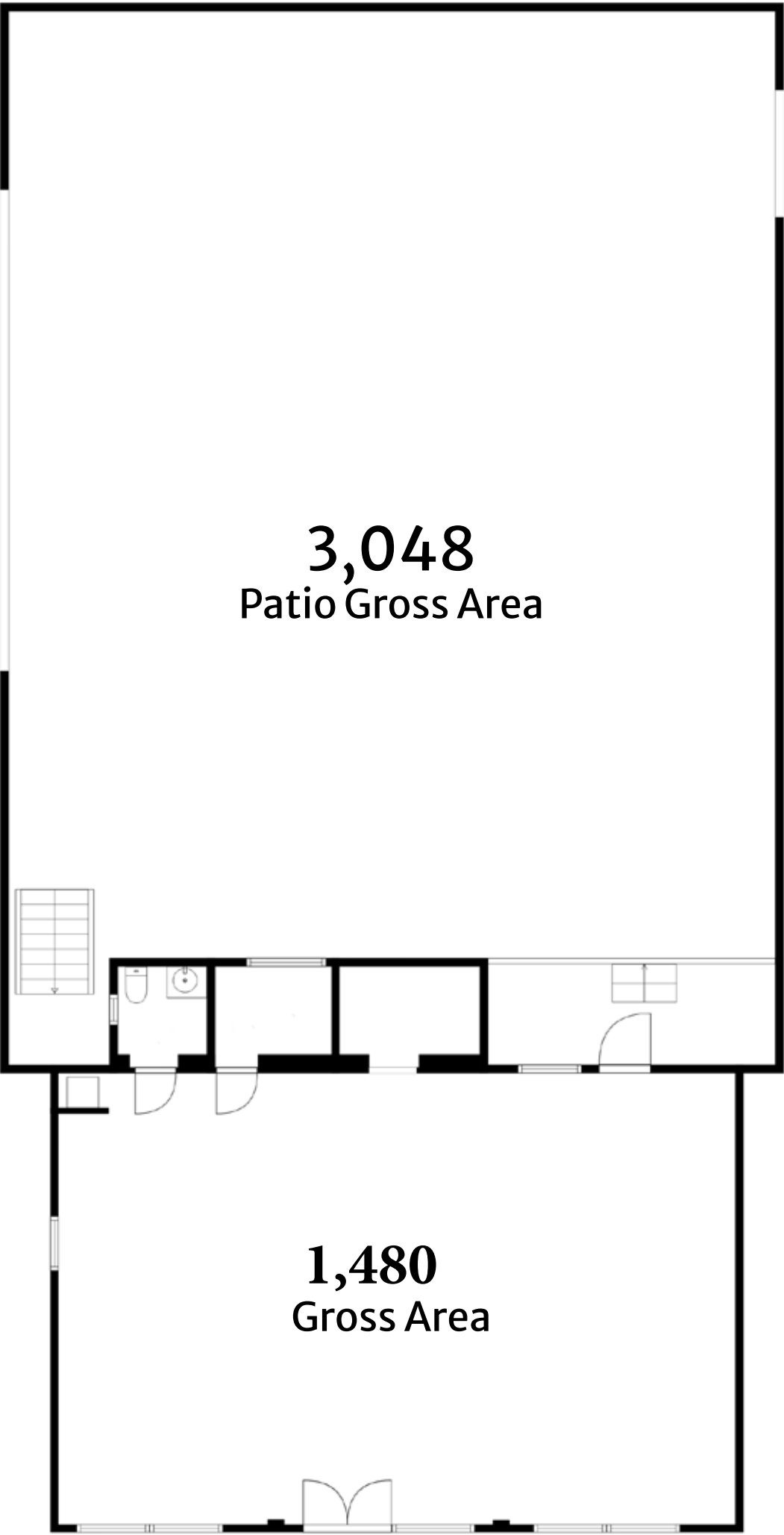
# INTERIOR.



# EXTERIOR.



**FLOOR PLAN.**





# CONTACT

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## DISCLAIMER.

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