

# EDGEWATER

3050 Biscayne Boulevard, Miami, Florida 33137

FULLY BUILT OUT  
RETAIL/SHOWROOM

FOR LEASE





AVAILABLE SPACE:

4,200 SF ±



LEASING RATE:

\$49/SF NNN



ZONING:

T6-36a-O



## Modern Building in Edgewater

As Edgewater continues to experience **significant demographic evolution** and **urban advancement**, 3050 Biscayne offers a compelling **prime location** for local businesses looking to tap into the neighborhood's **growth trajectory**. Edgewater's **diverse and young demographic** profile, **strategic & central location**, and **ongoing development projects** signal a growing, vibrant and multicultural community.

The building offers a **newly renovated and ultra-contemporary** lobby, over **9-foot floor-to-ceiling windows**, ample **on-site parking** as well as security. With its intelligently designed open space, close proximity to major highways, **immediate access to high-end shopping and dining**, and dynamic demographic, 3050 Biscayne is perfectly positioned to elevate your brand's success in the highly desired Edgewater neighborhood.

### PROPERTY HIGHLIGHTS

- Move-in ready
- Hard-corner retail space facing Biscayne Blvd
- Newly renovated, ultra-contemporary aesthetic
- Intelligently designed open space
- On-site parking & security
- +/- 47,500 AADT on Biscayne Blvd
- +/- 151,500 AADT on I-195 (Julia Tuttle Causeway)

### AREA HIGHLIGHTS

- High-income population with discretionary income for retail spending
- Centrally located, with easy access to Wynwood, Midtown, Design District, South Beach & Downtown/Brickell
- Significant development growth for luxury condominiums within a half-mile radius
- Family-friendly environment, with a growing demographic of young professionals
- Third most-dense neighborhood after Brickell & Downtown
- Unique blend of diversity, luxury and convenience

# EDGEWATER

## New Developments

### 7,000+ Units



#### NEMA

**2900  
Biscayne Blvd**  
Miami, FL 33137

- 588 Units
- Whole Foods



#### VILLA MIAMI

**700  
NE 29th St**  
Miami, FL 33137

- 70 Units
- 20,000 SF Commercial  
Major Food Group  
Restaurant



#### EDGEWATER COLLECTIVE

**1900-2000  
Biscayne Blvd**  
Miami, FL 33132

- 1,292 Units
- 19,300 SF Commercial



#### 2626 BISCAYNE

Miami, FL 33137

- 399 Units
- 109,643 SF Office
- 6,122 SF Commercial



#### RESIDENCE 23

**212  
NE 23rd St**  
Miami, FL 33137

- 369 Units
- 13,500 SF Retail



#### URBAN22 Two Towers

**2200  
NE 2nd Ave**  
Miami, FL 33137

- 441 Units
- 7,168 SF Retail
- 5,692 SF Office



#### BISCAYNE 21 Three Towers

**2121  
N Bayshore Dr**  
Miami, FL 33137

- 705 Units
- 8,433 SF  
Commercial



#### EDITION RESIDENCES

East Tower of  
Biscayne 21



#### 1775 BISCAYNE

**1775  
Biscayne Blvd**  
Miami, FL 33132

- 544 Units
- 50,000 SF Commercial
- 10,000 SF Retail



#### METRO EDGEWATER

**452  
NE 31st St**  
Miami, FL 33137

- 279 Units



#### THE EDGE

**490  
NE 29th St**  
Miami, FL 33127

- 96 Units
- 5,373 SF Retail



#### ARIA RESERVE Two Towers

**710  
NE 24th St**  
Miami, FL 33137

- 792 Units



#### HAMILTON ON THE BAY

**555  
NE 34th St**  
Miami, FL 33137

- 241 Units



#### COVE MIAMI

**456  
NE 29th St**  
Miami, FL 33137

- 116 Units



#### VIDA EDGEWATER

**410  
NE 35th Terr**  
Miami, FL 33137

- 68 Units
- 70 Hotel Rooms



#### 419 NE 19th St

Miami, FL 33132

- 463 Units
- 20,000 SF  
Commercial



#### 445-455 NE 36th St

Miami, FL 33137

- 180 Hotel Rooms
- 7,290 SF Retail



#### 2900 TERRACE

**401  
NE 29th Terr**  
Miami, FL 33137

- 324 Units
- 22,354 SF Office
- 13,108 SF Commercial

# EDGEWATER

## Completed Developments

6,000+ Units



### ONE PARAISO

3131  
NE 7th Ave  
Miami, FL 33137

• 276 Units



### PARAISO BAY

650  
NE 32nd St  
Miami, FL 33137

• 346 Units



### GRAN PARAISO

480  
NE 31st St  
Miami, FL 33137

• 340 Units



### PARAMOUNT BAY

2020 N  
Bayshore Dr  
Miami, FL 33137

• 346 Units



### QUANTUM ON THE BAY Two Towers

1900 N  
Bayshore Dr  
Miami, FL 33132

• 698 Units



### ARIA ON THE BAY

1700 N  
Bayshore Dr  
Miami, FL 33132

• 647 Units



### BAY PARC

1756 N  
Bayshore Dr  
Miami, FL 33132

• 474 Units



### OPERA TOWER

1750 N  
Bayshore Dr  
Miami, FL 33132

• 635 Units



### ONYX ON THE BAY

665  
NE 25th St  
Miami, FL 33137

• 118 Units



### PARAISO BAYVIEWS

501  
NE 31st St  
Miami, FL 33137

• 390 Units



### BISCAYNE BEACH

2900  
NE 7th Ave  
Miami, FL 33137

• 399 Units



### ICON BAY

460  
NE 28th St  
Miami, FL 33137

• 300 Units



### ELYSEE

788  
NE 23rd St  
Miami, FL 33137

• 100 Units



### BLUE ON THE BAY

601  
NE 36th St  
Miami, FL 33137

• 330 Units



### MISSONI BAIA

700  
NE 26th St  
Miami, FL 33137

• 249 Units



### BAY HOUSE MIAMI RESIDENCES

600  
NE 27th St  
Miami, FL 33137

• 165 Units



### 2500 BISCAYNE

2500  
Biscayne Blvd  
Miami, FL 33137

• 156 Units

# EDGEWATER Proximity Points

M.I.A. AIRPORT



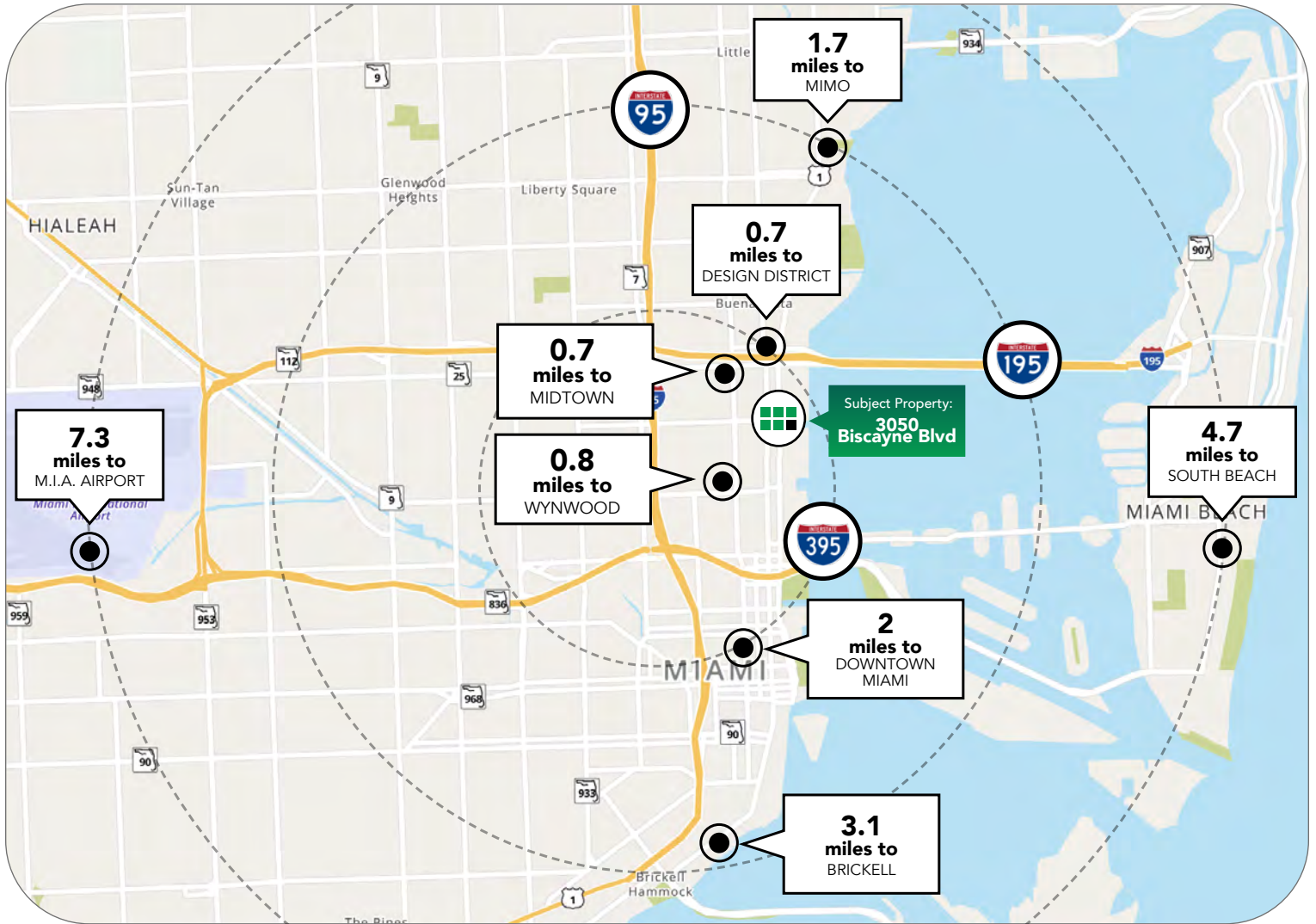
SOUTH BEACH



BRICKELL



DOWNTOWN



WYNWOOD



MIDTOWN



MIMO DISTRICT



DESIGN DISTRICT





# Shopping

NEAR 3050 BISCAYNE

## Miami Design District



## Midtown



## Wynwood

# Dining

NEAR 3050 BISCAYNE



## Edgewater



## Design District



## Wynwood



## Midtown

# Health & Wellness

NEAR 3050 BISCAYNE



## Miami Design District



## Midtown



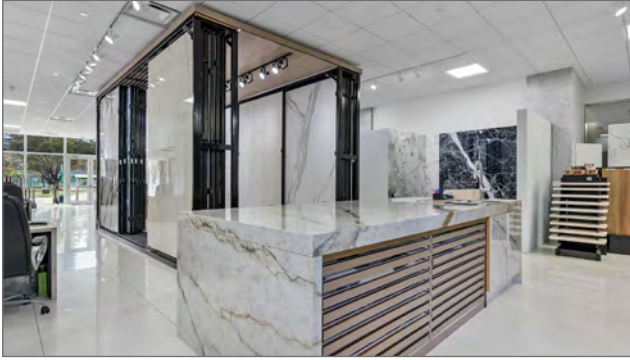
## Wynwood



# Fitness

NEAR 3050 BISCAYNE





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← AMPLE PARKING ON SITE →



**BISCAYNE BLVD**  
 [approx. 75,000+ Average Traffic Count]



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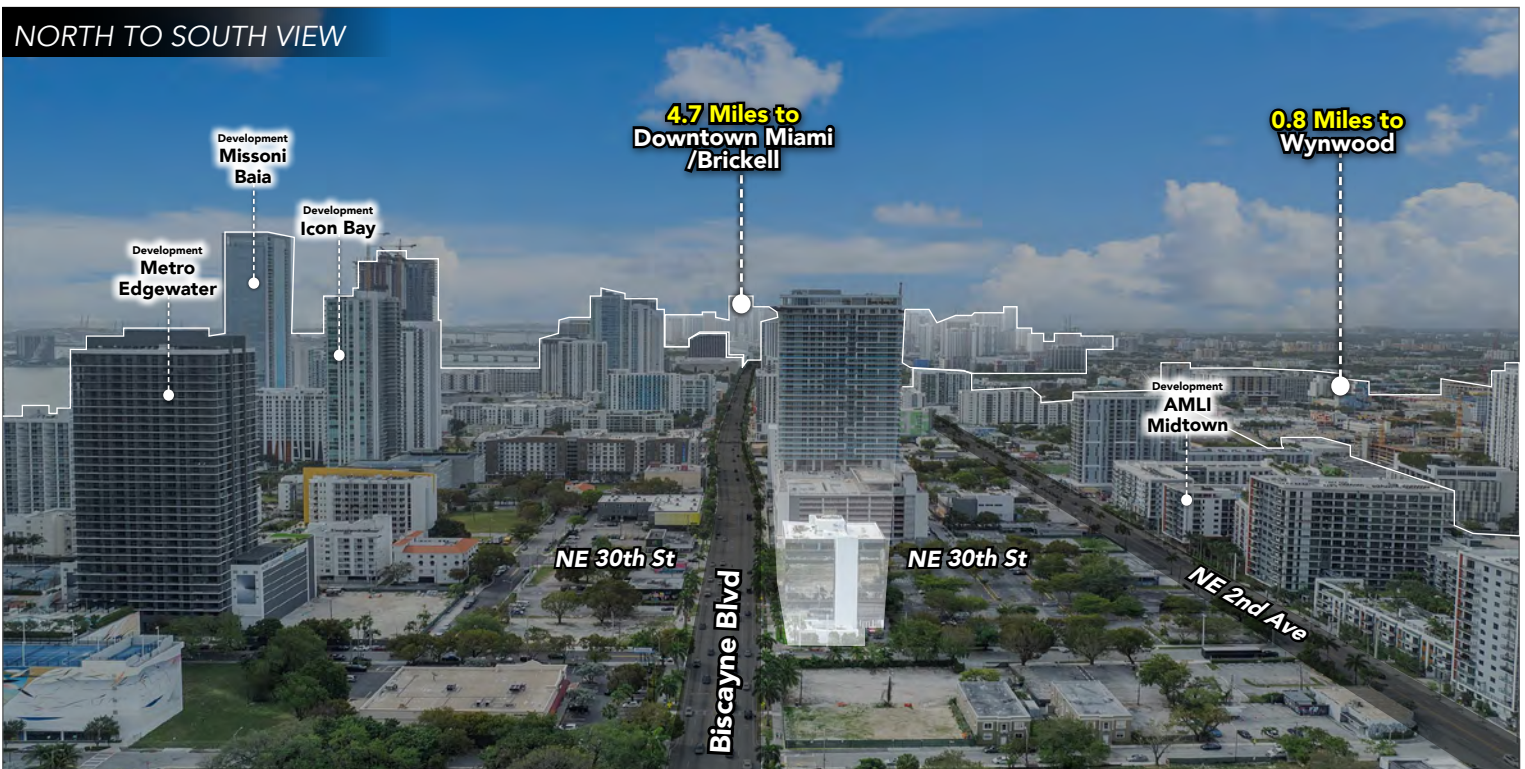
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WEST TO EAST VIEW



NORTH TO SOUTH VIEW



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S.E. TO N.W. VIEW



N.E. TO S.W. VIEW



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N.E. TO S.W. VIEW



S.W. TO N.E. VIEW



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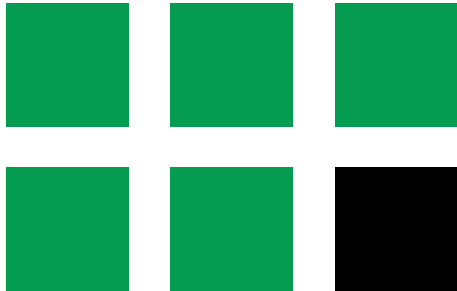
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