



# NOMIRAIL

**FOR LEASE** 12210 NE 13 COURT  
NORTH MIAMI CREATIVE SPACES

STAGE  
EQUIPMENT  
AND  
LIGHTING

12230

TOW-AWAY  
ZONE  
ALPINE  
SPRINKLER ZONE



WE <sup>SH</sup>AP NEIGHBORHOODS<sup>®</sup>  
E

METRO1.COM  
INFO@METRO1.COM

# Executive Summary

Metro 1 Commercial QOZB LLC is proud to present exclusively for lease NoMi Rail at 12210 NE 13 Ct in North Miami.

NoMi Rail features easily accessible and secure spaces with a wide range of sizes, with units starting at 2,300 SF and increasing up to 12,500 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:** 12210 NE 13 CT, North Miami, FL
- + Unit Details:**

Unit 12214:	2,300 SF	\$29.50 PSF NNN
Unit 12230:	4,500 SF	\$27 PSF NNN
Unit 12240:	3,600 SF	\$27 PSF NNN
Unit 12250:	5,400 SF	\$28.50 PSF NNN
Unit 12260:	4,200 SF	\$27 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



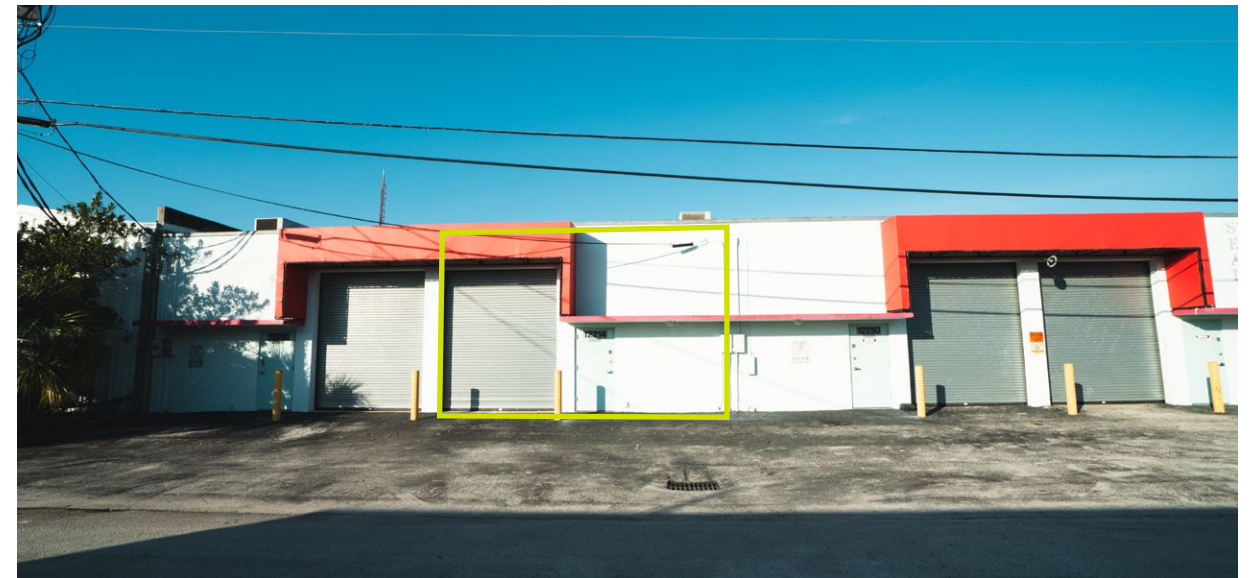
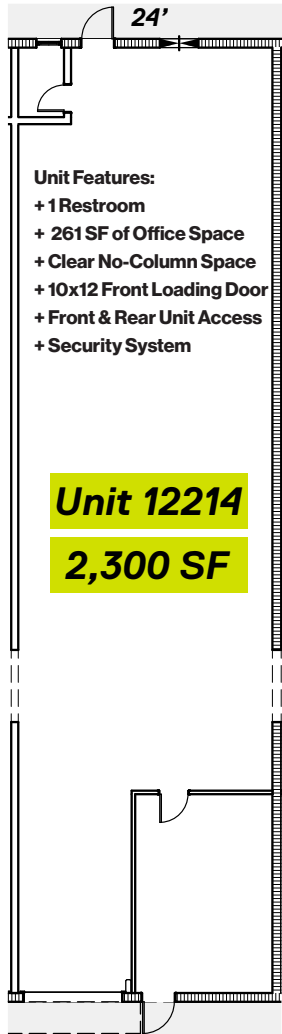
# Planned Facade Paint & Glass Rolling Doors Negotiable



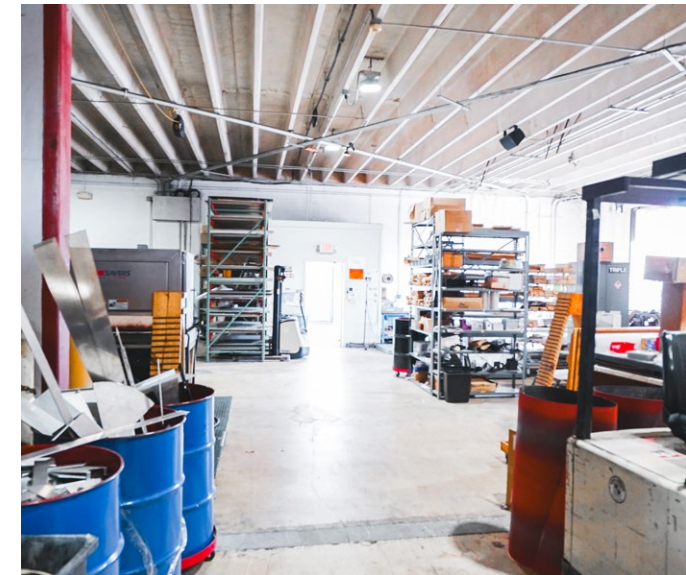
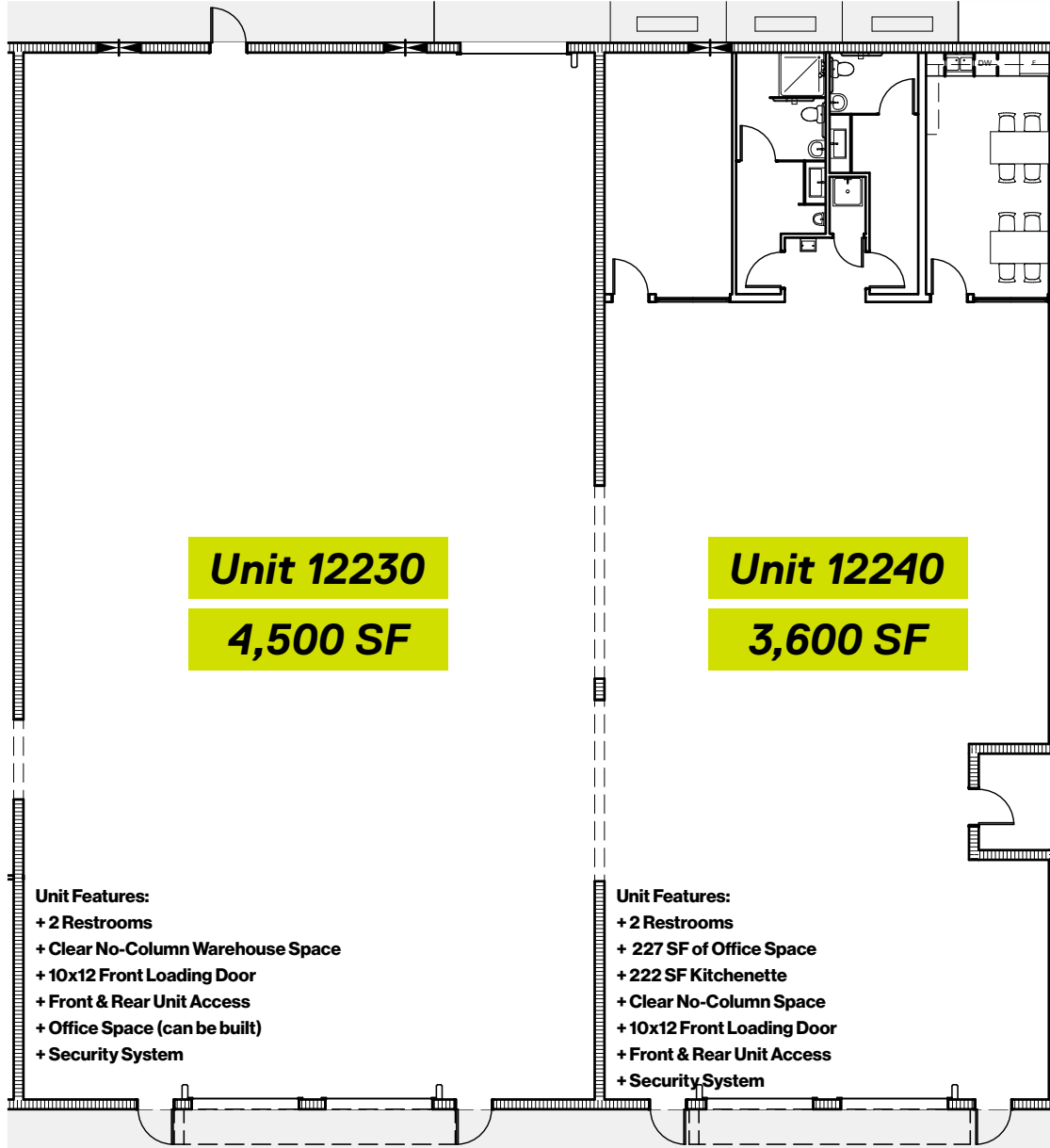
# Floor Plan



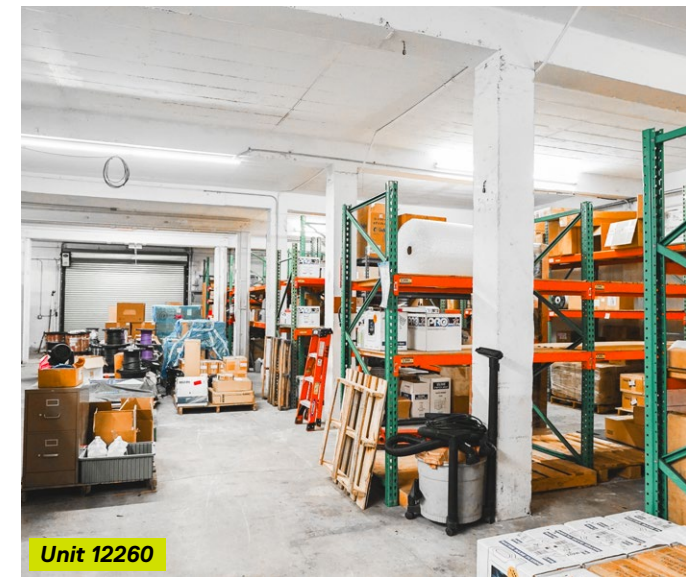
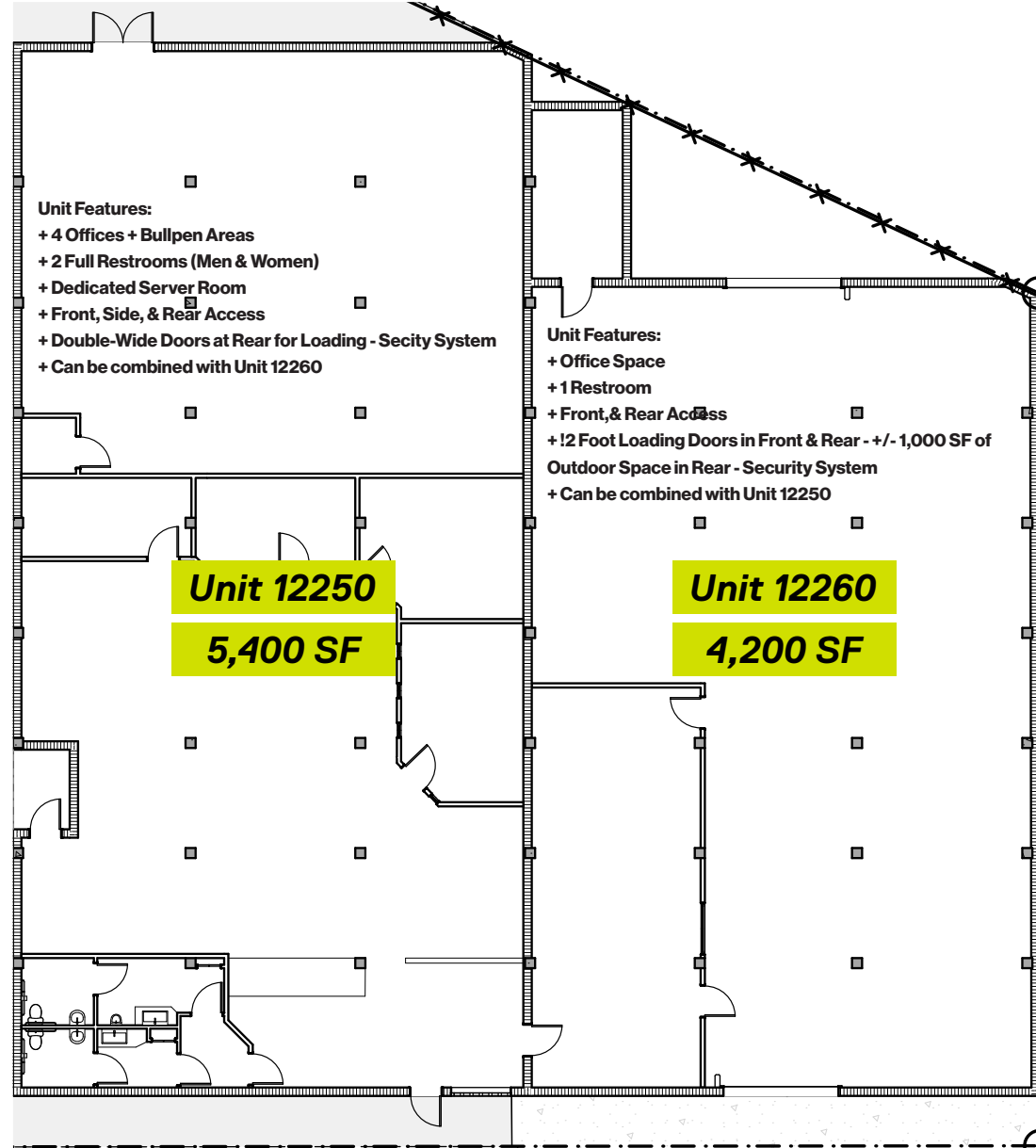
# Unit 12214



# Unit 12230-12240

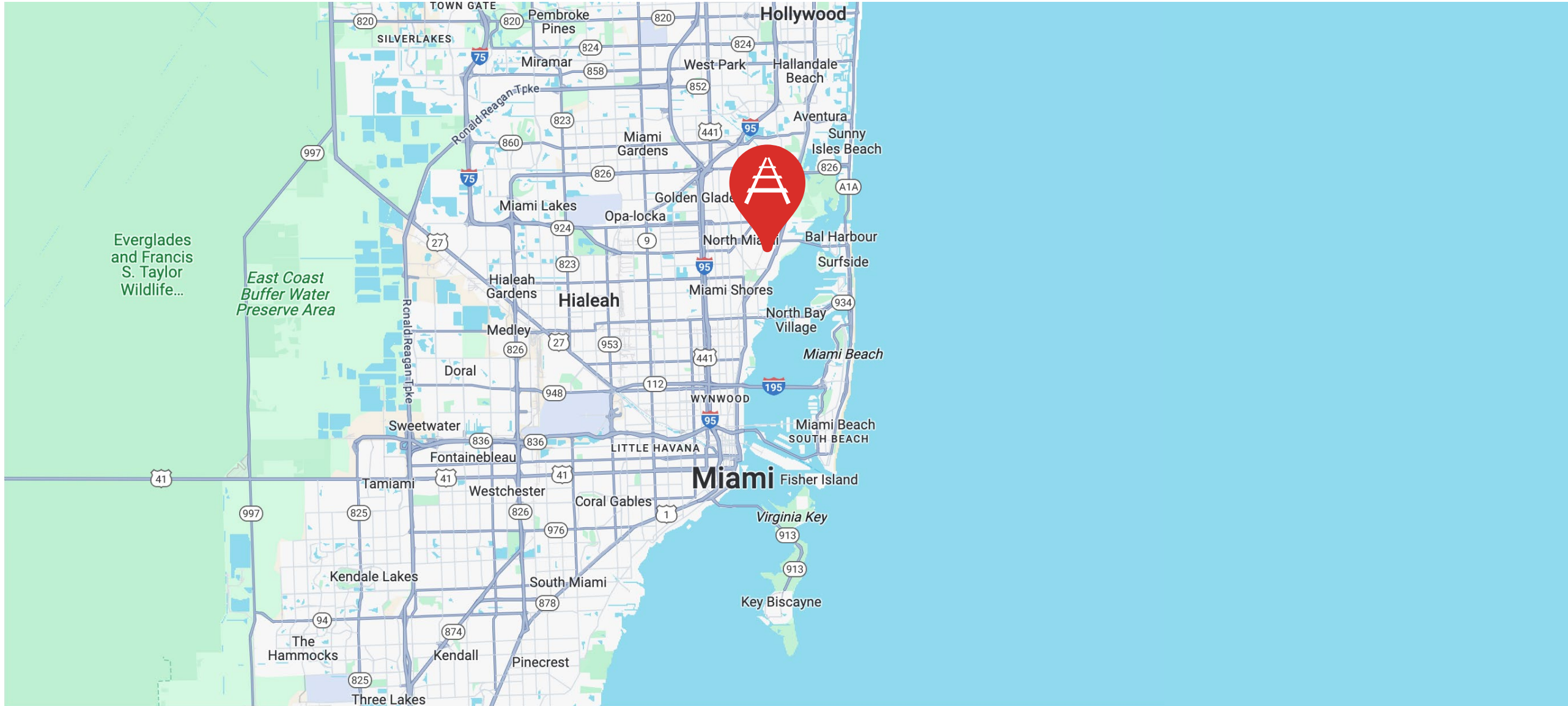


# Unit 12250-12260

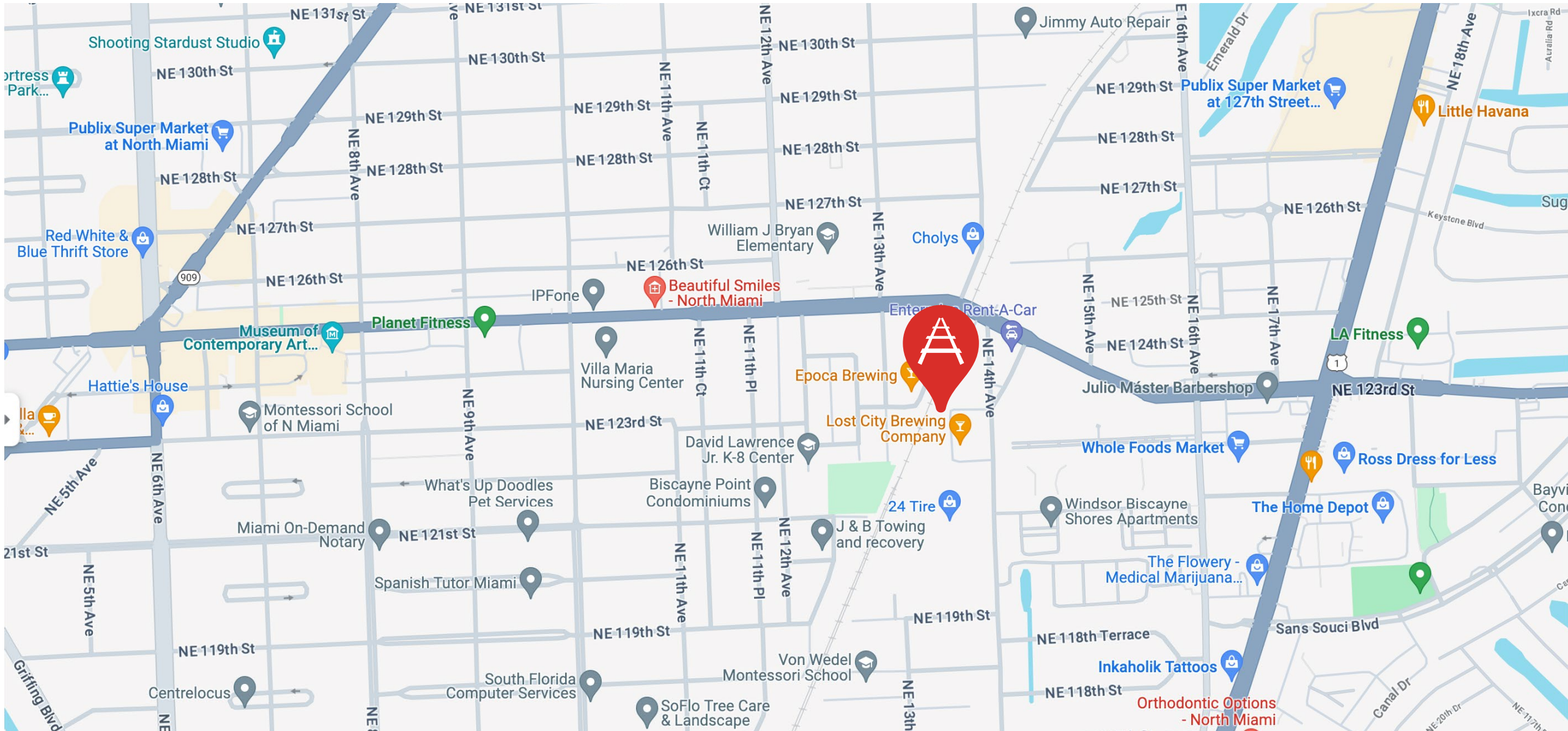




# Location



# Context Map



# Planned Developments



# North Miami

North Miami, situated between Biscayne Bay and Interstate 95, boasts a rich cultural tapestry reflected in its diverse population. The city is characterized by a blend of residential neighborhoods, educational institutions like Florida International University, and the Downtown North Miami commercial district. Residents and visitors alike enjoy the expansive Oleta River State Park, offering outdoor activities such as kayaking, biking, and hiking amidst natural beauty.

The community actively participates in cultural events and celebrations, embracing its multicultural identity. North Miami hosts various festivals, art exhibitions, and culinary events that contribute to the city's dynamic atmosphere. The MOCA (Museum of Contemporary Art) showcases modern art, adding an intellectual and artistic dimension to the cultural landscape.

North Miami's geographical proximity to Miami ensures residents have easy access to the amenities and entertainment options of the larger metropolitan area. The city's commitment to providing recreational spaces and fostering a sense of community makes it an attractive place to live for those seeking a balance between suburban tranquility and urban convenience.



# Upcoming North Miami Train Station

## FUTURE COMMUTER RAIL SERVICE

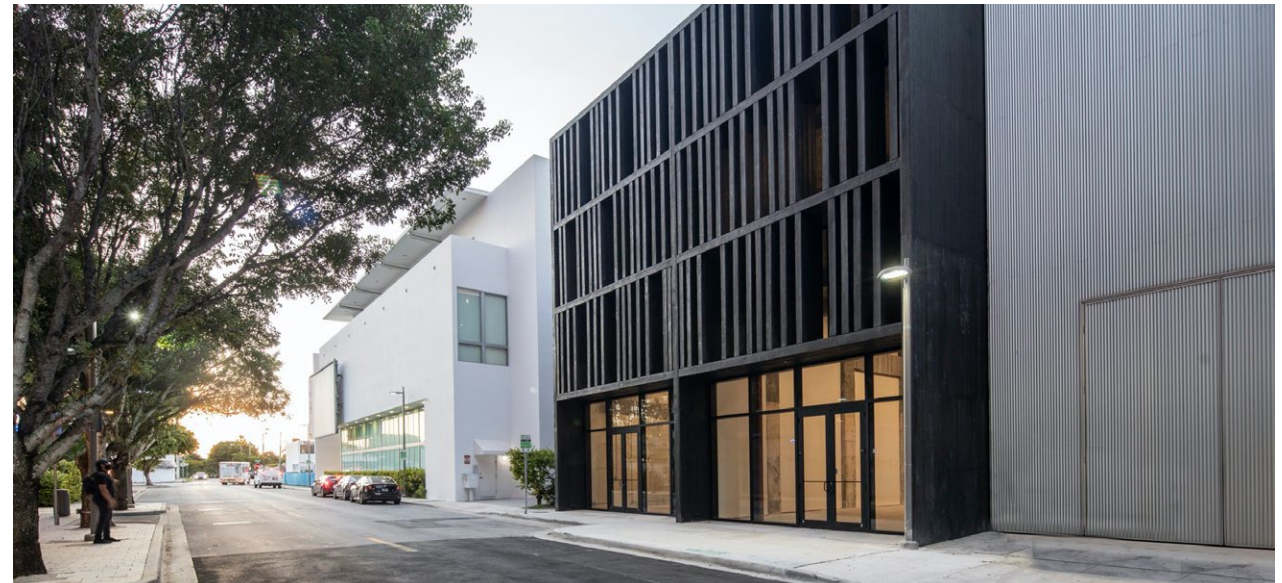
Miami-Dade County is finalizing plans to establish new commuter rail service in North Miami along the Florida East Coast railway, where the tracks intersect with NE 123 Street. The upcoming train station will be located 500 feet from NoMi Rail. The new service is designed to interconnect Downtown Miami with new stations in Wynwood, Design District, North Miami and Aventura.

The FEC railway is already being utilized by the high-speed Brightline train service that connects Miami, Ft Lauderdale, West Palm Beach, and Orlando from its MiamiCentral Station.



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

Royal Byckovas Architecture and Design is an award-winning design practice that create exquisite, original designs in the realm of commercial and residential architecture, interior design and exterior environments in Miami and Atlanta.



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



## NOMAD CONCEPT DESIGN PRESENTATION

North Miami, Florida

R&B  
Roya Byckovas | AA 20003805  
305 507 3929 | roya.byckovas.com  
6001 W 7th Ave Miami, FL 33127

## 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

**R&B** Royal Byckovas | AA 26002805  
305 407 3929 | royalbyckovas.com  
6001 NW 7th. Ave Miami, FL 33127

## RENDERINGS

1375 NE 123 ST- RETAIL PASEO

September, 2023







## CONTACT

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