



NOMI RAIL

FOR LEASE

12210 NE 13 COURT

NORTH MIAMI CREATIVE SPACES



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E

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Executive Summary

Metro 1 Commercial QOZB LLC is proud to present exclusively for lease NoMi Rail at 12214–12260 NE 13th Ct in North Miami.

NoMi Rail features easily accessible and secure spaces with a wide range of sizes, with units starting at 2,265 SF and increasing up to 19,849 SF. With high ceilings, street-facing loading doors, heavy power, and plenty of secure parking, the spaces are ideal for creative offices, showroom, retail, and flex uses.

Located in North Miami just east of the Brightline tracks, NoMi Rail is strategically situated midway between Aventura to the north, Downtown Miami to the south, Bal Harbour/Surfside to the east, and I-95 to the west. The Property is in close proximity to Biscayne Blvd, Whole Foods, Starbucks, and North Miami's bustling 123 St Corridor, and is on the same block as Lost City Brewery, a local favorite for their craft beers and nightly programming. With thousands of luxury residential units coming online in the next few years and a new North Miami commuter train station in the works, this area is one of the best spots in east Miami-Dade to open or expand your business.

Property Highlights

- + Property Address:** 12214–12260 NE 13th Ct, North Miami, FL
- + Unit Details:**

Unit 12214:	2,265 SF	\$29.50 PSF NNN
Unit 12218:	2,266 SF	\$29.50 PSF NNN
Unit 12220:	2,266 SF	\$29.50 PSF NNN
Unit 12230:	3,508 SF	\$28.50 PSF NNN
Unit 12250 (A):	2,948 SF	\$29.50 PSF NNN
Unit 12250 (B):	2,400 SF	\$29.50 PSF NNN
Unit 12260:	4,196 SF	\$28.50 PSF NNN
- + Allowed Uses:** Creative Office, Flex, Showroom, Retail
- + Parking:** 44 Spaces (2/1,000 SF)
- + Ceiling Height:** 15' with clear no-column spaces
- + Loading Dock Dimensions:** H: 12' | W: 10'
- + Glass Rolling Door Negotiable**



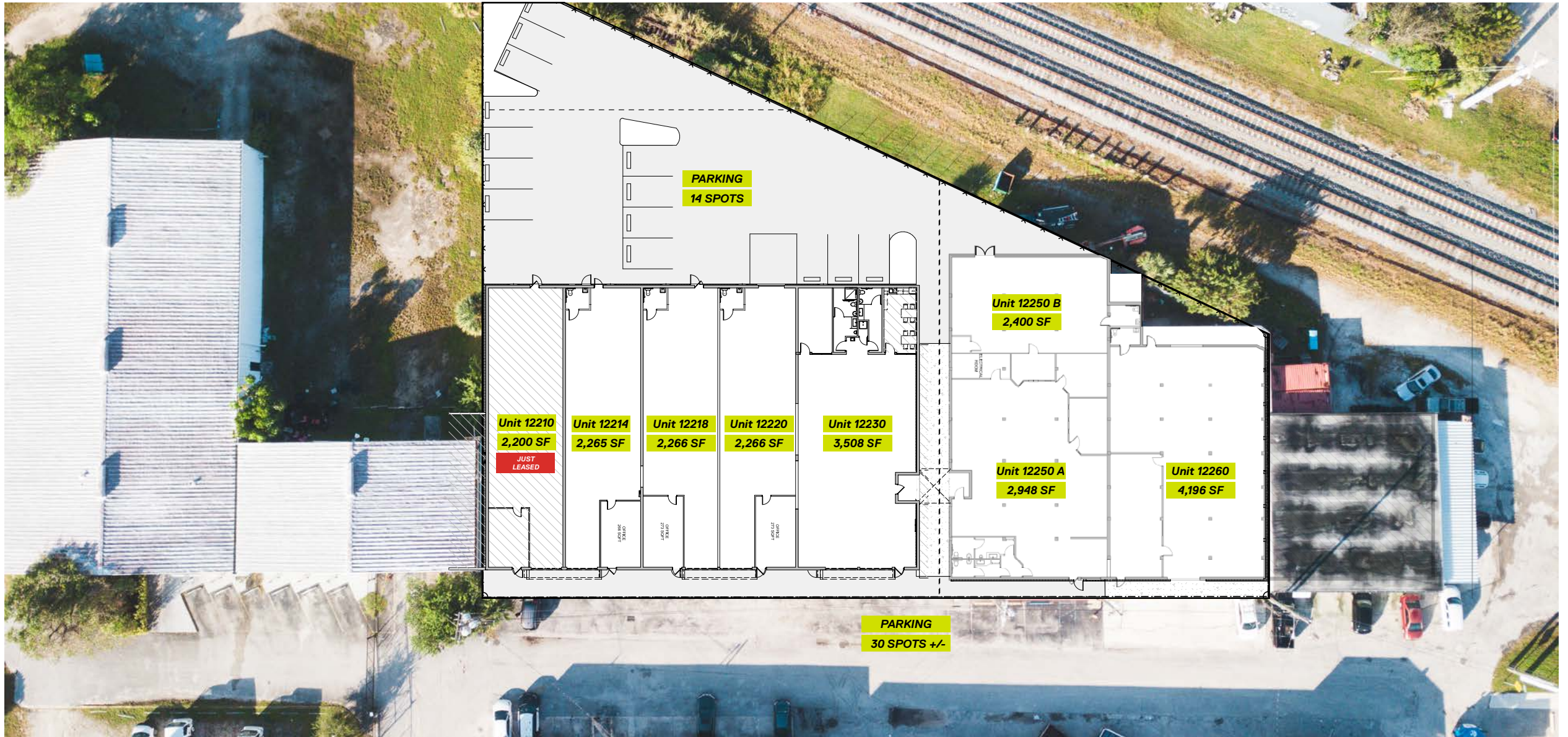
Property Pictures



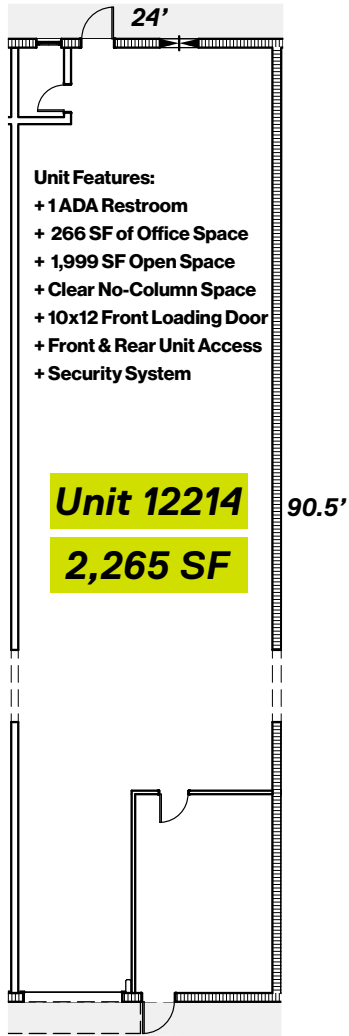
Planned Facade Paint & Glass Rolling Doors Negotiable



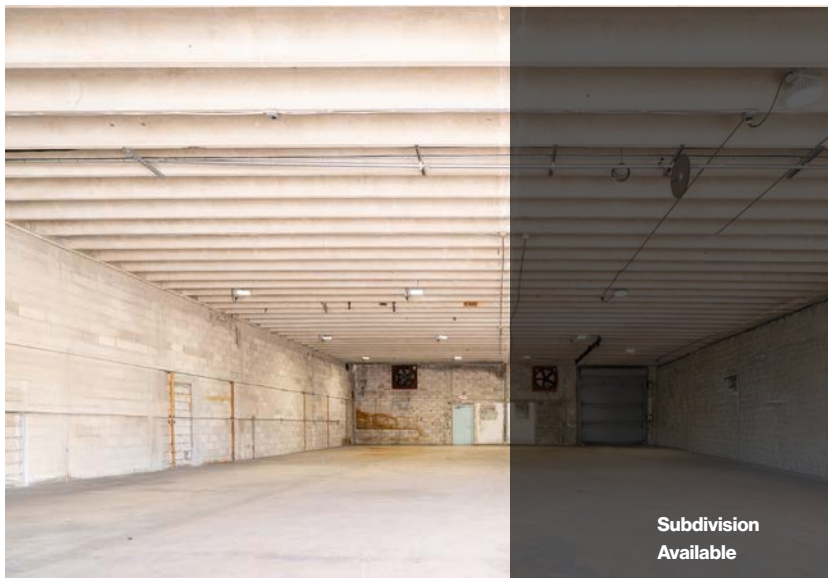
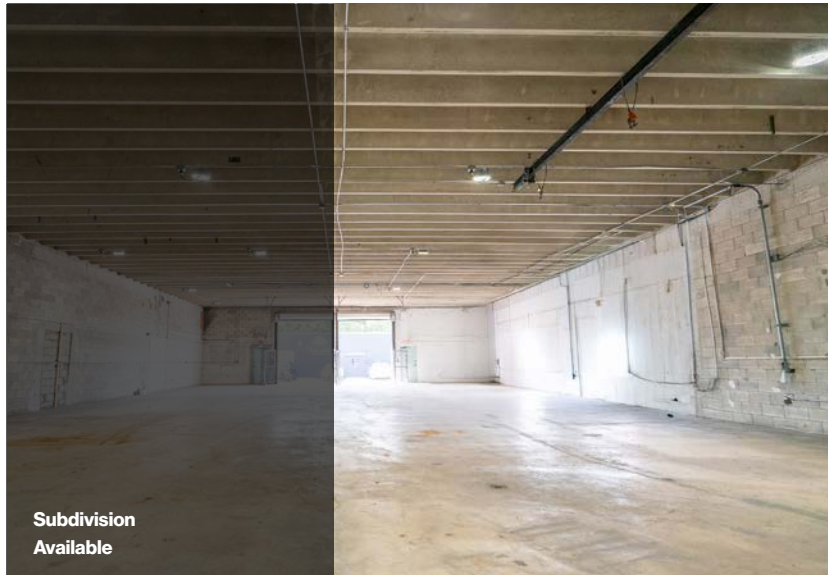
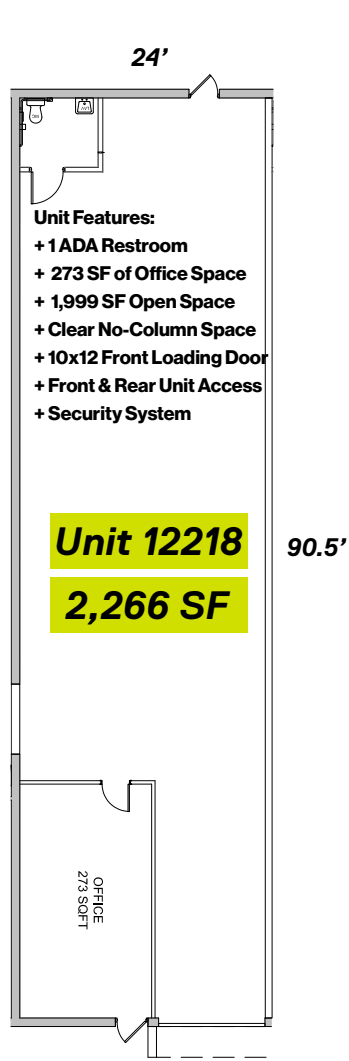
Floor Plan



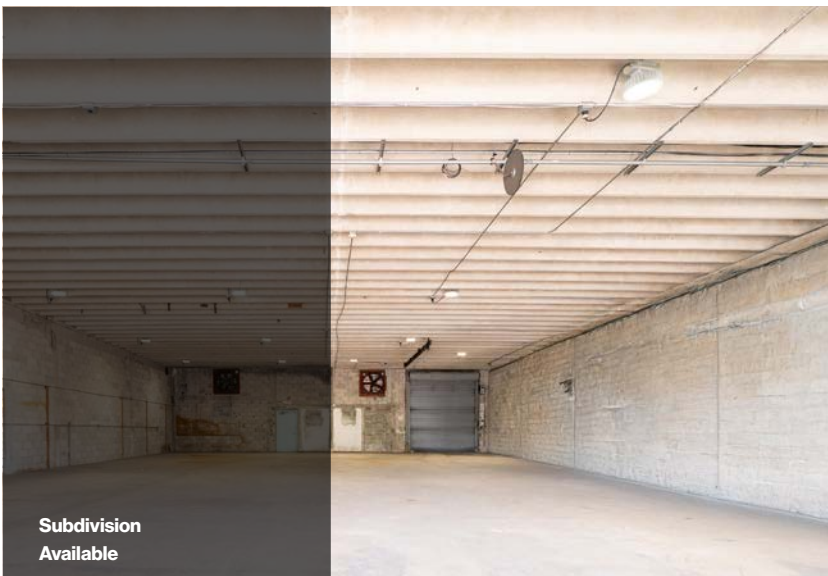
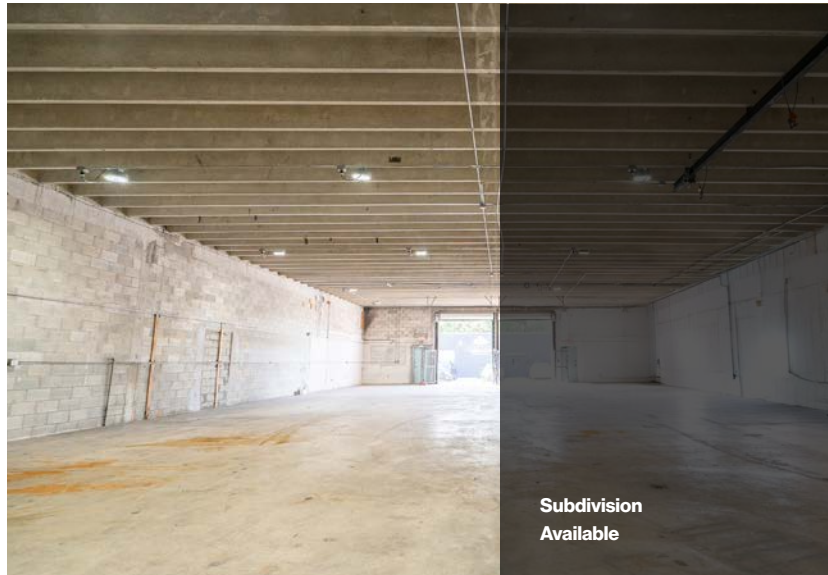
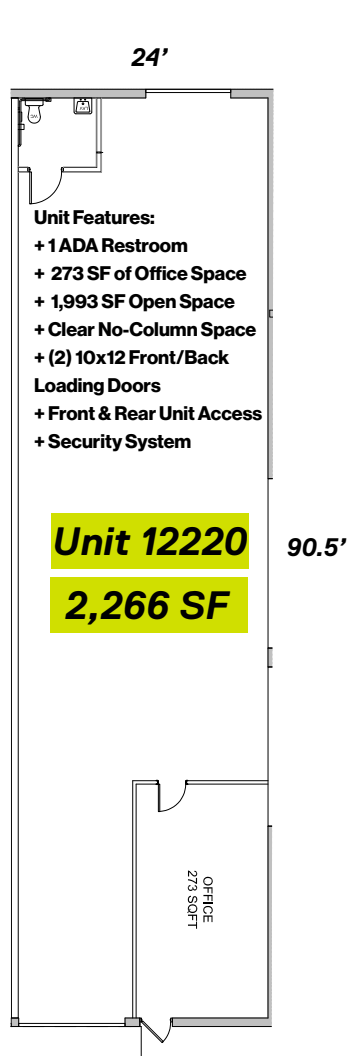
Unit 12214



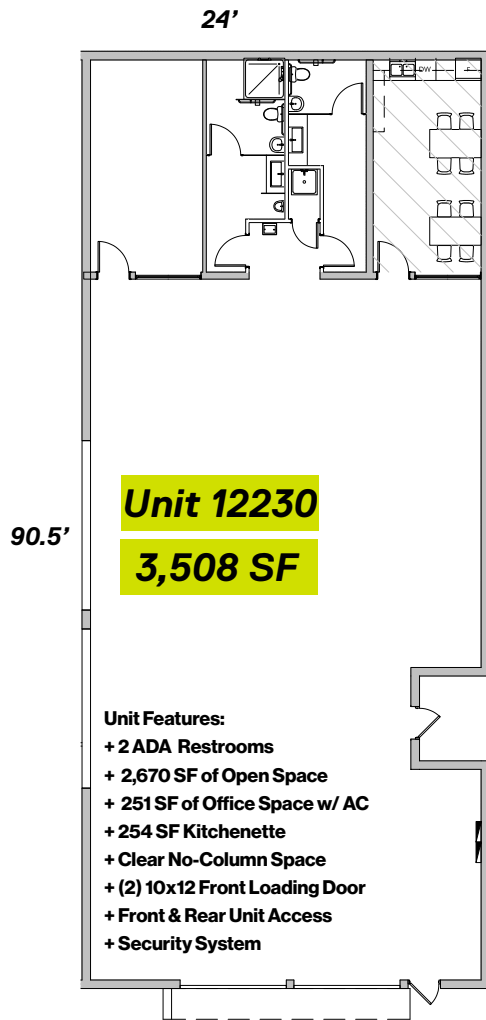
Unit 12218



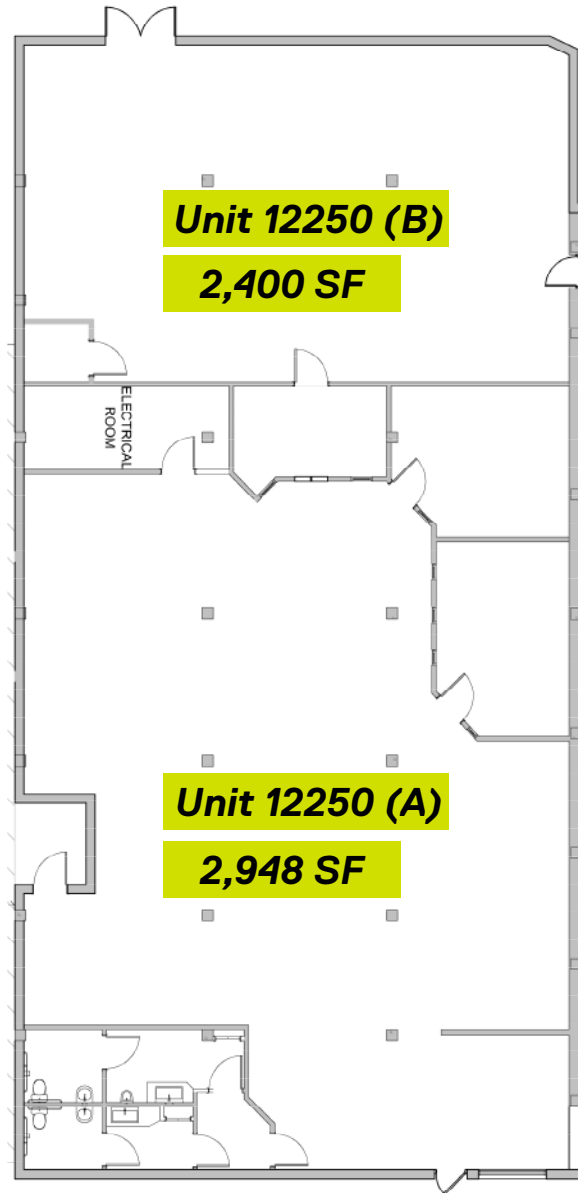
Unit 12220



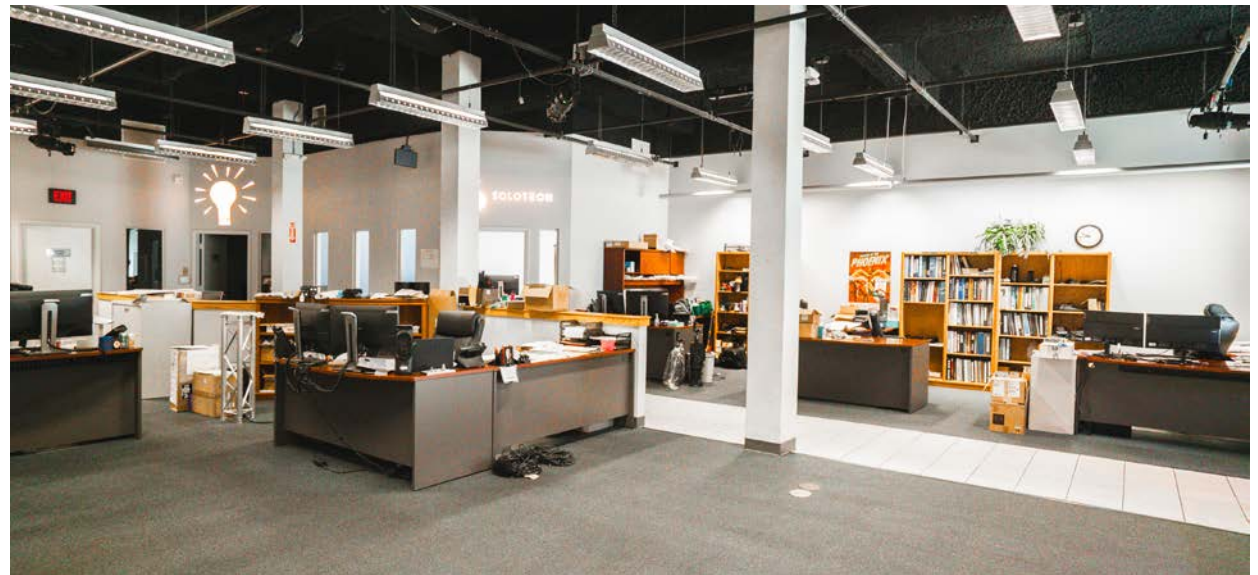
Unit 12230



Unit 12250

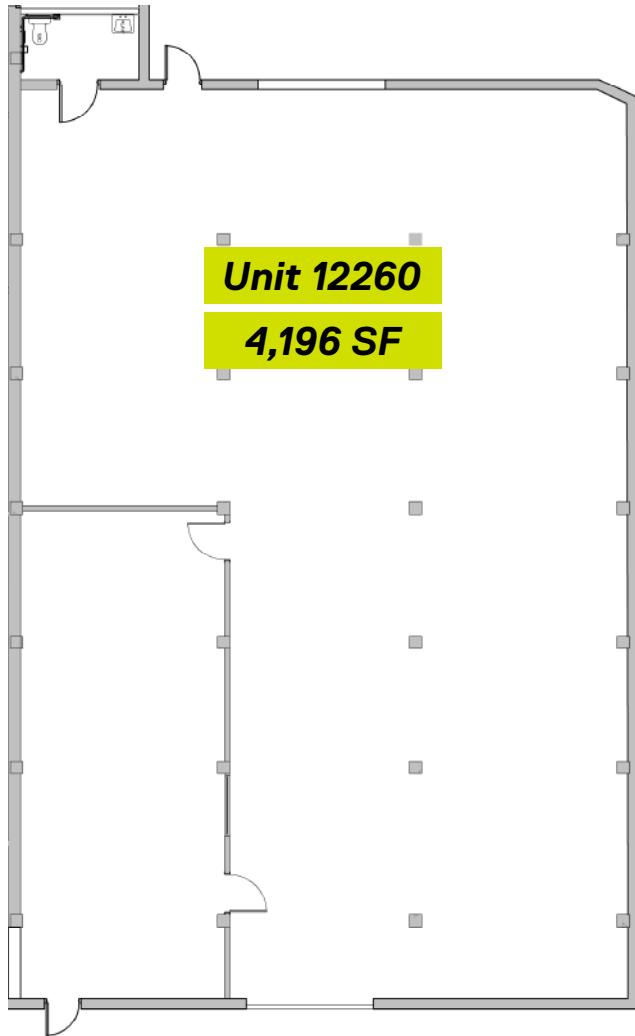


- Unit B Features:**
- + 1 Office 151 SF
 - + 1 Office 233 SF
 - + 1 ADA Restrooms
 - + Dedicated Server Room
 - + Front, Side, & Rear Access
 - + Double-Wide Doors at Rear for Loading
 - + Can be combined with Unit 12260



- Unit A Features:**
- + 1 Office 230 SF
 - + 1 Office 233 SF
 - + 2 ADA Restrooms
 - + Dedicated Server Room
 - + Front, Side, & Rear Access
 - + Double-Wide Doors at Rear for Loading
 - + Can be combined with Unit 12260

Unit 12260

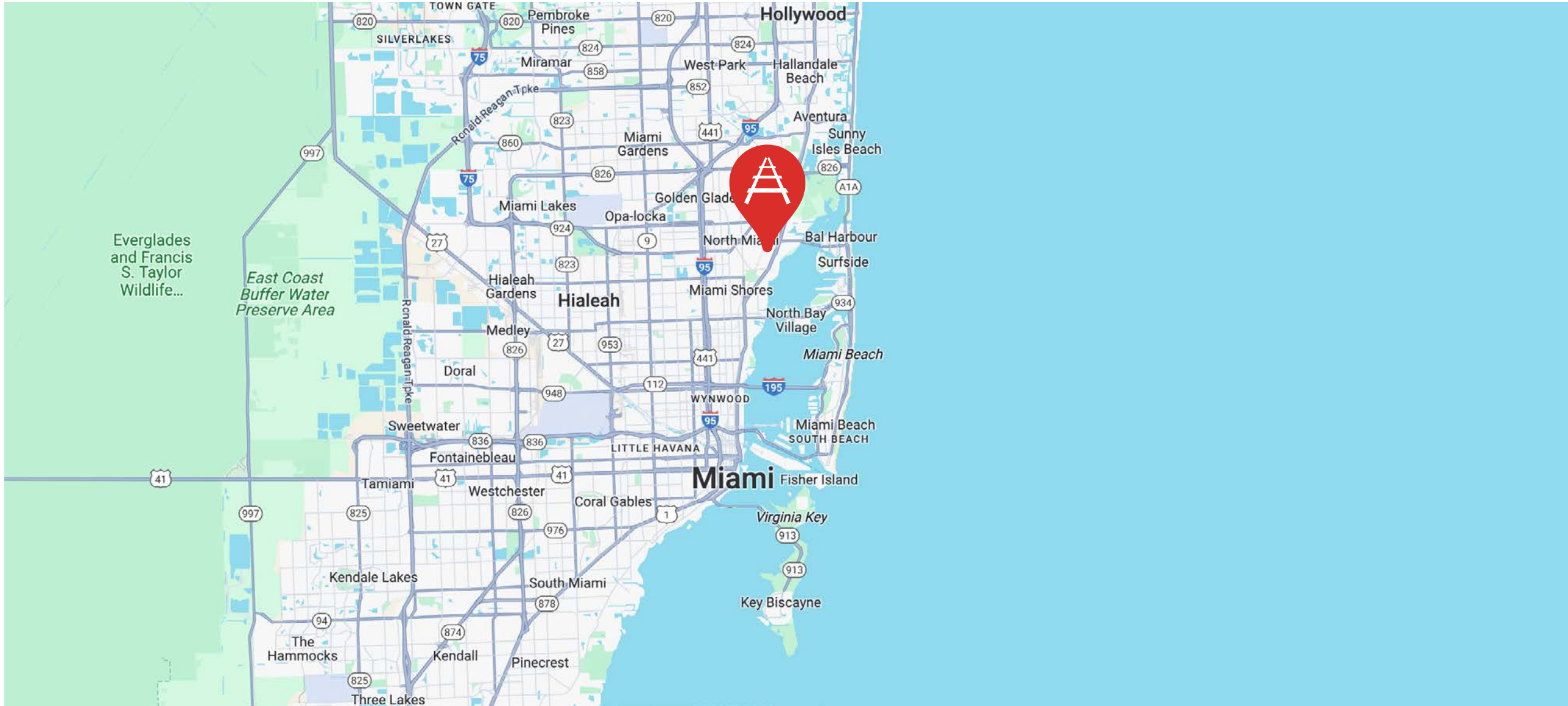


Unit 12260
4,196 SF

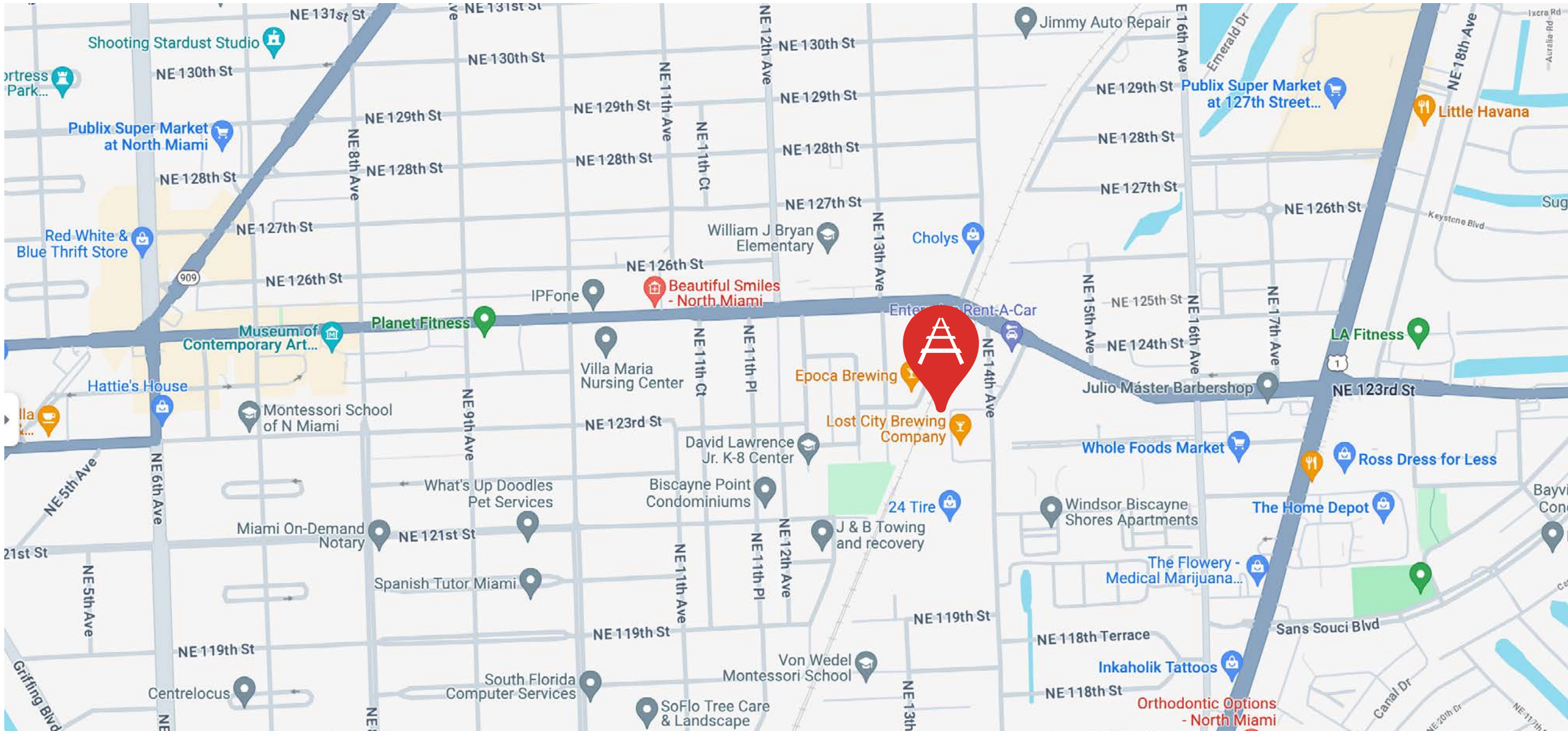
- Unit Features:**
- + 707 SF Office Space
 - + 1 ADA Restroom
 - + Front, & Rear Access
 - + 2 Foot Loading Doors in Front & Rear
 - +/- 1,000 SF of Outdoor Space in Rear - Security System
 - + Can be combined with Unit 12250



Location



Context Map



Planned Developments



North Miami

North Miami, nestled between Biscayne Bay and Interstate 95, is a vibrant city with a rich cultural tapestry that reflects its diverse population. The city features a mix of residential neighborhoods, educational institutions such as Florida International University, and the bustling Downtown North Miami commercial district. Residents and visitors enjoy the nearby Oleta River State Park, a natural haven offering outdoor activities like kayaking, biking, and hiking amidst scenic beauty.

The community takes pride in its multicultural identity, which is celebrated through various cultural events, festivals, art exhibitions, and culinary experiences that enhance the city's dynamic atmosphere. The Museum of Contemporary Art (MOCA) further enriches the cultural landscape by showcasing modern art, serving as a hub for intellectual and artistic exploration.

North Miami's close proximity to Miami provides residents with easy access to the amenities and entertainment options of the larger metropolitan area while maintaining its unique charm. With its commitment to providing recreational spaces and fostering a strong sense of community, North Miami strikes a perfect balance between suburban tranquility and urban convenience, making it an appealing place to live, work, and explore.



Upcoming North Miami Train Station

FUTURE COMMUTER RAIL SERVICE

Miami-Dade County is moving forward with plans to introduce a new commuter rail service in North Miami along the Florida East Coast (FEC) railway, offering a transformative upgrade to the region's transportation network. This ambitious initiative includes the construction of a new train station at the intersection of NE 123rd Street and the railway tracks, strategically located just 500 feet from NoMi Rail, ensuring convenient access for local commuters and visitors alike.

The new commuter rail service is part of a broader effort to enhance connectivity between some of Miami's most vibrant and fast-growing areas. The service will interlink Downtown Miami with key destinations, including Wynwood, Design District, North Miami, and Aventura, creating a seamless transit option for residents and visitors while reducing dependency on cars and alleviating traffic congestion.

The Florida East Coast railway is already home to the Brightline high-speed train, which provides an efficient and luxurious connection between Miami, Fort Lauderdale, West Palm Beach, and Orlando, starting from its state-of-the-art MiamiCentral Station. The addition of commuter rail service on this existing railway will further expand accessibility, offering a more affordable and frequent transportation option while complementing Brightline's intercity service.

This project represents a significant step in Miami-Dade County's commitment to sustainable, efficient, and interconnected public transportation infrastructure. It promises to foster economic growth, reduce environmental impact, and provide an essential link between key urban centers and neighborhoods, shaping the future of mobility in South Florida.



The Long Term NoMi Rail Vision by R&B Architects.

Royal Byckovas Architecture and Design is a renowned, award-winning design practice celebrated for its ability to craft exquisite, innovative, and timeless designs. Specializing in both commercial and residential architecture, the firm seamlessly integrates interior design and exterior environments to create cohesive and inspiring spaces.

With a strong presence in Miami and Atlanta, Royal Byckovas is known for its attention to detail, forward-thinking approach, and commitment to excellence, offering tailored design solutions that meet the unique needs of each client. Whether designing a luxury residence, a cutting-edge commercial space, or a harmonious outdoor environment, the firm consistently pushes the boundaries of creativity to deliver exceptional results.

The firm's designs reflect a deep understanding of form, function, and aesthetic, combining artistry with practical solutions. This dedication to quality and originality has earned Royal Byckovas a reputation as one of the premier architecture and design firms in the Southeast.



The Long Term NoMi Rail Vision by R&B Architects.



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NOMAD CONCEPT DESIGN PRESENTATION

North Miami, Florida

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RENDERINGS

175 NE 123 ST - RETAIL PARKING LOT

September, 2023

The Long Term NoMi Rail Vision by R&B Architects.



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NOMAD CONCEPT DESIGN PRESENTATION


North Miami, Florida

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RENDERINGS

1375 NE 123 ST- RETAIL PASEO

September, 2023



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