



## Shops at Marlins Park

Miami, FL 33125

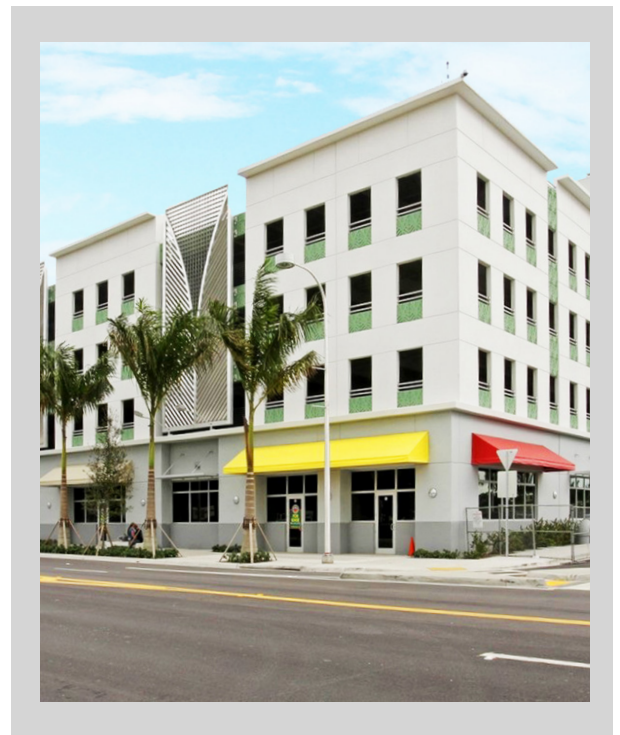
### Features

- 3,196 SF of ground level retail space
- LEED certified
- Space is available on the ground level of Parking Garages 1 and 3
- Ideally suited for restaurants, entertainment venues, retail and office use
- Outside seating available
- Pedestrian friendly atmosphere
- Access is 24 hours per day, 7 days per week, 365 days
- Excellent visibility on NW 7th Street
- Trolley service to and from the Civic Center/Health District
- 2 miles from Downtown Miami
- Easy access from SR 836 and Interstate 95
- Join Fresenius, Wellmax, Nightlife Brewing Co. & Subway



**FRESENIUS**  
MEDICAL CARE

**WellMax**  
The Unique Beauty Brands Manufacturer



**Claire Holash**

+1 786 260 0416

cholash@naimiami.com



**Jeremy Larkin**

+1 786 260 0402

jlarkin@naimiami.com

9655 South Dixie Hwy Suite 300

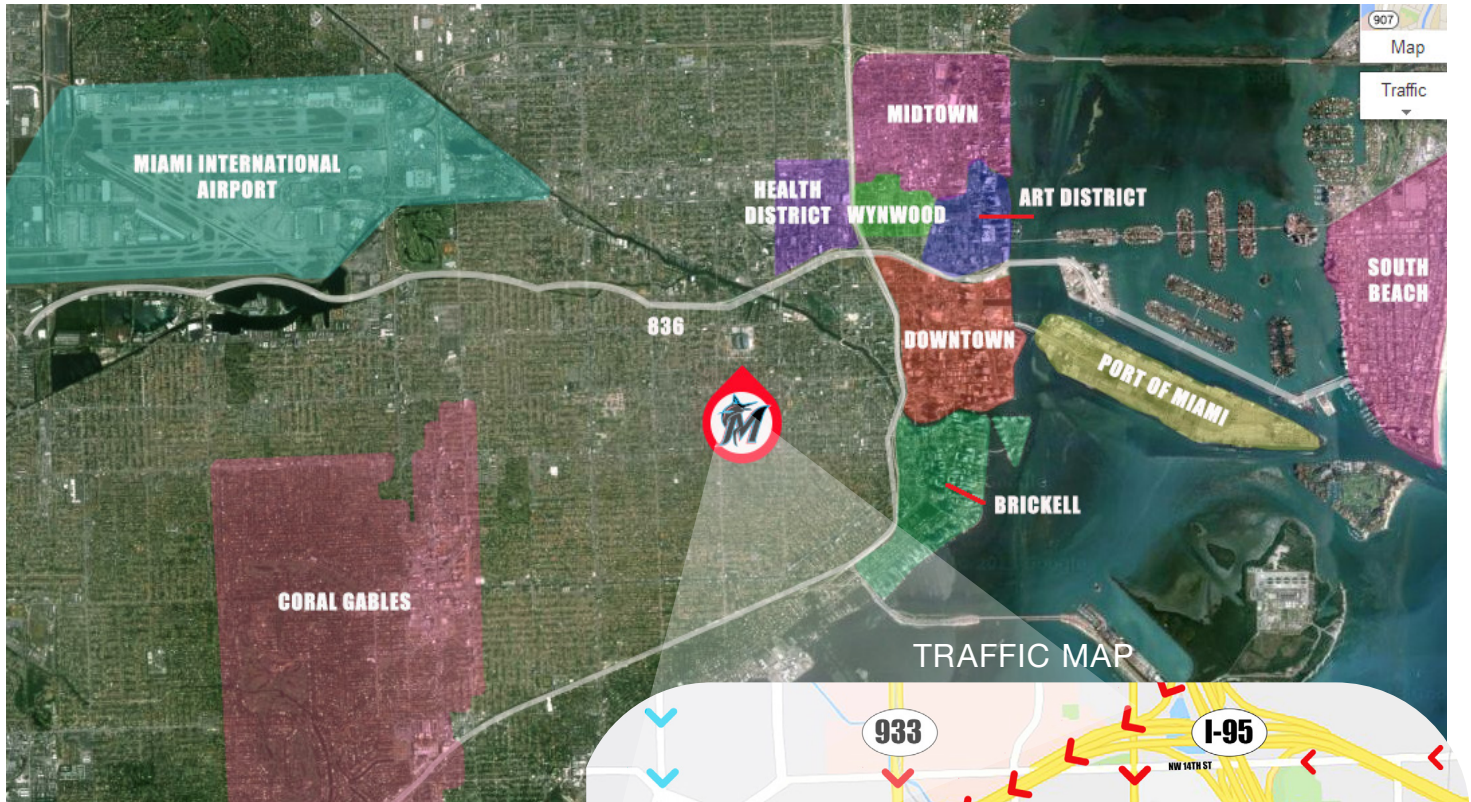
Miami, Florida

+1 305 938 4000

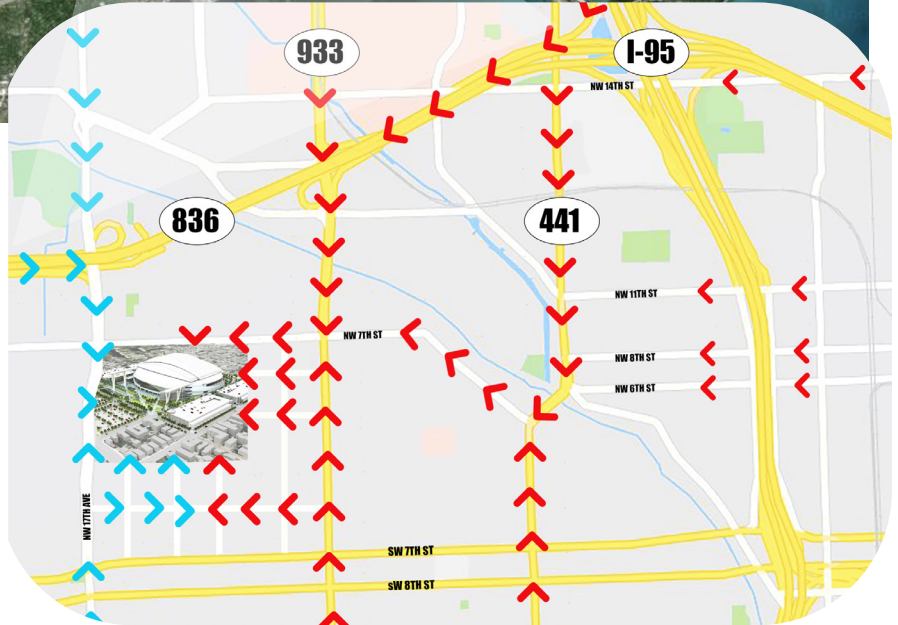
[naimiami.com](http://naimiami.com)



# LOCATION FEATURES



Downtown Miami	2.3 miles
Westbound SR 836	0.75 miles
Eastbound SR 836	0.4 miles
I 95 Expressway	1.25 miles
Downtown Coral Gables	4.3 miles
Miami Int'l Airport	4.5 miles
South Beach	7.0 miles



## Demographics

Total Population	Average Daily Traffic Volume	Employment
1 MILE	DOLPHIN EXPY. (SR 836)	Miami CBD
3 MILES	I 95 NORTH OF SR 836	Brickell
Wynwood	I 95 SOUTH OF SR 836	Jackson Health District
63,215	163,500	72,657
345,319	251,000	79,448
45,184	213,500	45,568



**Claire Holash**

+1 786 260 0416

cholash@naimiami.com



**Jeremy Larkin**

+1 786 260 0402

jlarkin@naimiami.com

9655 South Dixie Hwy Suite 300

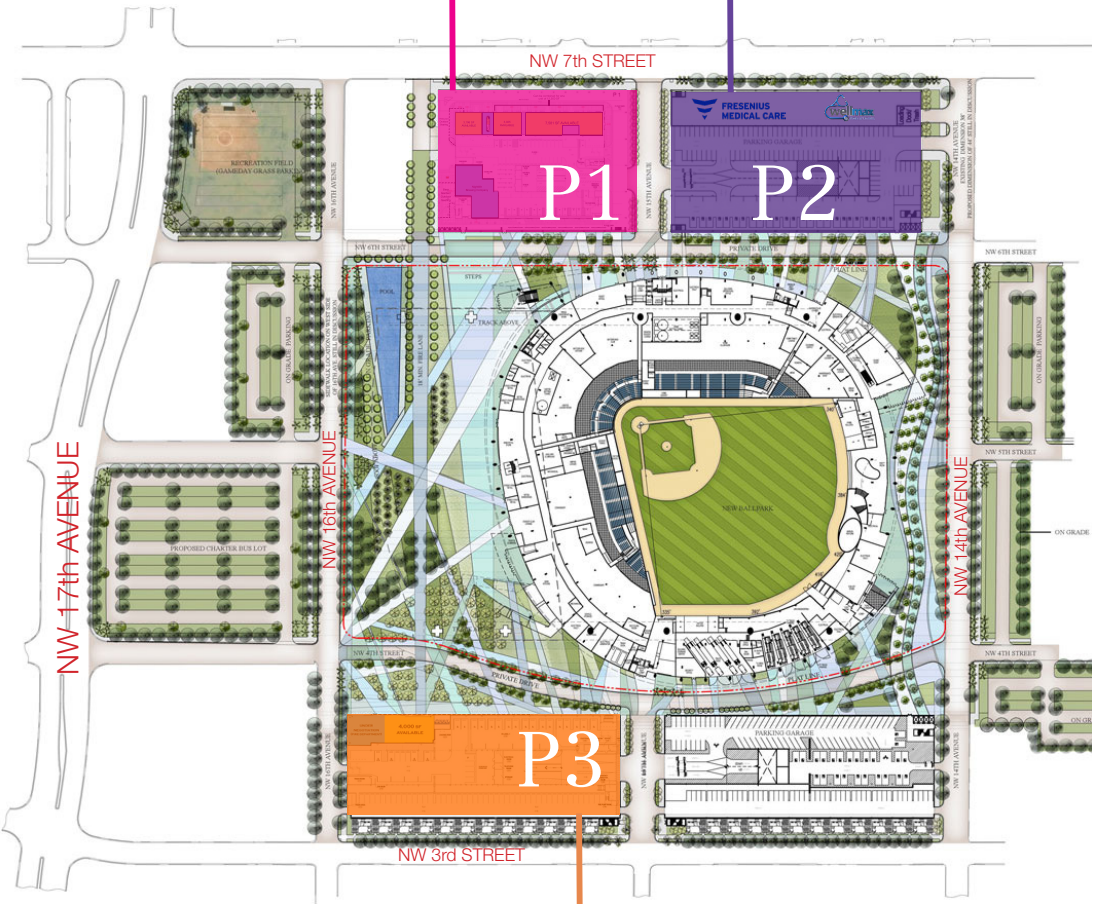
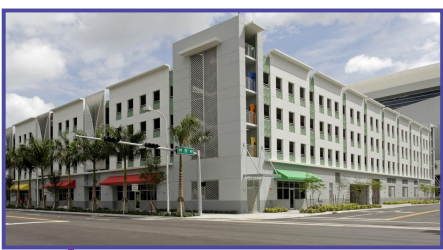
Miami, Florida

+1 305 938 4000

[naimiami.com](http://naimiami.com)

# RETAIL SPACE

## PARKING GARAGE

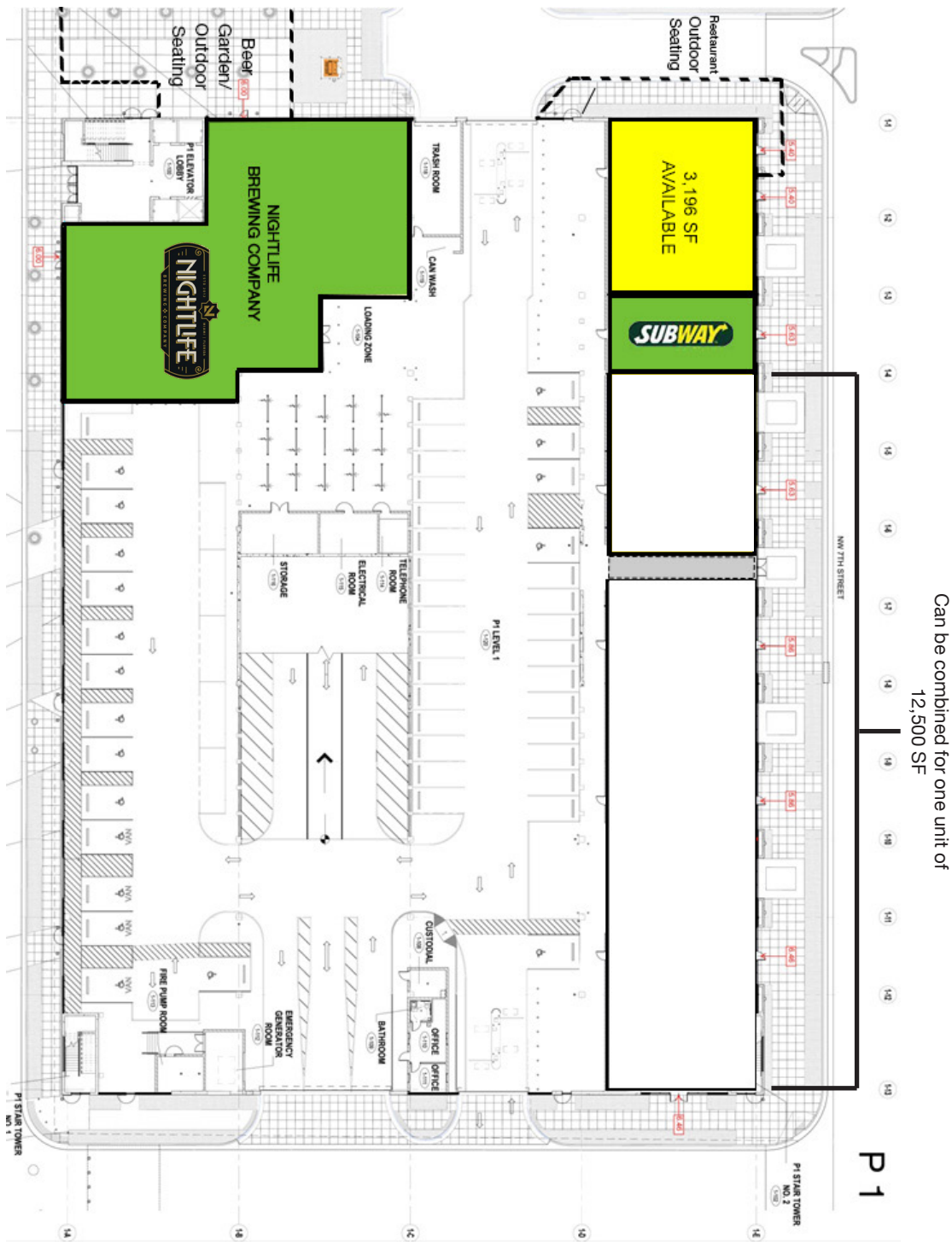


NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.



# SITE PLAN: P1

HOME PLATE GARAGE

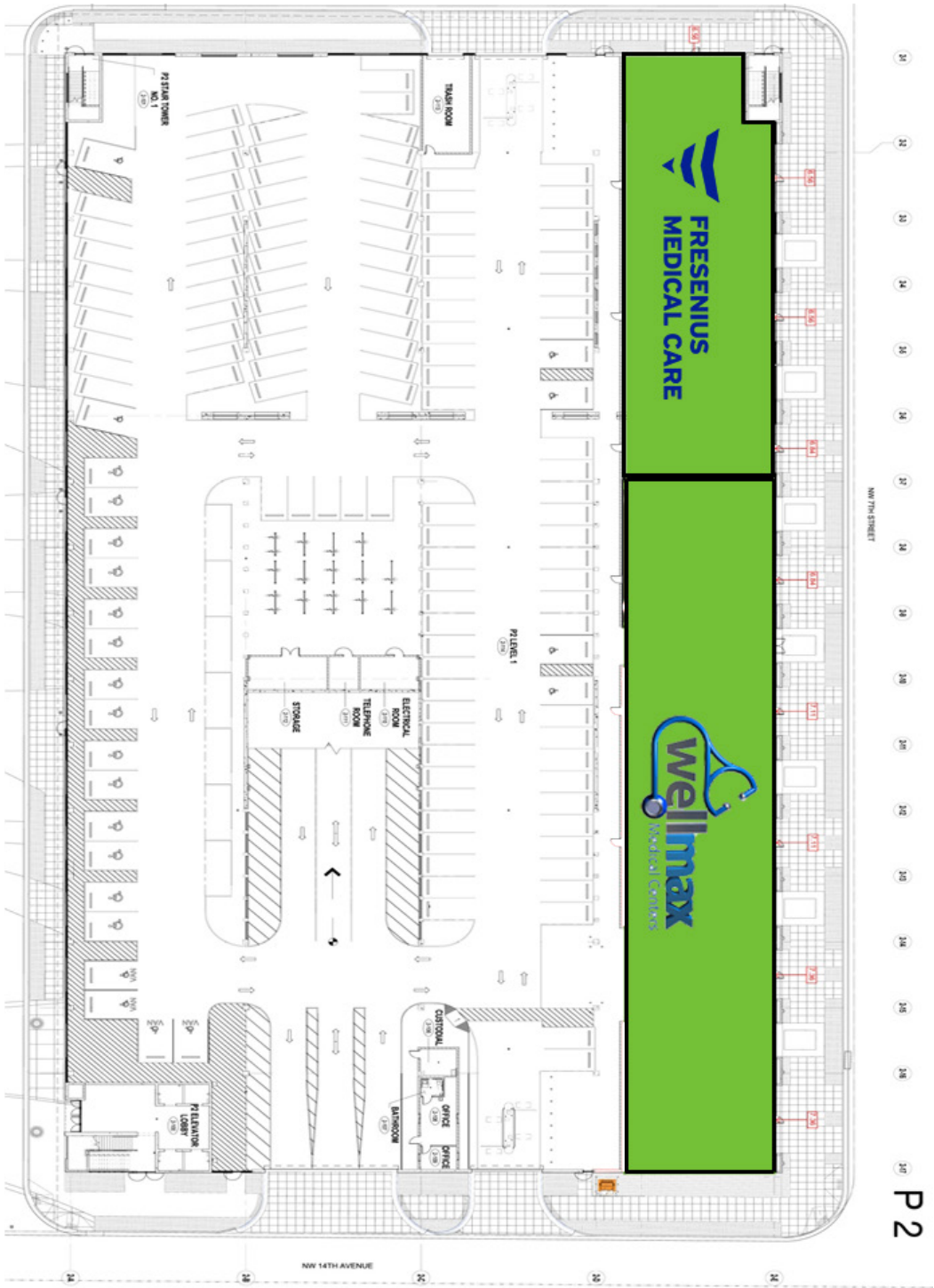


Can be combined for one unit of  
12,500 SF

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

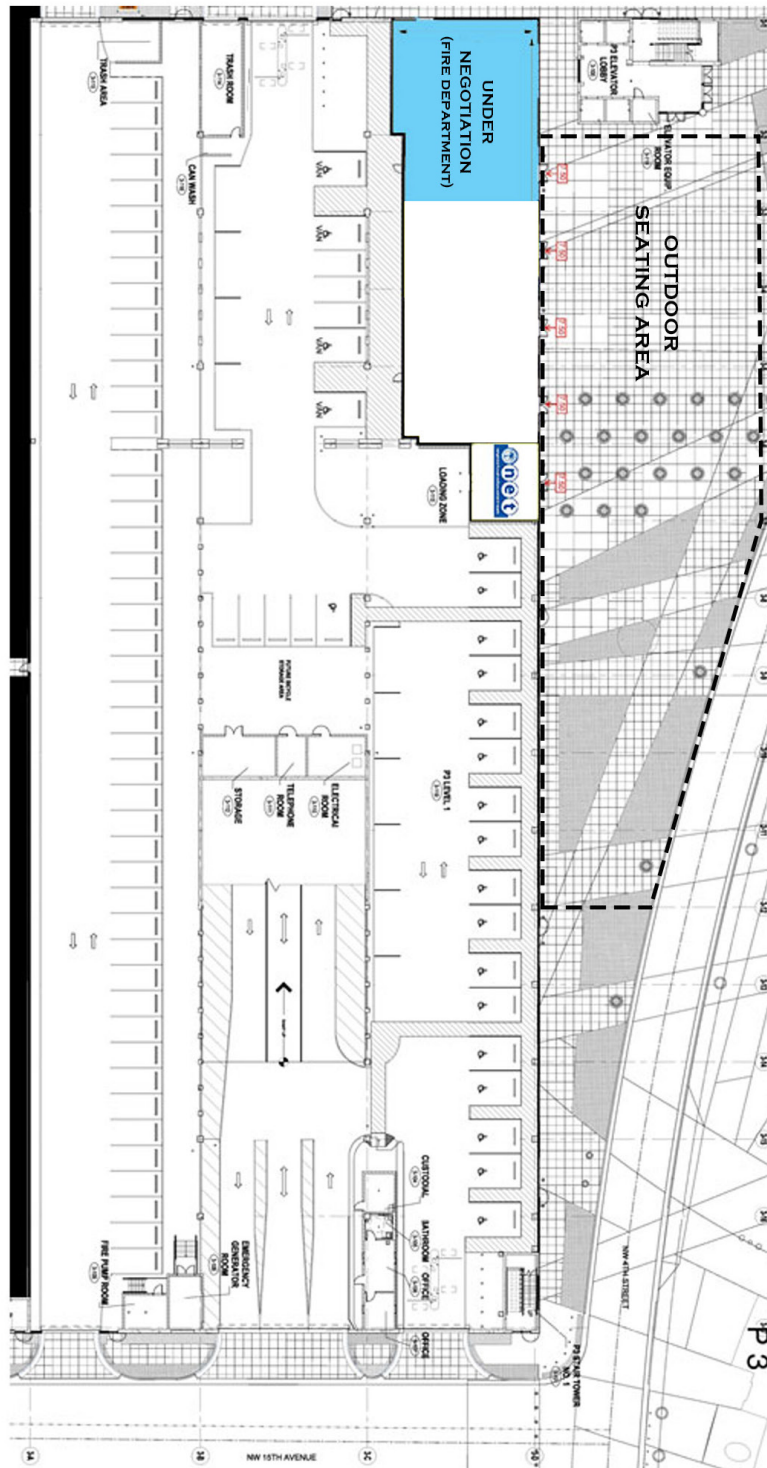
# SITE PLAN: P2

THIRD BASE GARAGE



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

## FIRST BASE GARAGE



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.