

# DOWNTOWN MIAMI

1040 Biscayne Blvd, Miami, FL 33132

## FOR LEASE

# GROUND FLOOR RETAIL

Ground Floor Retail  
**4,507 SF ±**

Biscayne Blvd





## Position your brand at the center of it all — with retail frontage at the **iconic Ten Museum Park.**

This premier ground floor space delivers unmatched visibility along Biscayne Boulevard, capturing the attention of over 75,000 daily commuters and foot traffic from Downtown Miami's elite. Expansive storefront windows offer a modern canvas for your brand, drenched in natural light and surrounded by luxury condos, cultural landmarks, and high-rise energy.

Located at the crossroads of Miami's most influential districts — Brickell, Wynwood, the Design District, and the Arts & Entertainment District — this retail opportunity is more than square footage. It's a stake in the future of Miami.

Whether you're launching a flagship store, café, showroom, or boutique concept, this is your front-row seat to the city's nonstop momentum.







# EXECUTIVE SUMMARY

3



MIN. DIVISIBLE: **700 SF ±**  
MAX. CONTIGUOUS: **4,507 SF ±**



LEASING RATE: **Contact Us**

## Area Highlights

- Situated in the heart of Downtown Miami, offering easy access to **Wynwood, Edgewater & Brickell**
- Three blocks north of Miami World center with stores such as Apple (coming soon), Lululemon, Club Studio, Sephora, Earls Kitchen, Bowlero, and much more dining and entertainment.
- Close proximity to major public transportation routes, I-395, I-95 and Biscayne Blvd
- Surrounded by multimillion dollar condominiums such as 1000 Museum, Aston Martin Residences, Marquis, 900 Biscayne, Marina Blue, among many others
- Near art galleries, theaters, and museums that enrich the local cultural landscape, including the Frost Science Museum, Pérez Art Museum Miami (PAMM), the arena, and Maurice A. Ferré Park







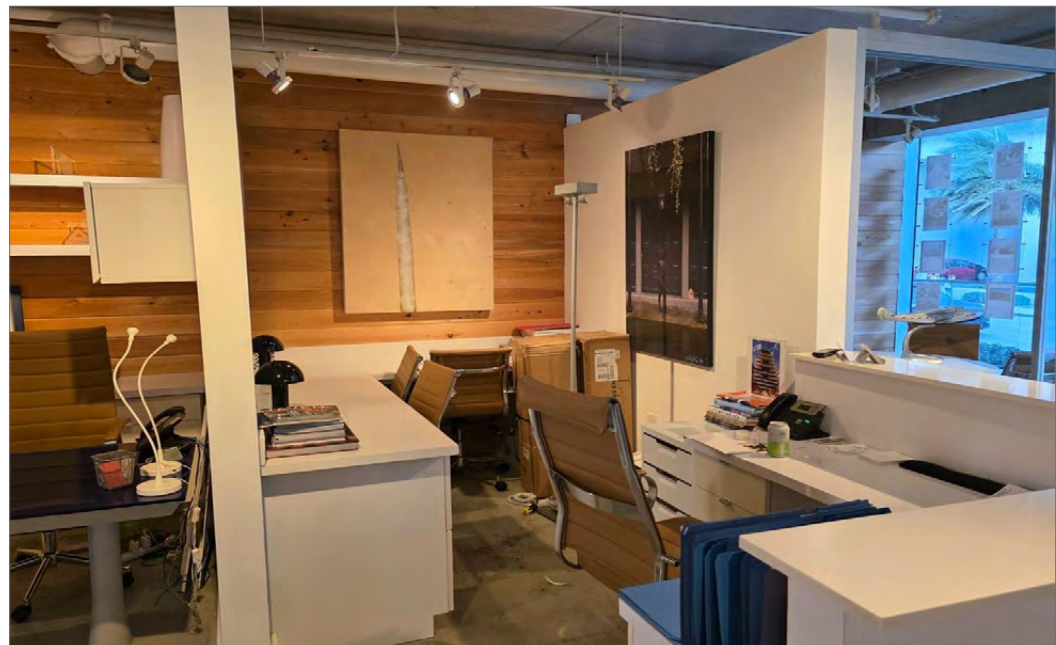
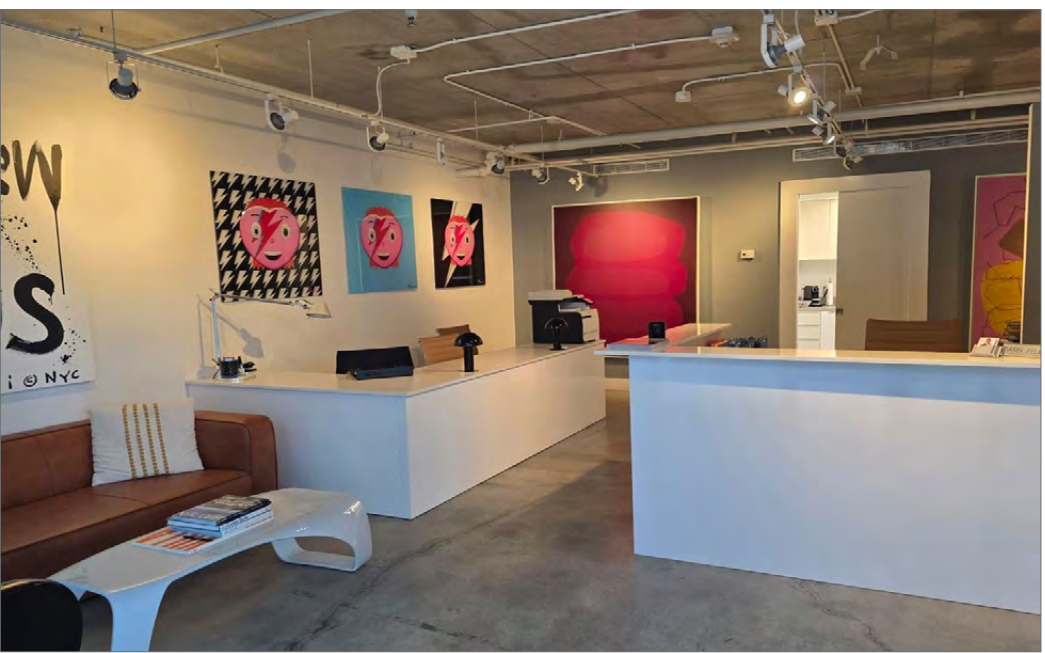








# PHOTOS



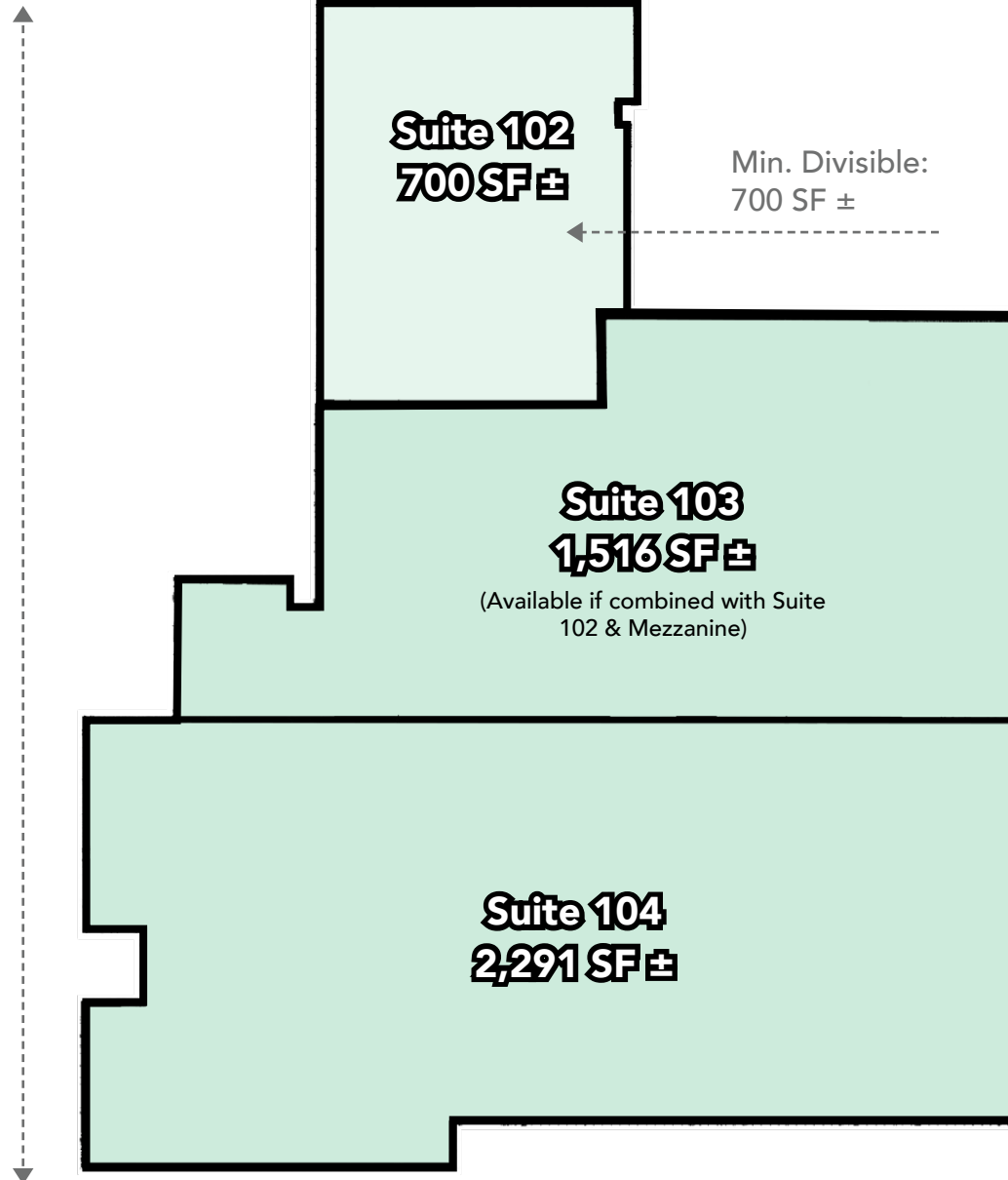


# FLOORPLAN

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Max. Contiguous  
4,507 SF ±

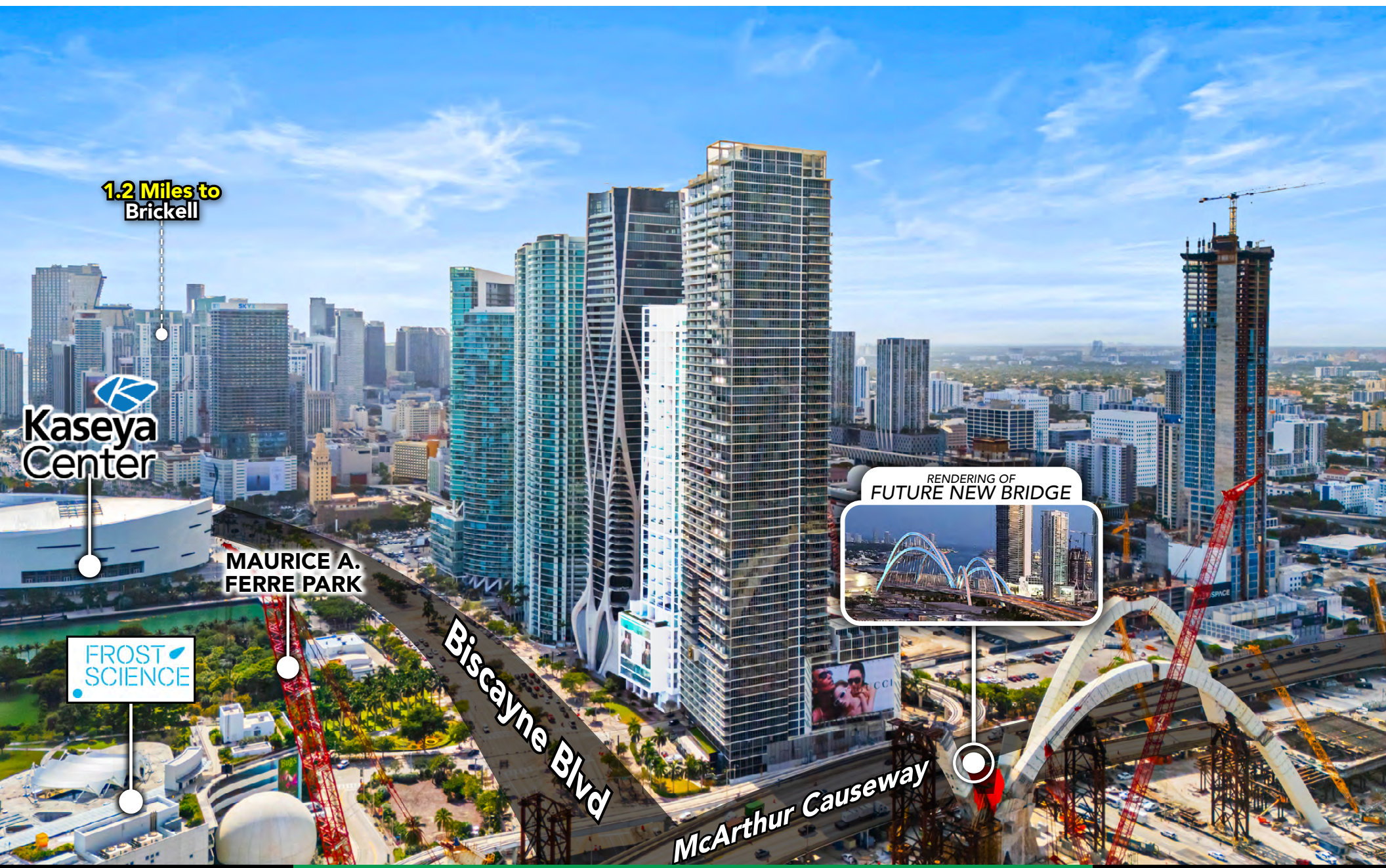


Biscayne Blvd





# AERIAL VIEW (North to South View)







# AERIAL VIEW (East to West View)



1.2 Miles to  
Brickell

Kaseya  
Center

Biscayne Blvd

FROST  
SCIENCE

MAURICE A.  
FERRE PARK

RENDERING OF  
FUTURE NEW BRIDGE



McArthur  
Causeway





# AERIAL VIEW (S.E. to N.W. View)







# AERIAL VIEW (West to East View)

**5.2 Miles to  
Miami Beach**

RENDERING OF  
FUTURE NEW BRIDGE



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**www.chariff.com**  
**(305) 576-7474**





# NEXT TO THE FUTURE NEW BRIDGE

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*TEN MUSEM PARK is located  
next to the upcoming SIGNATURE BRIDGE  
Full Completion is Scheduled for 2024*







5801 BISCAYNE BOULEVARD  
MIAMI, FLORIDA 33137

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