



PRIME RETAIL SPACE FOR LEASE

3526 N MIAMI AVENUE
MIDTOWN, MIAMI

INHOUSE
COMMERCIAL

PROPERTY OVERVIEW

3526 North Miami Avenue is a prime commercial lease opportunity located on the edge of the Miami Design District. This freestanding building offers high visibility and significant traffic, making it perfect for retail, office, or creative ventures. Situated at the intersection of N Miami Ave and NW 36th St, the property serves as a key connection point between the Miami Design District, Midtown, and Wynwood.

ADDRESS 3526 North Miami Avenue, FL 33127

LOCATION West block between NW 35th and 36th Streets

SIZE
Ground Floor +/- 4,000 SF
Second Floor +/- 1,000 SF
Total +/- 5,000 SF

STATUS STA Architectural Group Office (Owner Occupied)

PARKING Dedicated Private Parking On-Site

COMMENTS

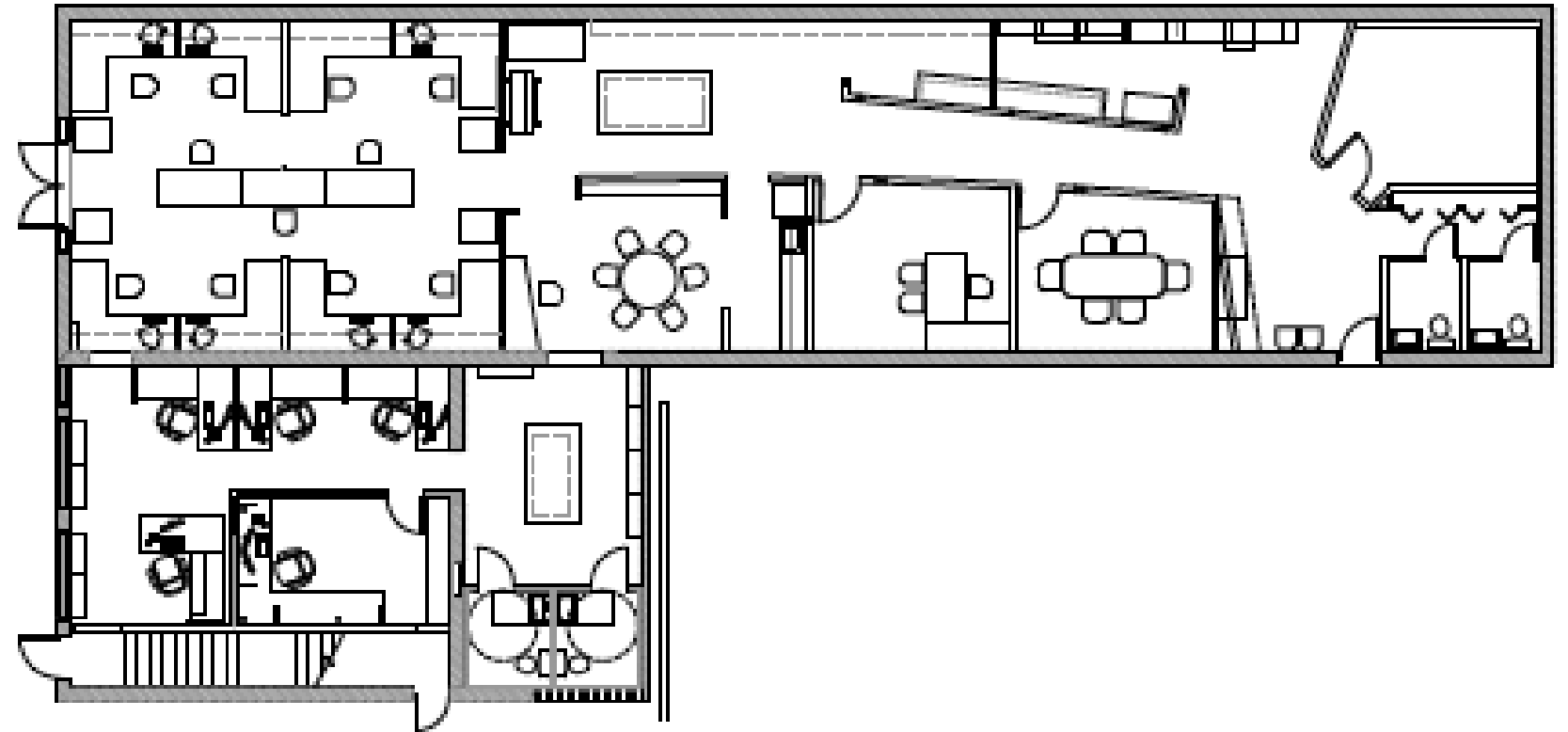
- Ideal for showroom, furniture, office, medical and creative use
- Situated on the southern edge of the Miami Design District
- Convenient access to major highways including I-95 and I-195 as well as proximity to neighborhoods including Midtown, Design District and Wynwood



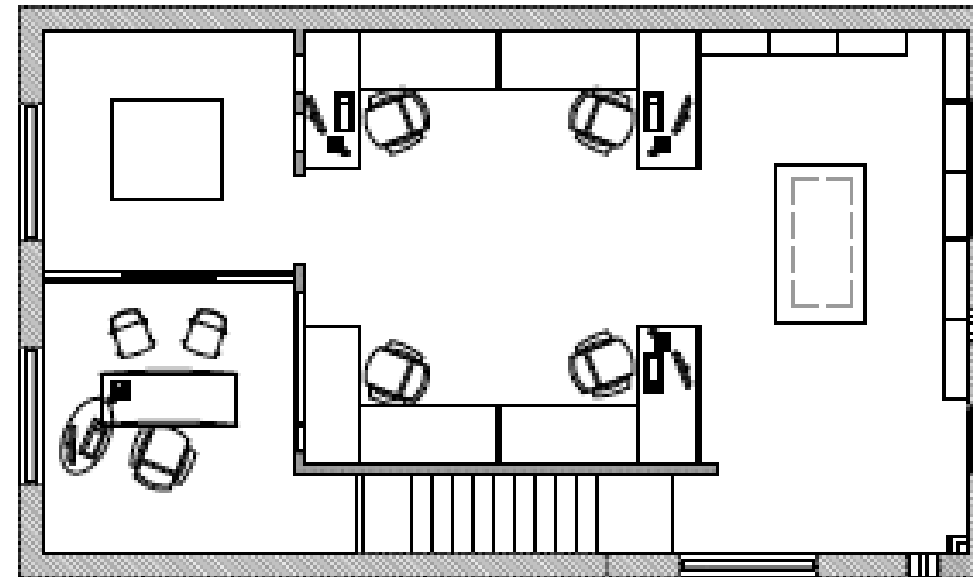
FLOOR PLANS

TOTAL SIZE: +/- 5,000 SF
GROUND FLOOR: +/- 4,000 SF
SECOND FLOOR: +/- 1,000 SF

NORTH MIAMI AVENUE



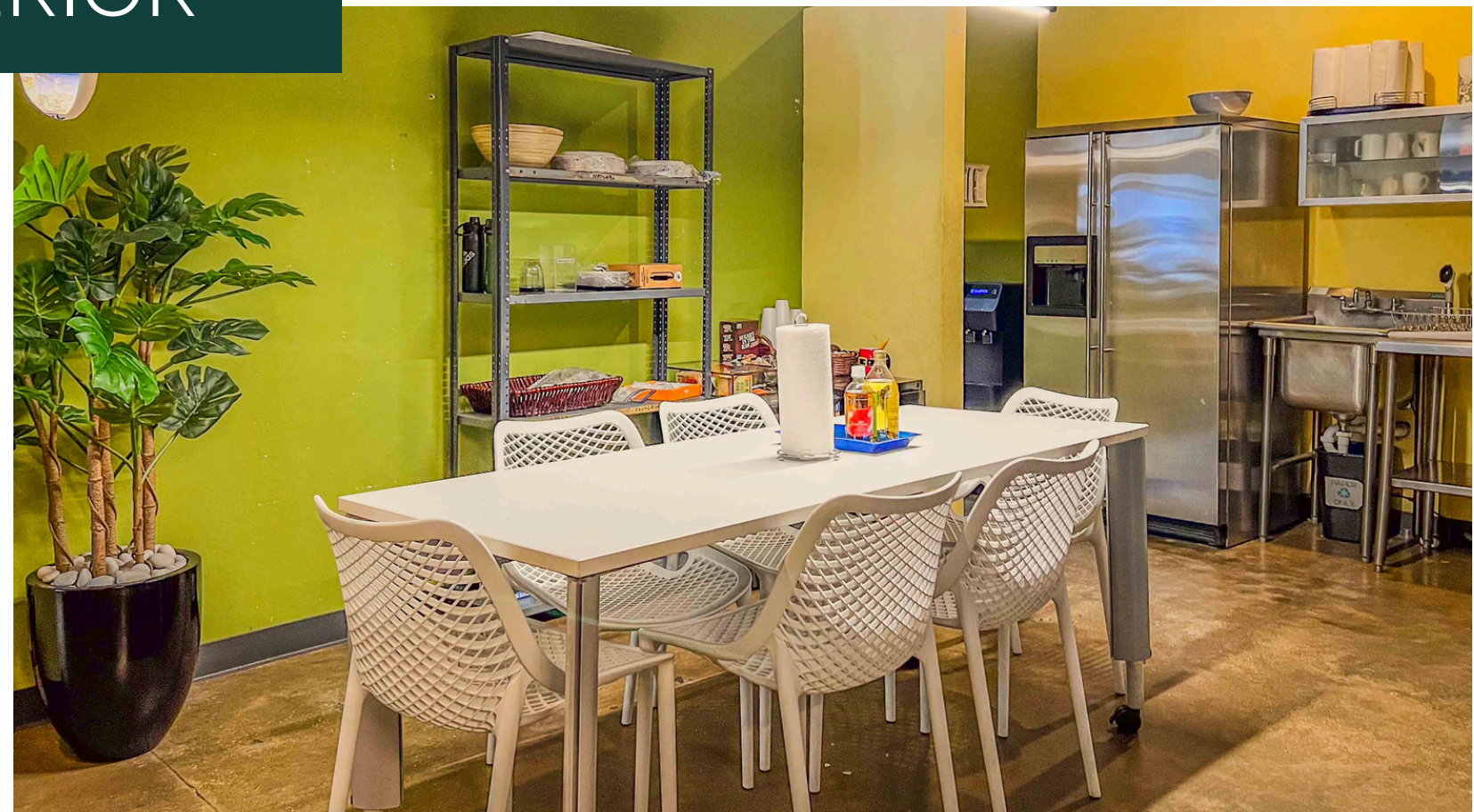
GROUND FLOOR



SECOND FLOOR



INTERIOR



LOCATION

EDGEWATER

MIAMI
DESIGN
DISTRICT


the Shops at
midtown
Miami

INTERSTATE
195

NORTH MIAMI AVENUE



SURROUNDING RETAIL



KOHLER
NATUZZI
ITALIA
BLINDS TO GO

MIACUCINA
MISSONI HOME
orlean
ADDISONHOUSE
mood
DESIGNER FABRICS
3526
ROVECONCEPTS

calligaris
NW 34th St
citi
Mattress King
xfinity
T Mobile
TD Bank
verizon
PAOLA LENTI
FLEXFORM
BoConcept

NE 40th St
HARBOUR
NE 39th St
NE 38th St
NE 1st Ave
PURA VIDA
FLOOR DECOR &
INTERSTATE 195

FedEx
NE 36th St
VENETIAN NAIL SPA
SALLY BEAUTY
DICK'S SPORTING GOODS
HomeGoods
NE 34th St
west elm
NORDSTROM rack
NE 32nd St
AT&T
PETSMART
NE 31st St
NE 1st Ave
NE 29th St
The Standard
RESIDENTS
E Coast Ave

NORTH MIAMI AVENUE

N Miami Ave



PRIVATE
PARKING



AADT
22,644
VEHICLES

JARED ROBINS
JARED@INHOUSECRE.COM

NICOLE ROEDERER
NICOLE@INHOUSECRE.COM

RAVIV GAILOR
RAVIV@INHOUSECRE.COM

FOR MORE INFORMATION, PLEASE CALL
305.376.7802

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MARKETING PROCESS In The investment opportunity is offered on an "as-is, where-is" basis without any representation or warranty and only to select investors registered through an executed Confidentiality Agreement. Preference will be given to those investment offers that reflect the most comprehensive underwriting and the fewest or no due diligence requirements or other conditions to close. Investors should be prepared to disclose their sources of funds and any approval process necessary to close the transaction. COMMUNICATION All communications, inquiries and requests should be addressed directly to INHOUSE COMMERCIAL. In no event shall Prospective Purchasers contact any employee, consultant, or tenant with regards to the offering, without the prior express written consent of the Owner or INHOUSE COMMERCIAL. Any unauthorized contact will result in the Prospective Purchaser being disqualified from consideration to purchase the Property. TRANSACTION COSTS Each Prospective Purchaser shall be responsible for any and all costs, expenses (including legal fees) associated with their inspection and due diligence efforts pertaining to the Property Documents provided upon request.