



260 NW 36th Street
Miami / FL 33127



RETAIL
**FOR
LEASE**

www.bzginternational.com

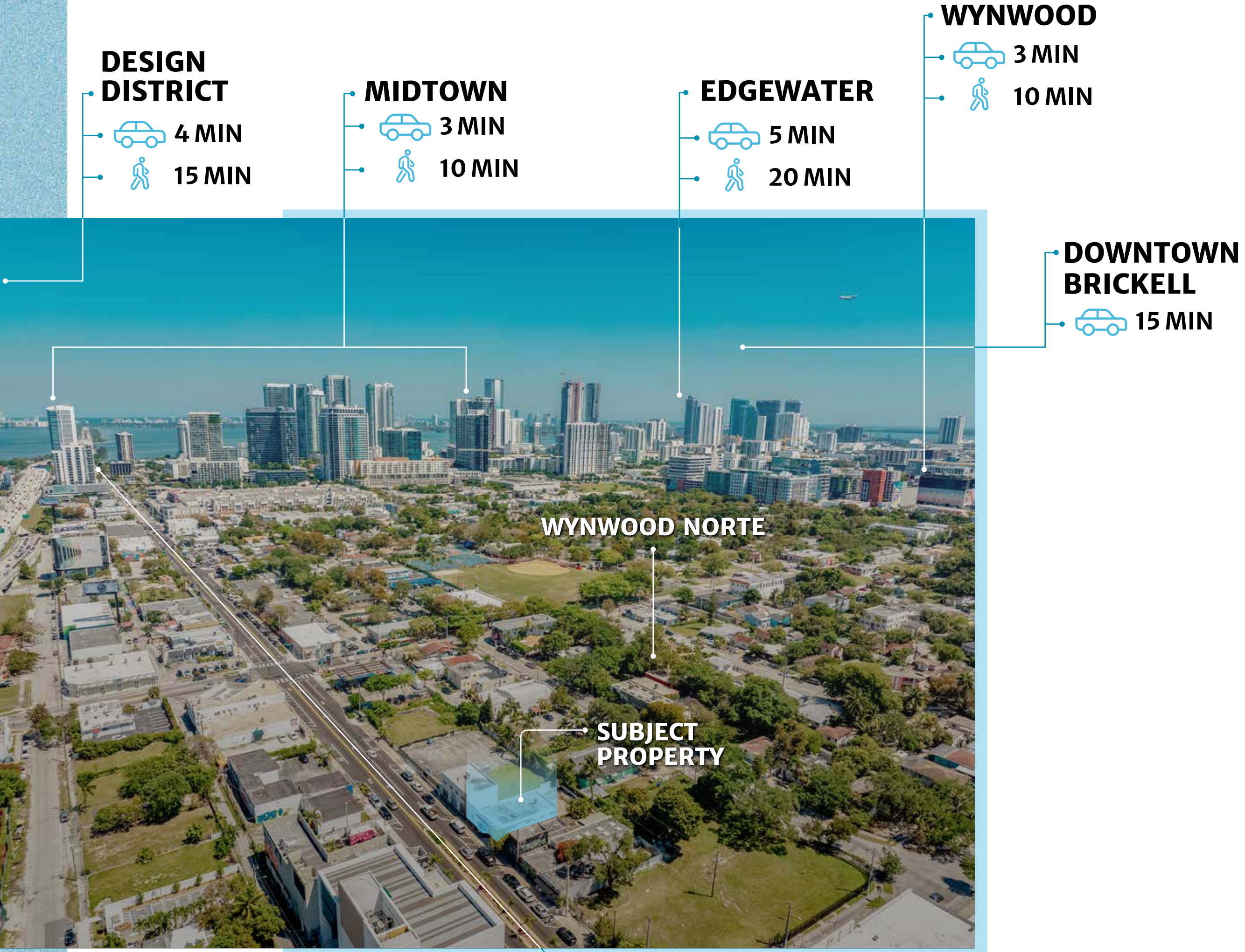
EXECUTIVE SUMMARY.



BZG International is excited to present the opportunity to lease the commercial space at 260 NW 36th Street. This prime location is situated at the convergence of Wynwood, Midtown, and the Design District, offering unparalleled accessibility and visibility. This property provides an ideal canvas for businesses seeking to establish themselves in dynamic urban environments.

Its proximity to I-95 & Biscayne Boulevard ensures convenient access to major transportation arteries. The space offers ample ceiling height which creates an open and inviting atmosphere ideal for showcasing products or services. Including in the space is a kitchenette, bathroom, carport, designated loading & unloading area and a private open patio.

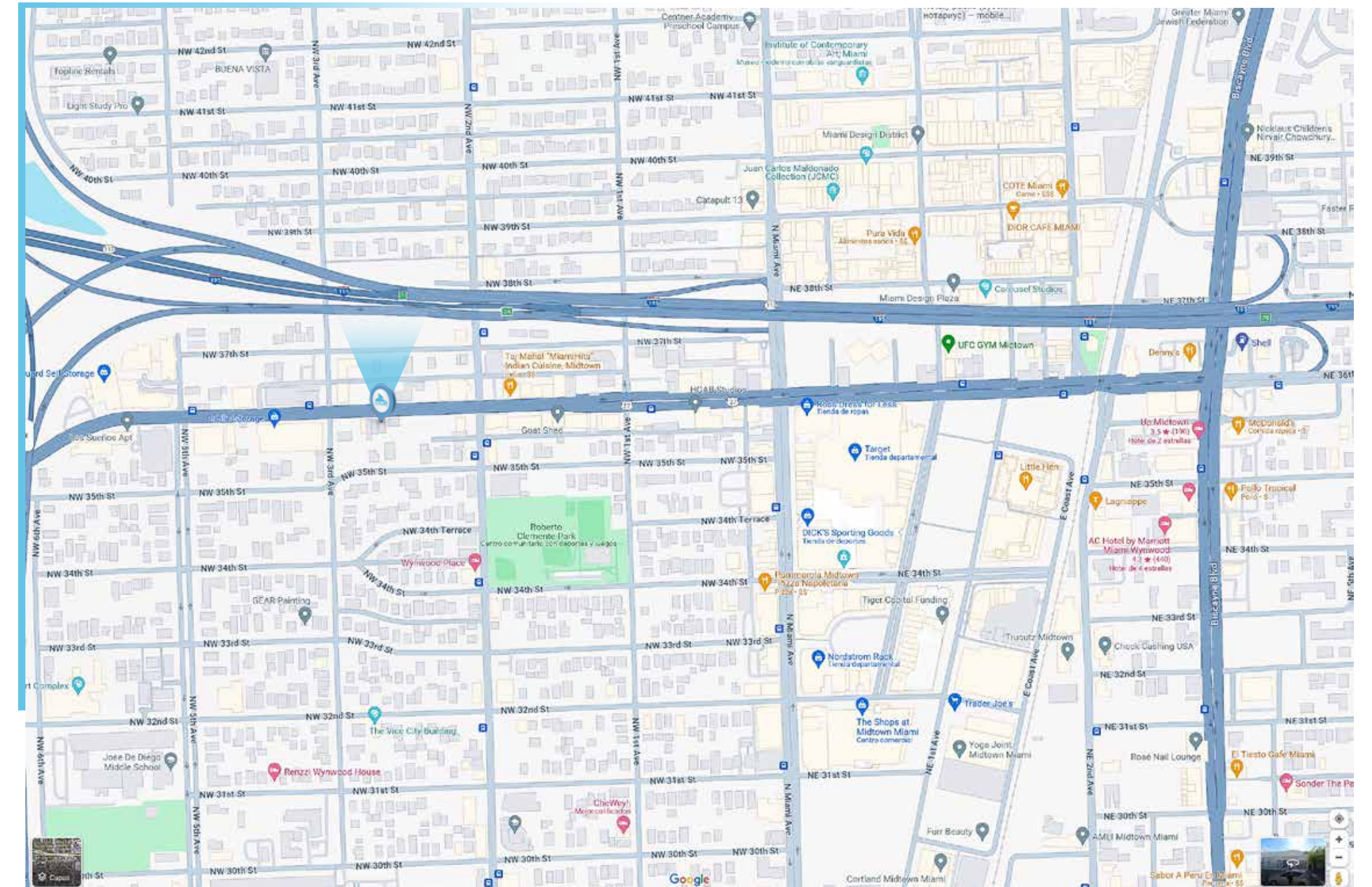
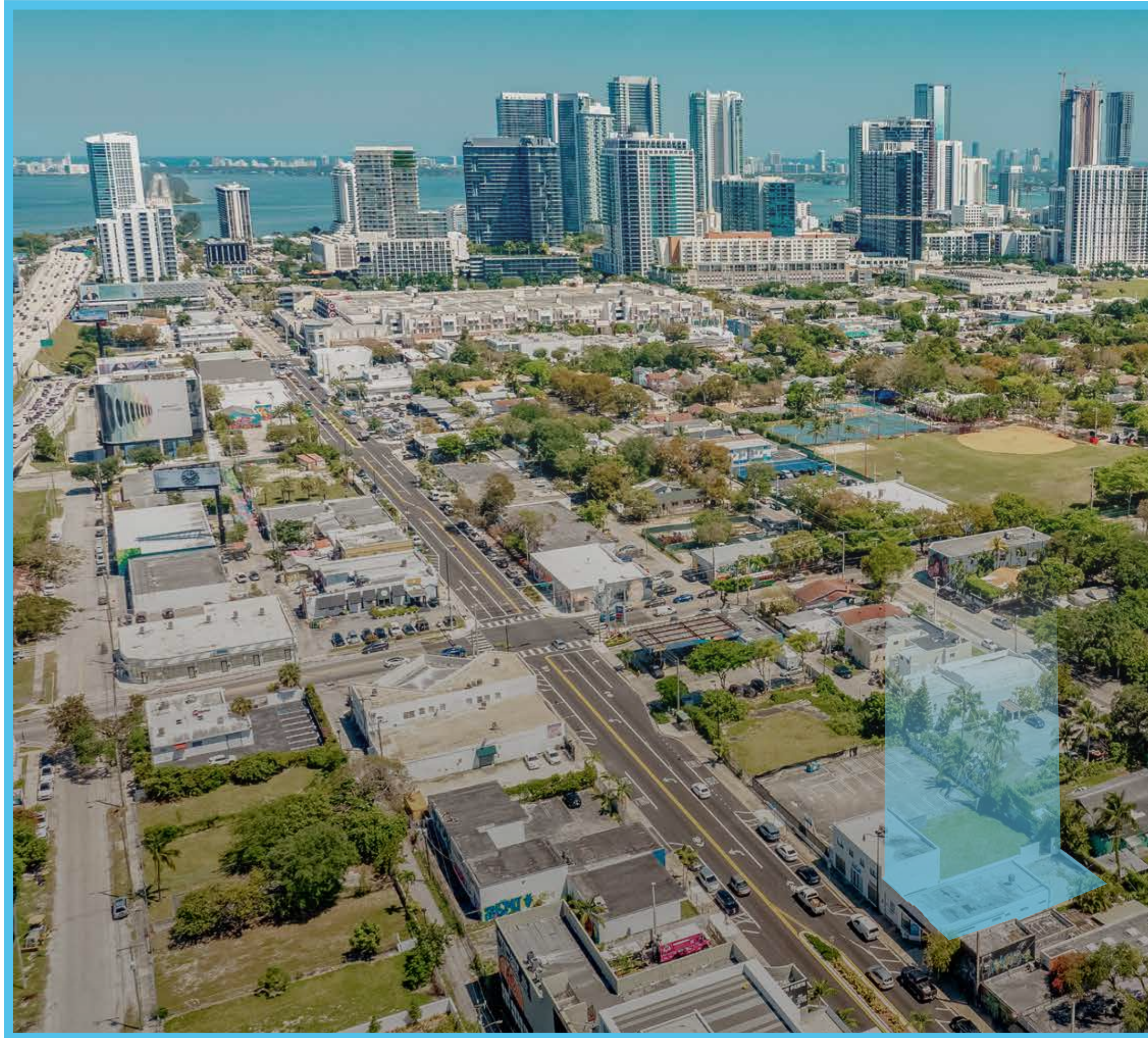
NEIGHBORHOOD.



Today, Wynwood stands as a vibrant hub boasting over 100 restaurants, 500 apartments, and more than 650,000 SF of office space, with an additional 2,000 apartments currently under construction. Recognized as one of the fastest-growing cities in the nation, Wynwood exemplifies unparalleled growth potential.

Adjacent to Wynwood, Midtown presents over 3,000 residential units, an array of dining options, and renowned big-box retail tenants including Target and Marshalls. Meanwhile, the nearby Miami Design District, spanning 18 square blocks of upscale retail, showcases prestigious brands such as Hermes, Louis Vuitton, Dior, and Prada, further enriching the area's allure for businesses and clientele alike.

LOCATION.



PROPERTY HIGHLIGHTS.

- **PROPERTY TYPE:** RETAIL
- **SIZE:** 2,721 SF
- **LOT SIZE:** 5,000 SF
- **TERM:** 1-5 YEARS
- **BASE RENT:** \$12,500 PER MONTH
- **RENT TYPE:** MODIFIED GROSS
- **ZONING:** T6-8-0
- **PARKING:** ON SITE



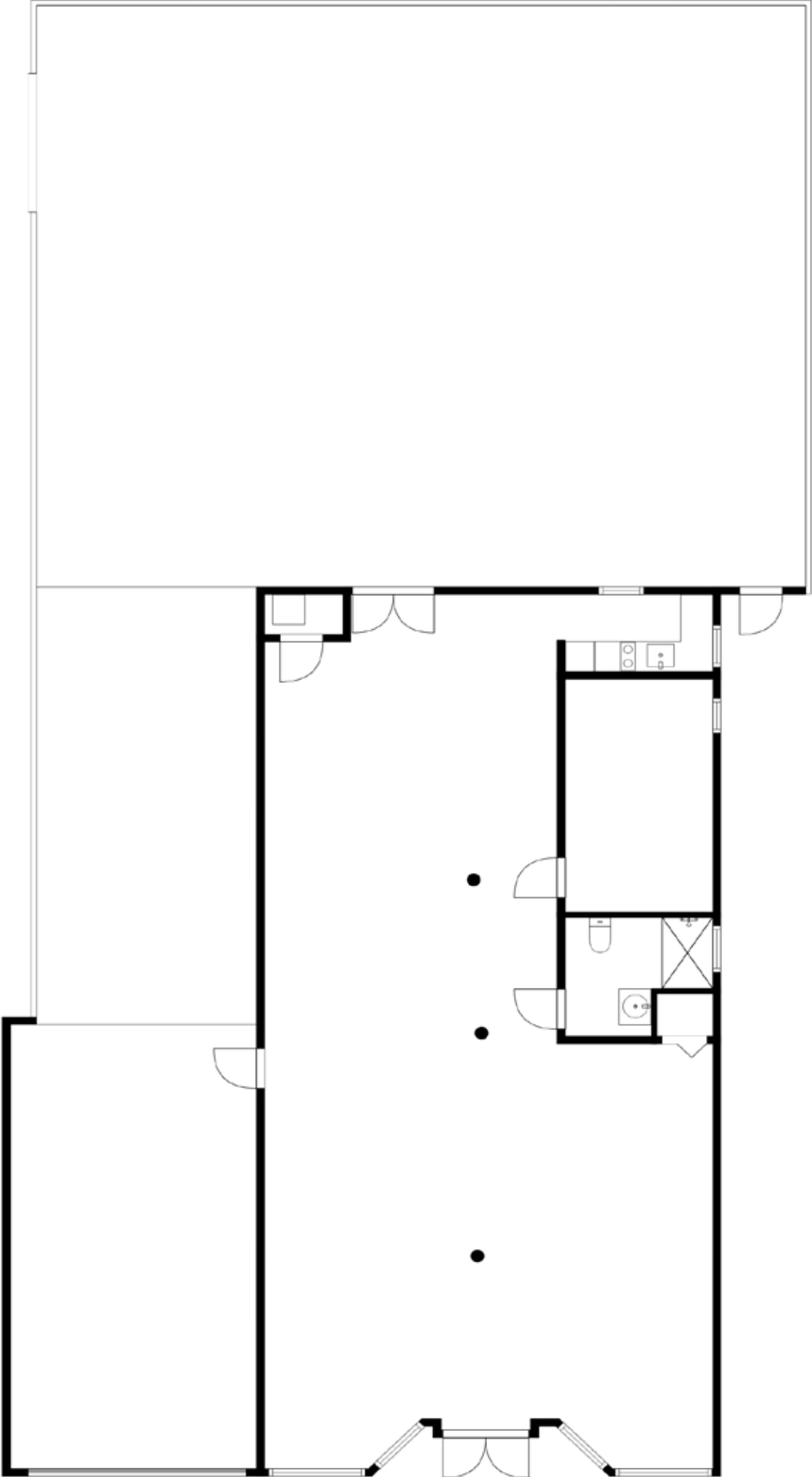
INTERIOR.



EXTERIOR.



FLOOR PLAN.



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