

FOR LEASE

RETAIL / COMMERCIAL

# 7541 BISCAYNE BOULEVARD

33138 MIAMI, FL

GRIDLINE  
PROPERTIES





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## Executive Summary

This prime, 2,002-square-foot commercial space offers exceptional storefront visibility in Miami's vibrant MIMO District. The unit boasts high ceilings and sunlit mezzanine that provides additional space for storage or a dedicated area for staff. This property also has convenient, on-site parking.

Ideally suited for offices, service centers or showrooms, this space is perfect for creative showrooms or service-oriented businesses. Surrounded by popular establishments such as Kopen Doors, Lotto Café and the trendy La Social, this location offers excellent exposure for businesses looking to elevate their presence in an affluent, high-traffic area.







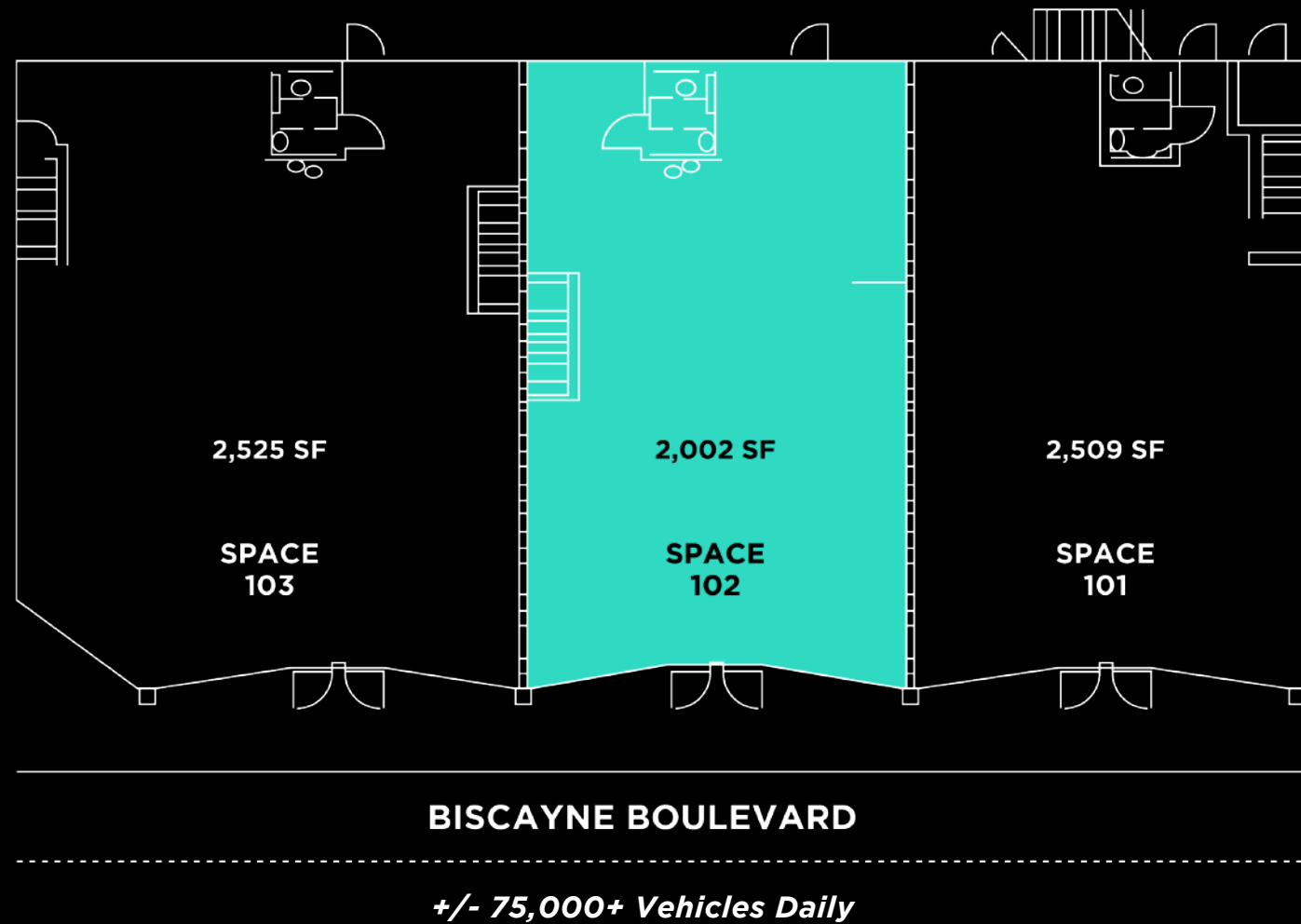
## Property Highlights

- **For Lease**
  - **Type:** Retail-Commercial
  - **Building Size :** 7,791 SF
  - **Total Lot Size :** 11,719 SF
  - **Zoning:** T6-8-O
  - **Unit Size:** 2,002 SF
- 
- **Price:** \$50 PSF + NNN
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- On-site parking available
  - Great co-tenancy
  - Access to prime locations within mins drive
  - Mezzanine available.
  - Plenty of Natural light in the unit.



# Floor Plan

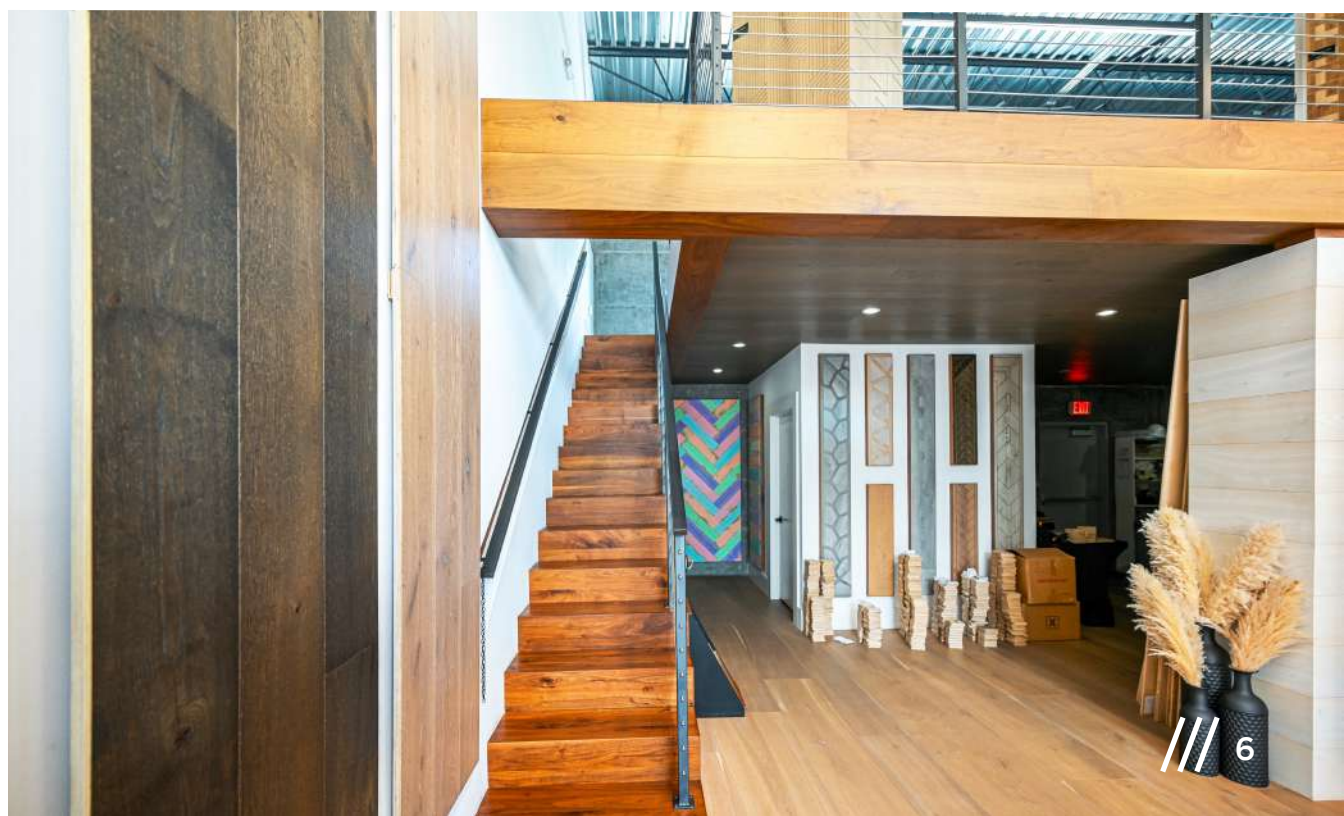
- **PSF:** \$50
- **Lease Format:** Triple Net
- **Total SF:** 2,002



● AVAILABLE

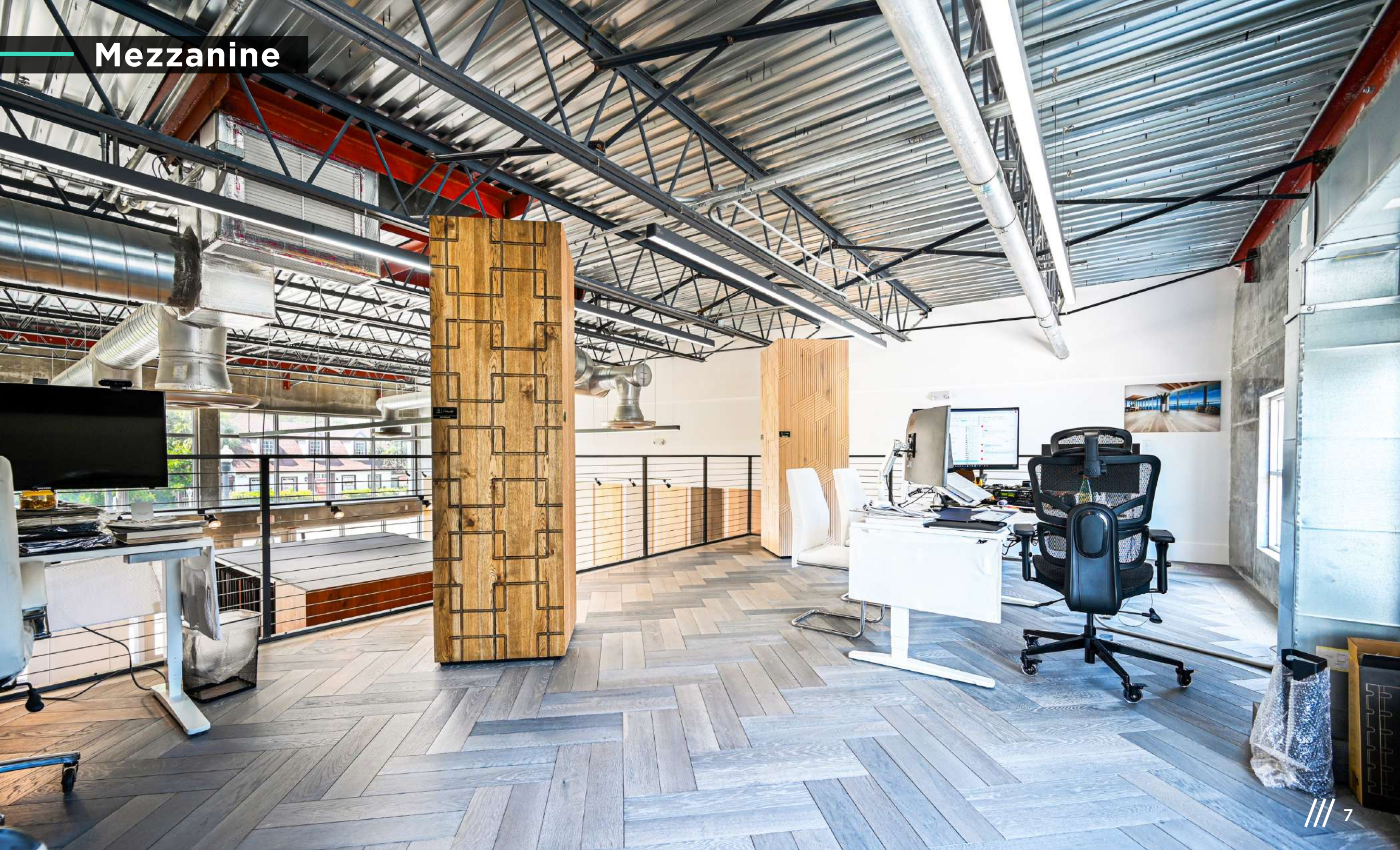


# First Floor



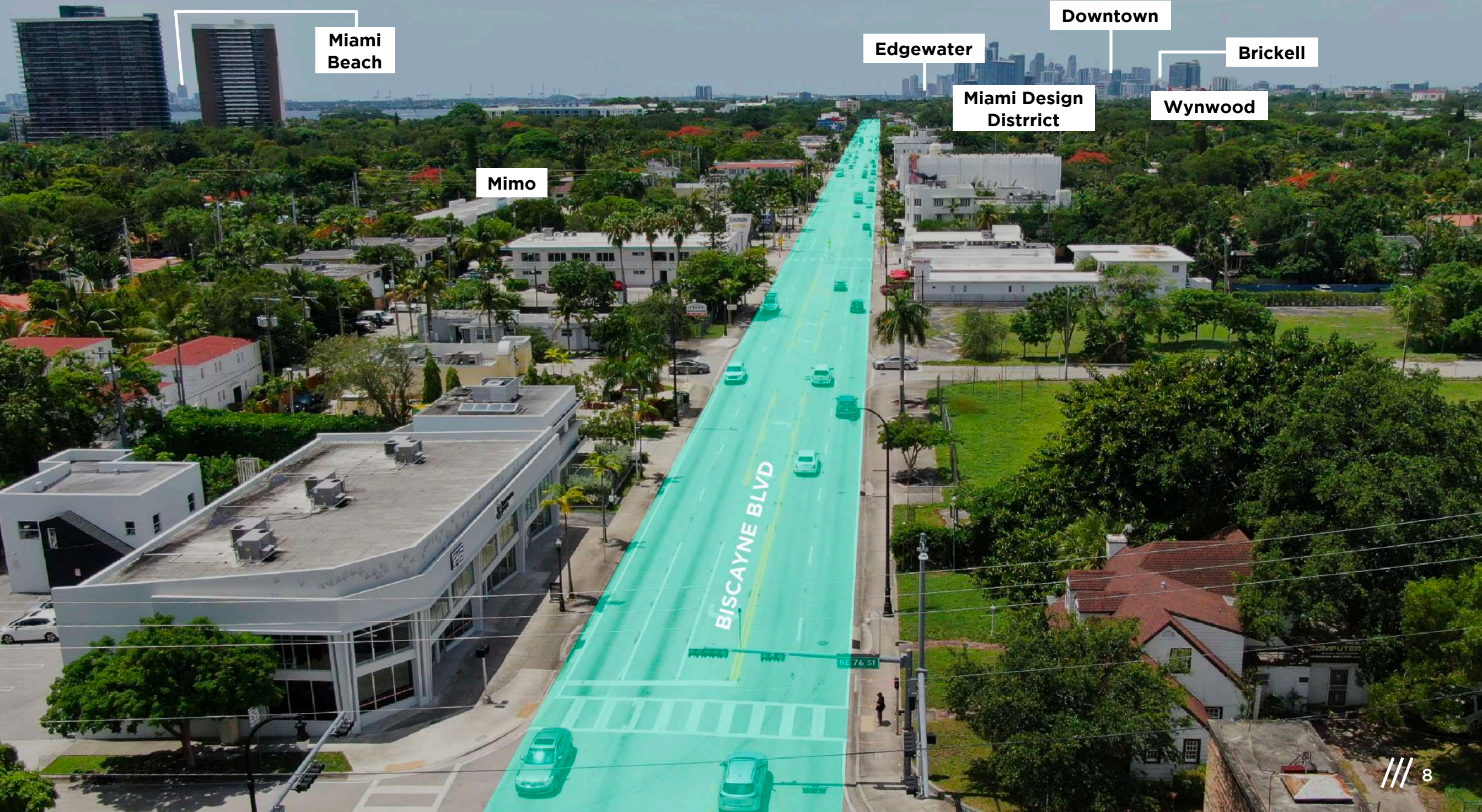


# Mezzanine





# Neighborhood Map



Miami Beach

Mimo

Edgewater

Miami Design District

Downtown

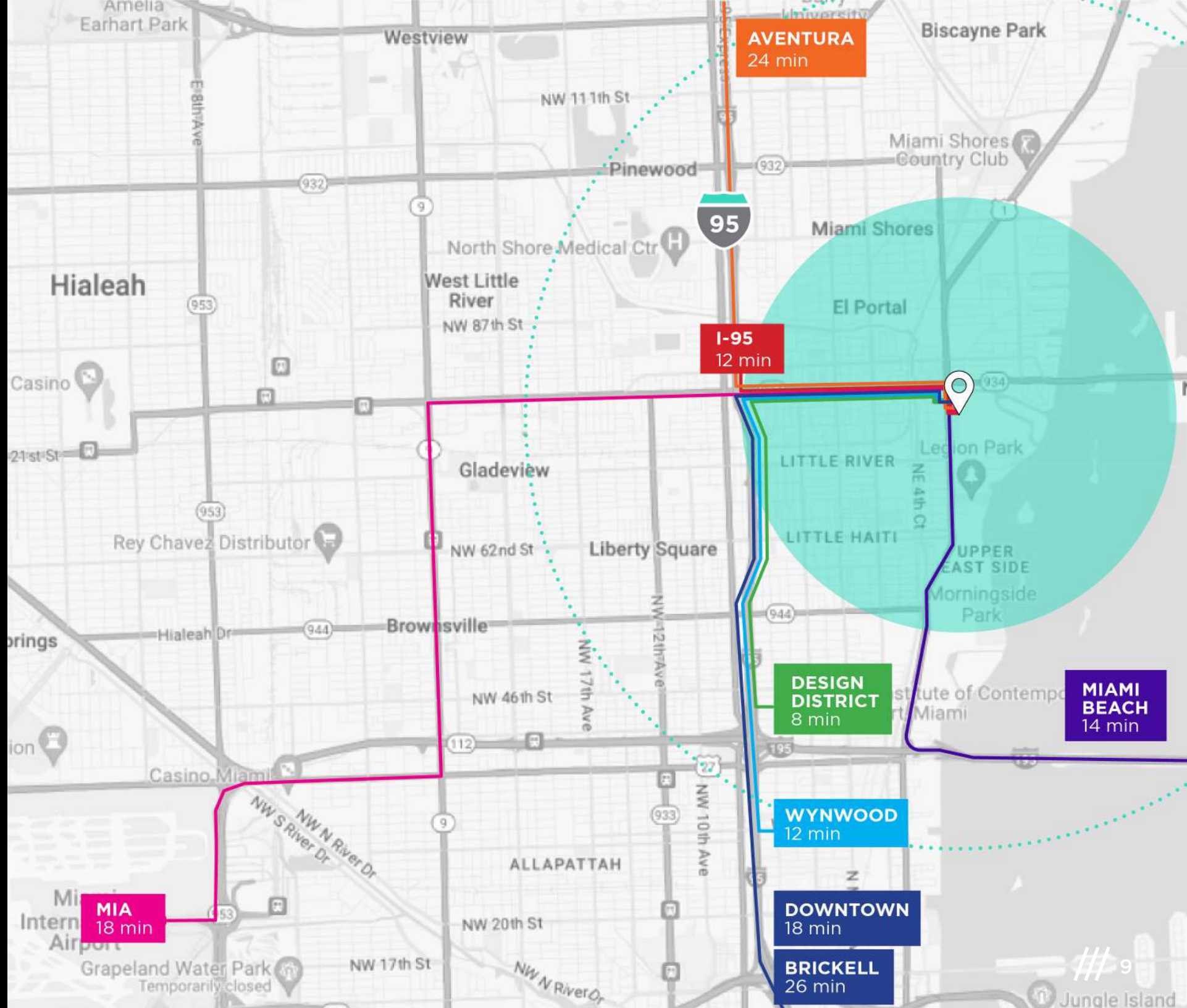
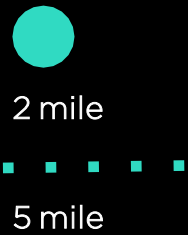
Wynwood

Brickell



# Context Map

- Airport:** 18 min
- Wynwood:** 12 min
- Design District:** 8 min
- I-95:** 12 min
- Miami Beach:** 14 min
- Aventura:** 24 min
- Downtown:** 18 min
- Brickell:** 26 min





# GRIDLINE PROPERTIES

## 7541 BISCAYNE BLVD

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