



*flow* Miami Worldcenter

**PREMIER RETAIL FOR LEASE**

700 NE 1st Avenue, Miami, FL 33132



# A VIBRANT MIXED-USE URBAN CENTER

Vertical Real Estate is thrilled to present an exciting opportunity to lease retail space on the 7th Street Promenade at Miami Worldcenter.

Miami Worldcenter is a dynamic destination and center of gravity for the entire city of Miami with direct access to Midtown, Edgewater, Design District, Downtown, Brickell and Miami Beach.

## MWC Includes:

- +/- 8,500 condos/apartments
- +/- 500 hotel rooms
- +/- 300,000 SF retail
- +/- 500,000 SF office

## Flow Miami Worldcenter includes:

- +/- 43,131 SF retail
- +/- 40,000 SF office
- 444 -unit existing rental tower
- 466 units currently under construction







## PROPERTY DESCRIPTION

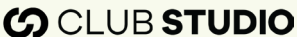
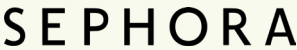
Flow Miami Worldcenter is a dual tower residential landmark that introduces 910 residences with distinguished ground floor retail designed to shape the rhythm of Downtown Miami. Its contemporary form rises with intention, balancing light, texture, and movement to reflect the city's energy. Flow MWC presents a dynamic retail presence that anchors Downtown Miami, offering expansive frontages and seamless pedestrian connections that bring culture, commerce, and community together in one destination.

|                    |                                                         |
|--------------------|---------------------------------------------------------|
| ADDRESS:           | 700 NE 1st Ave, Miami FL 33132                          |
| NEIGHBORHOOD:      | Downtown / Miami Worldcenter                            |
| PROPERTY TYPE:     | Mixed-Use / Retail / Office                             |
| TOTAL RESIDENTIAL: | 910 Multi-Family Condo Units                            |
| COMMERCIAL SPACE:  | Block G: +/- 18,500 SF<br>Block E: +/- 64,631 SF        |
| SUGGESTED USES:    | Food & Beverage, Dry Retail<br>Showroom, Spa & Wellness |



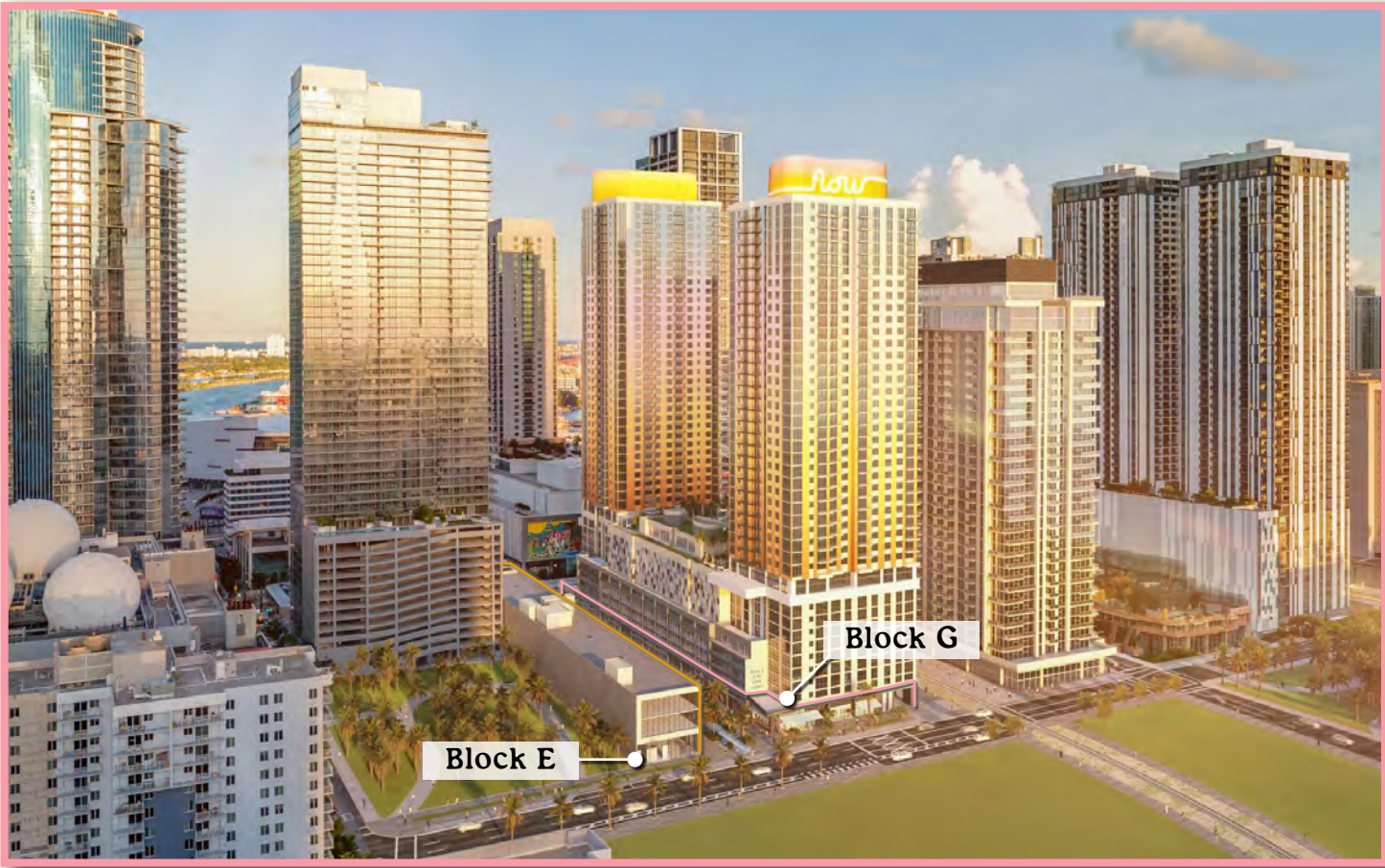
NEIGHBORING TENANTS



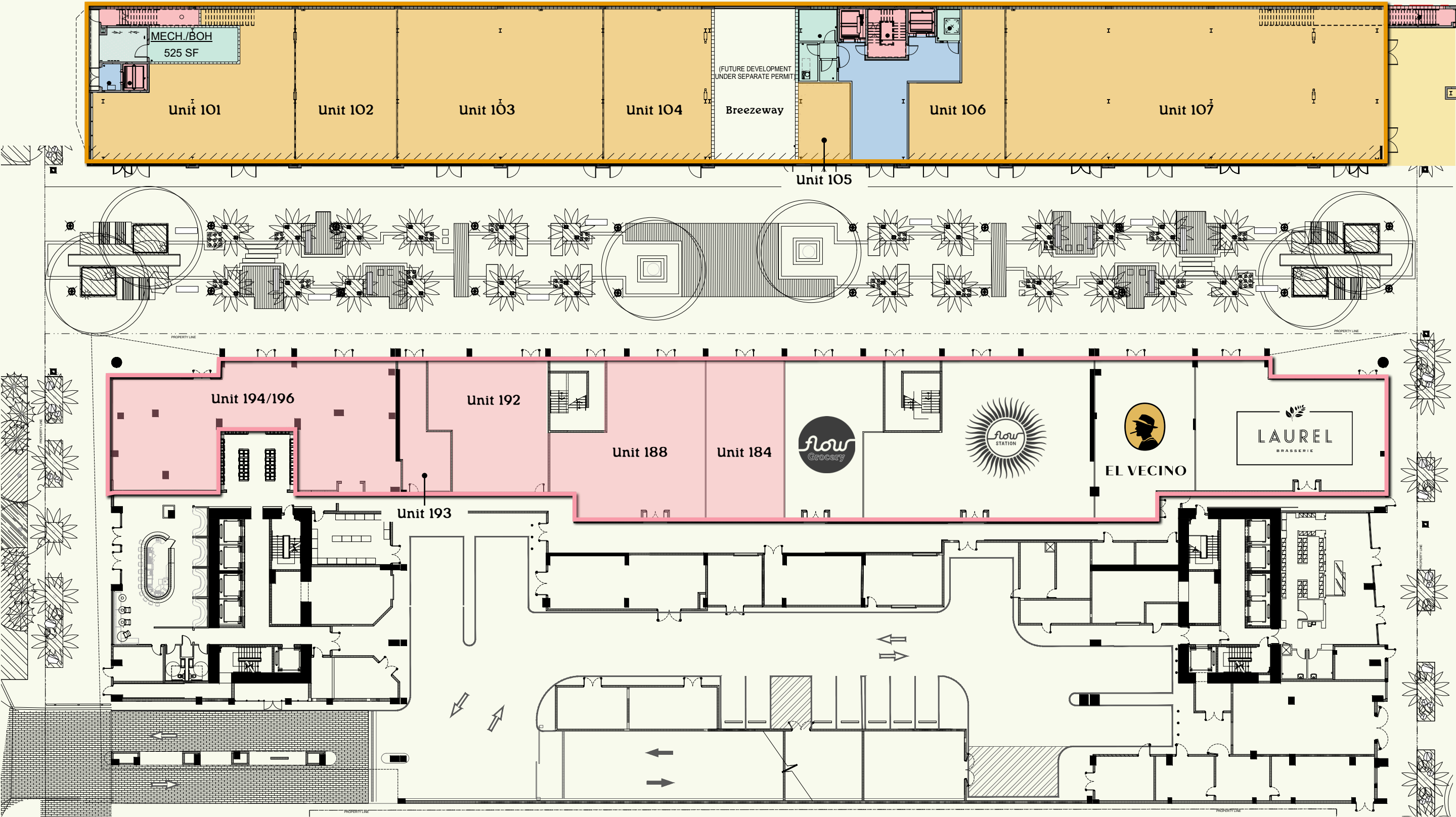












**BLOCK E**

|          |          |
|----------|----------|
| Unit 101 | 2,429 SF |
| Unit 102 | 1,702 SF |
| Unit 103 | 3,404 SF |
| Unit 104 | 1,851 SF |
| Unit 105 | 487 SF   |
| Unit 106 | 1,206 SF |
| Unit 107 | 6,293 SF |

**Ceiling Height**  
18'2" - 18'10"

**BLOCK G**

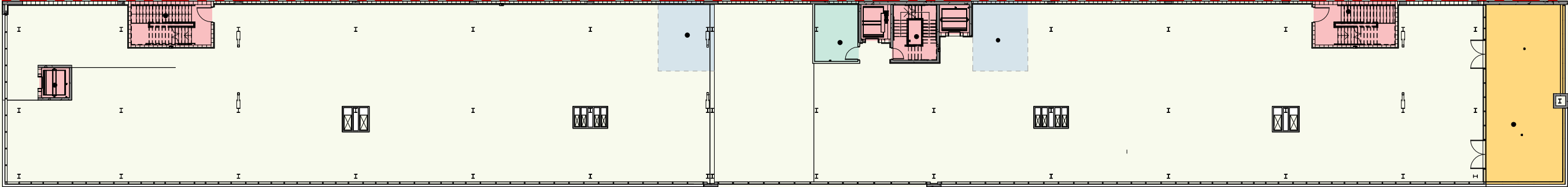
|              |          |
|--------------|----------|
| Unit 184     | 1,458 SF |
| Unit 188     | 2,303 SF |
| Unit 192     | 1,700 SF |
| Unit 193     | 667 SF   |
| Unit 194/196 | 3,406 SF |

**Ceiling Height**  
18'

Ground Floor

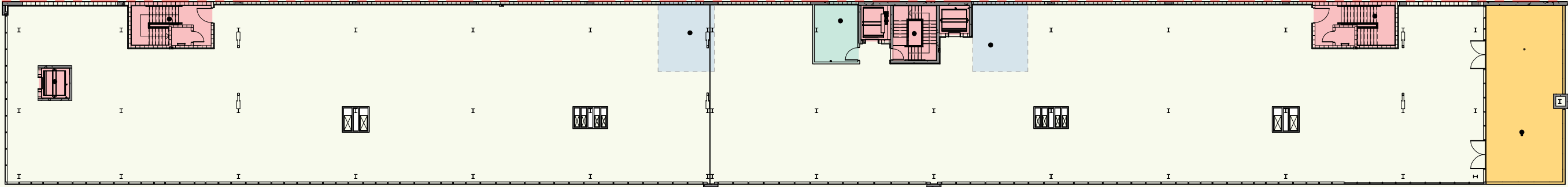






BLOCK E  
20,943 SF Unit 200  
Ceiling Height  
13'11"

Second Floor



BLOCK E  
20,943 SF Unit 300  
Ceiling Height  
13'11"

Third Floor















BLOCK E - West to East View



BLOCK E - East to West View



West to East View



North Miami Avenue Facade





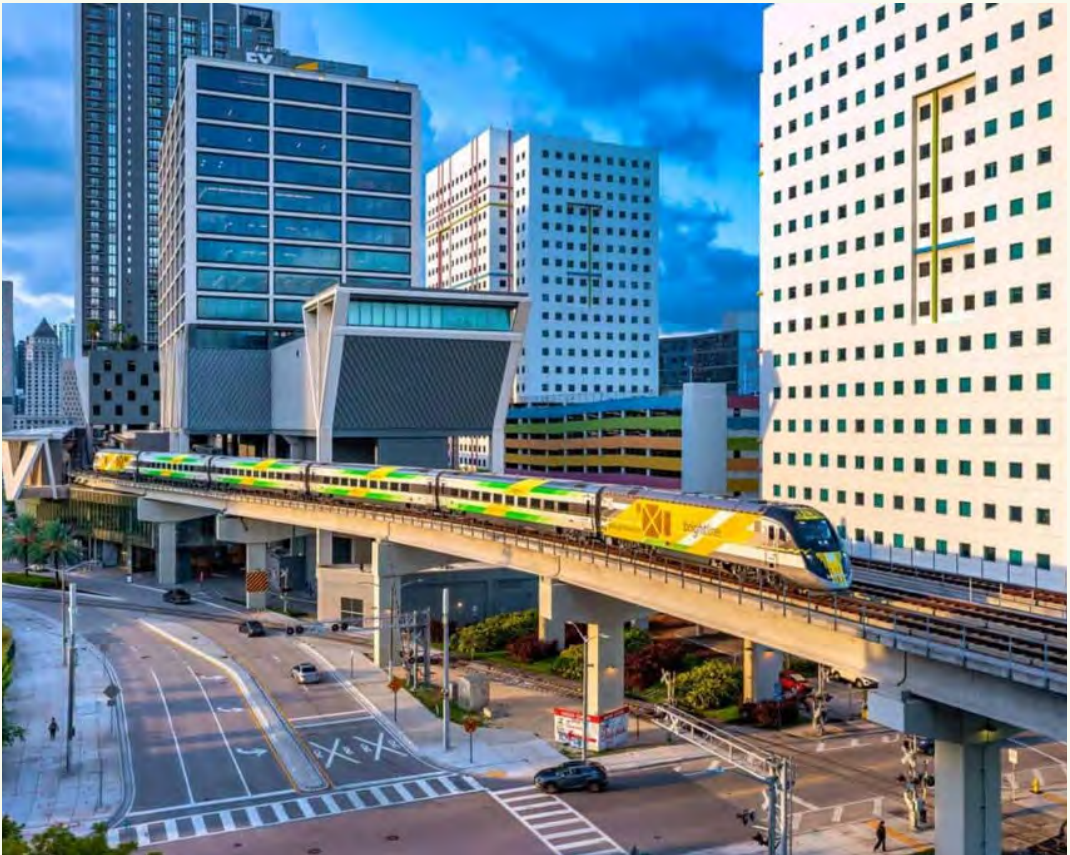
Bustling cosmopolitan neighborhood



In the heart of Miami Worldcenter



Surrounded by numerous developments



Nearby Brightline Miami Station



Experience a vibrant community



Elevated entertainment and hospitality scene







DANIEL CARDENAS | PRINCIPAL  
305-793-8982 | Daniel@verticalremia.com  
MICHAEL SULLIVAN | PRINCIPAL  
305-606-3070 | Michael@verticalremia.com



We are a boutique real estate company based in Miami, FL, focused on cutting edge food & beverage brands and aspirational retail.

700 NE AVE.

*flow*  
DISCLAIMER

No warranty or representation expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.