



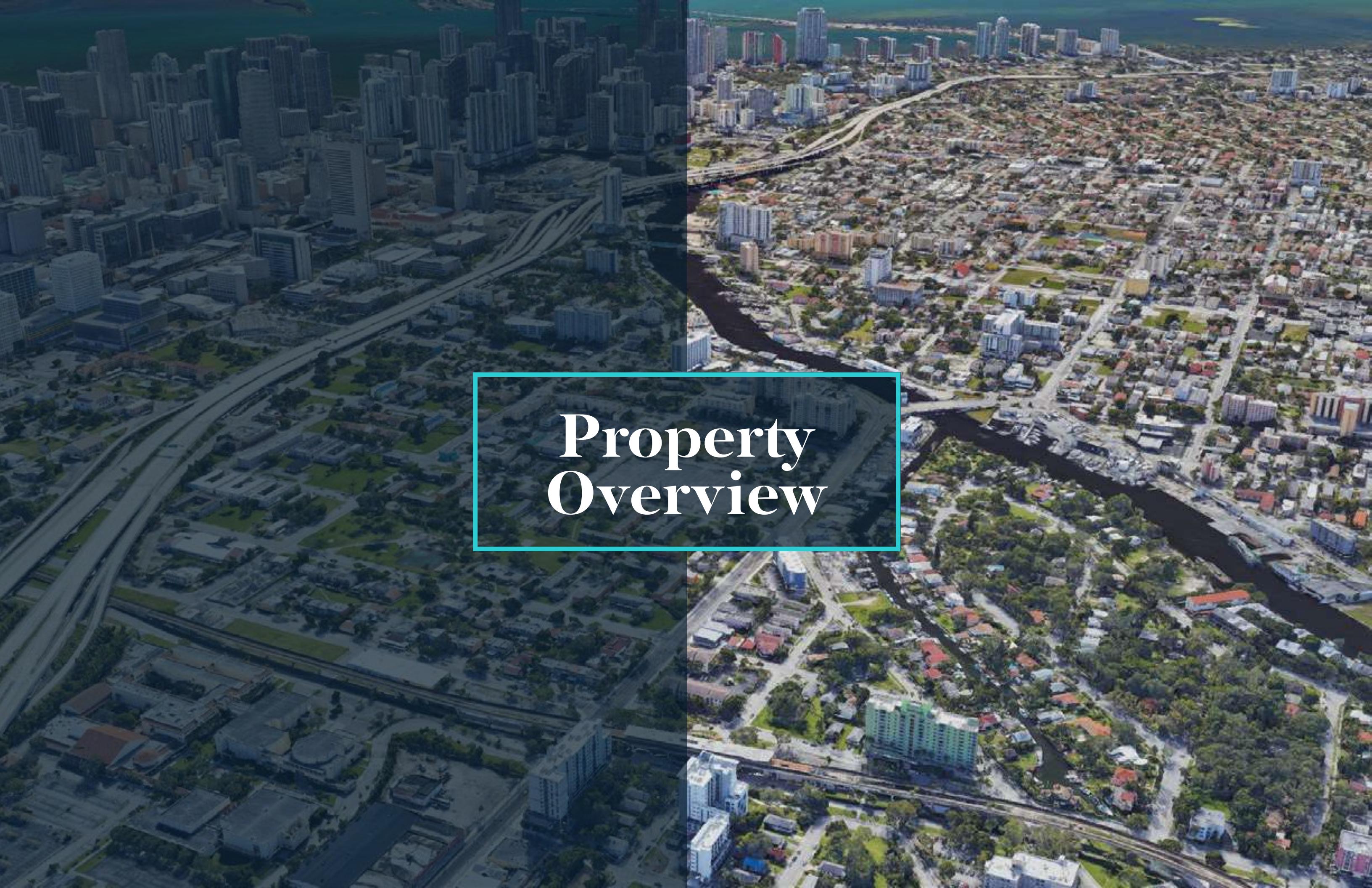
EXCLUSIVE DEVELOPMENT OPPORTUNITY

1870, 1878, and 1884 NW N River Dr
Miami, FL 33125

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Property Overview



Property Overview

Positioned at the epicenter of Miami's most transformative waterfront corridor, the 1885 NW N River Dr. assemblage represents a rare opportunity to secure a hard-corner riverfront site in a submarket poised for exponential growth. Spanning 28,587 square feet across three contiguous parcels, this property sits directly along the Miami River — a corridor undergoing over \$1 billion in large-scale, mixed-use, and luxury residential development.

With the unique advantages of Live Local (SB102) legislation, the site benefits from as-of-right approvals for approximately 124 residential units over 12 stories, providing a streamlined path to vertical development. Surrounded by catalytic projects such as River Landing, Miami Riverbridge by Hyatt/Gencom, One River Point, and The Chetrit Group's Miami River mega-project, this location offers immediate connectivity to the Health District, Downtown, Brickell, and Miami International Airport, while capturing the rising demand for waterfront living, retail, and lifestyle destinations.



Address

1884, 1878, 1870 NW 15 St
Miami, FL 33125

Frontage/Access

Prime visibility along NW N River Dr., direct access to major roadways

Folio Numbers

01-3134-015-0750
01-3134-015-0740
01-3134-015-0730

Current Use

Mixed use, office, residential

Total Land Area

±28,587 SF (hard-corner assemblage)

Utilities & Infrastructure

Fully improved site with existing utility

Zoning & Development Potential

Zoning Designation: D1 , T3O

Live Local (SB102) Entitlements:

- As-of-right 124 residential units
- Maximum 12-story height allowance
- Flexibility for mixed-use components including retail, hospitality, or office

Development Concept (Illustrative):

- Residential tower with ground-floor commercial/amenity space
- Structured parking meeting Live Local allowances (minimizing required spaces)
- Public realm enhancements, river-oriented activation, and potential bonus incentives





Property Pictures



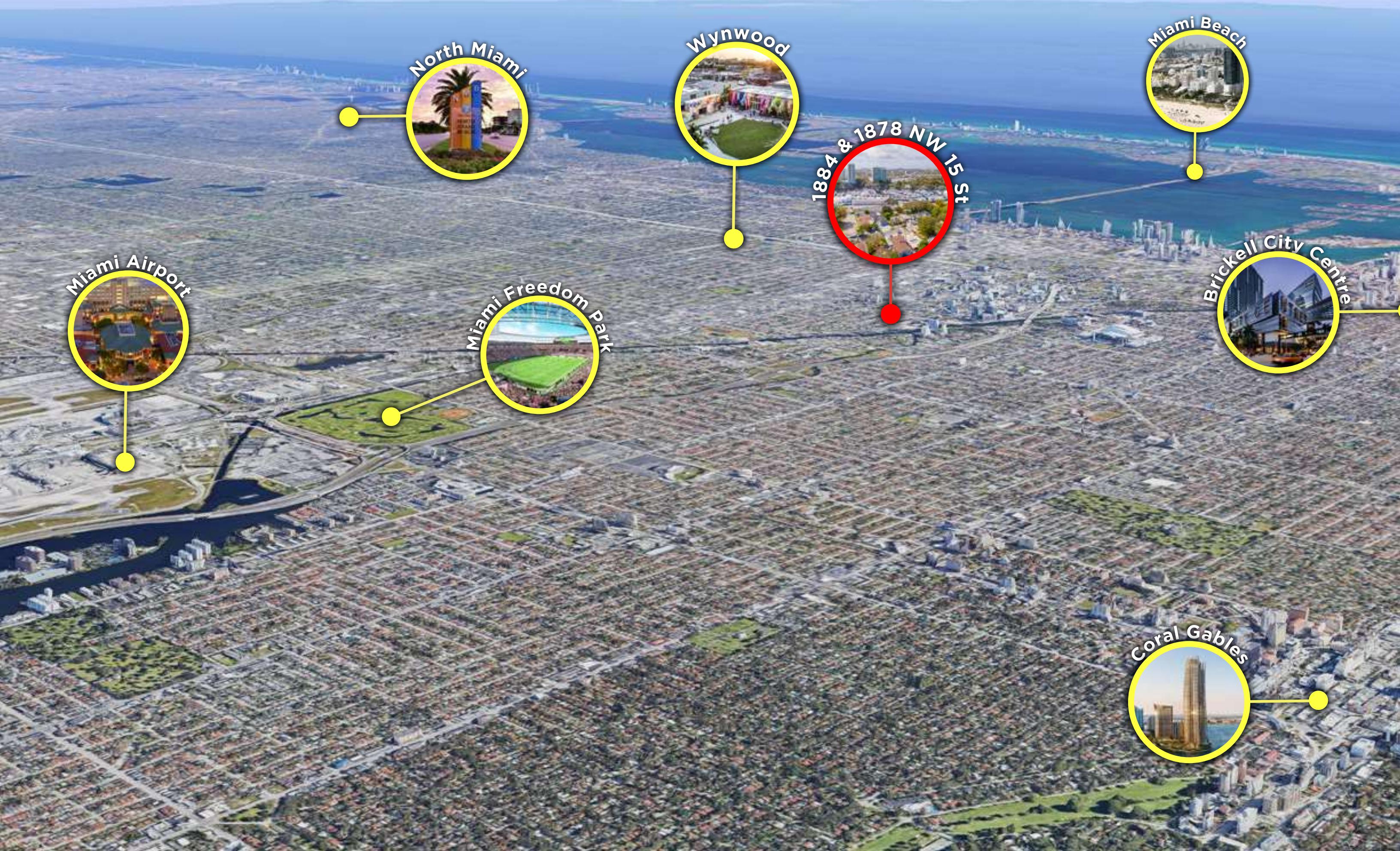






Area Overview







NORTH BAY VILLAGE

SOUTH BEACH

WYNWOOD

1884 & 1878 NW 15 ST

BRICKELL

LITTLE HAVANA

CORAL GABLES

MIAMI SPRINGS

Miami River District

The Miami River has transformed from a working waterway into one of the city's most dynamic mixed-use corridors, connecting the Health District/Civic Center to Downtown/Brickell. It has attracted over \$1 billion in planned and delivered projects, setting a clear trajectory for value growth.

Major Nearby Projects:

- River Landing Shops & Residences — ±528 apartments, ±342K SF of retail, ±149K SF of office space; fully activated lifestyle destination in the Health District.
- Miami Riverbridge (Hyatt/Gencom) — Three-tower redevelopment at the Hyatt Regency site, with luxury hotel, residential, and meeting space; construction targeted for 2026-2030.
- One River Point — Ultra-luxury riverfront condominium project by KAR Properties, designed by Rafael Viñoly.
- The Chetrit Group Miami River Development — ±6.2-acre master-planned riverfront project with mixed-use residential, retail, and hospitality.

Location Highlights:

- Proximity to Major Employment Hubs: Health District, Downtown Miami, Brickell Financial District.
- Accessibility: Minutes to Miami International Airport, I-95, and major arterial roads.
- Lifestyle Amenities: Riverwalk, waterfront dining, and new retail clusters along the river.
- Strong Demographics: Growing population of professionals, healthcare workers, and high-net-worth individuals seeking waterfront living.





Escape the hustle of everyday life. Relax on the river with the best shopping, dining, working, living, events and more. River Landing is your ultimate relaxation destination, consisting of 346,000 SF of retail and 150,000 SF of office space over 4 floors. Embrace simplicity on the water with dock access to 10 boat slips in the heart of it all.

Minutes away from downtown Miami and the popular Brickell Area on Biscayne Bay, the River Landing Shops and Residences is a 2.4 million-square-foot mixed-use development located along the Miami River in Miami's rapidly evolving Health and Civic District. It is built on 8.1 acres of riverfront land and is on Miami River's 5.5-mile-long waterway. The development features a seven-story, 488,000-square-foot retail and commercial space that will occupy national retailers and shops, 142,000 square feet Class A office space and two multi-family residential towers above a 12-story, 2,344-space parking garage. River Landing also provides boater access along the Miami River, a waterfront linear park, and a 25,500-square-foot restaurant row that accommodates up to seven fine dining to fast casual restaurants.





3440 NW N River Drive is located **only 5 blocks from the Miami Freedom Park! Future 2026 World Cup Venue.**

The New Home of Inter Miami CF: Miami Freedom Park will be home to Inter Miami CF's world-class providing 58 acres of public parks and green space, a tech hub, restaurants and shops, soccer fields for the community, a 25,000 stadium for Inter Miami, and many more features. It will become a recreation destination that all Miamians can enjoy.

Miami Freedom Park will deliver an array of benefits to the community, and will contribute more than \$40 million in annual tax revenue to the City of Miami, Miami-Dade County, State of Florida and Miami-Dade County Public Schools, and will create 15,000 direct and indirect jobs.

Technology Hub

A key component of Miami Freedom Park's office spaces is the Tech Hub that will attract established and emerging companies, enhancing Miami's status as a global innovative city.

Entertainment Facilities

A variety of local and national on-site shops, restaurants, and a 750-room hotel will serve surrounding residents and attract visitors year-round.





3440 NW N River Drive is located **only 3 blocks from the Miami International Airport.**

Miami International Airport (MIA), located on 3,230 acres of land near downtown Miami, is operated by the Miami-Dade Aviation Department and is the property of Miami-Dade County government. Founded in 1928, MIA is America's busiest airport for international freight and second busiest for international passengers, offers more flights to Latin America and the Caribbean than any other U.S. airport, and boasts a lineup of over 90 air carriers. MIA is also the leading economic engine for Miami-Dade County and the state of Florida, generating business revenue of \$118 billion annually and approximately 60 percent of all international visitors to Florida. MIA's vision is to grow from a recognized hemispheric hub to a global airport of choice that offers customers a world-class experience and an expanded route network with direct passenger and cargo access to all world regions.

The annual economic impact of Miami International Airport (MIA) and Miami-Dade County's general aviation airports is \$118 billion. MIA and related aviation industries contribute 700,000 direct, indirect, induced and related jobs to the local economy. That equates to one out of 4.6 jobs.



New Developments

Miami Signature Bridge

Signature Bridge Will Change the Miami Skyline and Reconnect a Neighborhood

The I-395/SR836/I-95 Design-Build Project will improve mobility at a major crossroads in downtown Miami and deliver a landmark that reconnects the community. The project area is the key corridor for traffic headed to the Port of Miami, MacArthur Causeway and Miami Beach.



Underdeck (Signature Bridge Park)

Under Development—"The Underdeck" will be a 33-acre public space that will be developed, under a reconstructed I-395, as a part of the "Signature Bridge" project.

The Underdeck originates in Overtown and extends to Biscayne Bay near the Perez Art Museum Miami. Upon completion, the space will have a significant amount of green space and will also contain community based programming such as a heritage trail, legacy wall, pedestrian bridge, water fountains, plazas, recreation spaces, installations and concessions, among other features.





Miami River District In The News

Babba Joshua Yesharim lists Miami River District dev site for \$26M

The River Line assemblage asks five times its cost



MAP: Development wave of over 10K resi units planned along Miami River

Projects, including those proposed and under construction, would change look of east and west riverbanks



Urban-X proposes 475-unit apartment tower at River Landing

28-story building on 2 acres planned for a property just north of completed mixed-use project



Gomez Development, Avenue 4 list Miami River assemblage for \$25M

1.8-acre dev site is approved for 40 luxury townhomes



Investment Highlights

Investment Highlights

- **Rare Riverfront Assemblage:**

Hard-corner site with direct Miami River frontage in a supply-constrained market

- **Streamlined Development Path:**

Live Local entitlements allow for by-right density and height, reducing entitlement risk and timeline

- **Surrounded by Catalysts:**

Billion-dollar pipeline of luxury, mixed-use, and lifestyle projects nearby

- **Flexible Development Program:**

Rental apartments, condominiums, or a mixed-use hybrid with retail/hospitality components

- **Long-Term Upside:**

Continued appreciation driven by infrastructure investment, demographic growth, and limited riverfront land supply





Rent Comparables



Rent Comparables Summary

17	\$2,857	\$3.62	13.6%
Rent Comparables	Avg. Rent Per Unit	Avg. Rent Per SF	Avg. Vacancy Rate

Rent Comparables Summary Statistics

UNIT BREAKDOWN	LOW	AVERAGE	MEDIAN	HIGH
Total Units	150	341	318	816
Studio Units	0	53	40	185
One Bedroom Units	18	140	130	374
Two Bedroom Units	40	138	101	599
Three Bedroom Units	0	10	1	34
PROPERTY ATTRIBUTES	LOW	AVERAGE	MEDIAN	HIGH
Year Built	2007	2020	2021	2025
Number of Floors	5	17	11	56
Average Unit Size SF	650	780	699	985
Vacancy Rate	1.1%	13.6%	6.4%	85.6%



Flow Miami
698 NE 1st Ave
444 Units / 43 Stories
Rent/SF \$4.75, Vacancy 2.3%
Owner: Nazare Capital, LLC



Society Wynwood
176 NW 25th St
318 Units / 9 Stories
Rent/SF \$4.45, Vacancy 23.0%
Owner: Property Markets Group; Prop...



Soleste Spring Gardens
1005 Spring Garden Rd
240 Units / 11 Stories
Rent/SF \$3.95, Vacancy 9.6%
Owner: Estate Investments Group



Fourteen Allapattah Reside...
1470 NW 36th St
237 Units / 5 Stories
Rent/SF \$3.55, Vacancy 20.7%
Owner: Neology Life Development Gr...



Julia Apartments
1625 NW 20th St
323 Units / 11 Stories
Rent/SF \$3.49, Vacancy 7.1%
Owner: Neology Life Development Gr...



No. 17 Residences Allapattah
1569 NW 17th Ave
192 Units / 13 Stories
Rent/SF \$3.43, Vacancy 5.7%
Owner: Neology Life Development Gr...



ParkLine Miami
100 NW 6th St
816 Units / 24 Stories
Rent/SF \$3.79, Vacancy 6.9%
Owner: Cammeby's; Harbor Group Int...



Opera Tower
1750 N Bayshore Dr
635 Units / 56 Stories
Rent/SF \$3.76, Vacancy 1.1%
Owner: Florida East Coast Realty, LLC



Arte Grand Central
218 NW 8th St
360 Units / 18 Stories
Rent/SF \$3.74, Vacancy 3.3%
Owner: Avanti Residential



10X Miami River
1001 NW 7th St
346 Units / 8 Stories
Rent/SF \$3.40, Vacancy 4.9%
Owner: Cardone Capital; Cardone Ca...



The Vibe
700 SW 1st St
194 Units / 8 Stories
Rent/SF \$3.24, Vacancy 3.6%
Owner: ST Real Estate Holding Inc.; L...



Riverhouse at 11th
1170 NW 11th St
292 Units / 8 Stories
Rent/SF \$3.17, Vacancy 6.2%
Owner: Mesirow Financial



Centro City
3830 NW 11th St
470 Units / 8 Stories
Rent/SF \$3.66, Vacancy 85.5%
Owner: Terra Group



Grand Station
240 N Miami Ave
300 Units / 30 Stories
Rent/SF \$3.61, Vacancy 6.3%
Owner: City Of Miami



Douglas Enclave
61 NW 37th Ave
199 Units / 11 Stories
Rent/SF \$3.56, Vacancy 12.1%
Owner: Astor Companies



InTown
1900 SW 8th St
320 Units / 15 Stories
Rent/SF \$3.15, Vacancy 9.7%
Owner: La Caisse



RAM Miami River North
35 SW 6th Ave
196 Units / 14 Stories
Rent/SF \$3.08, Vacancy 9.7%
Owner: Rental Asset Management LLC



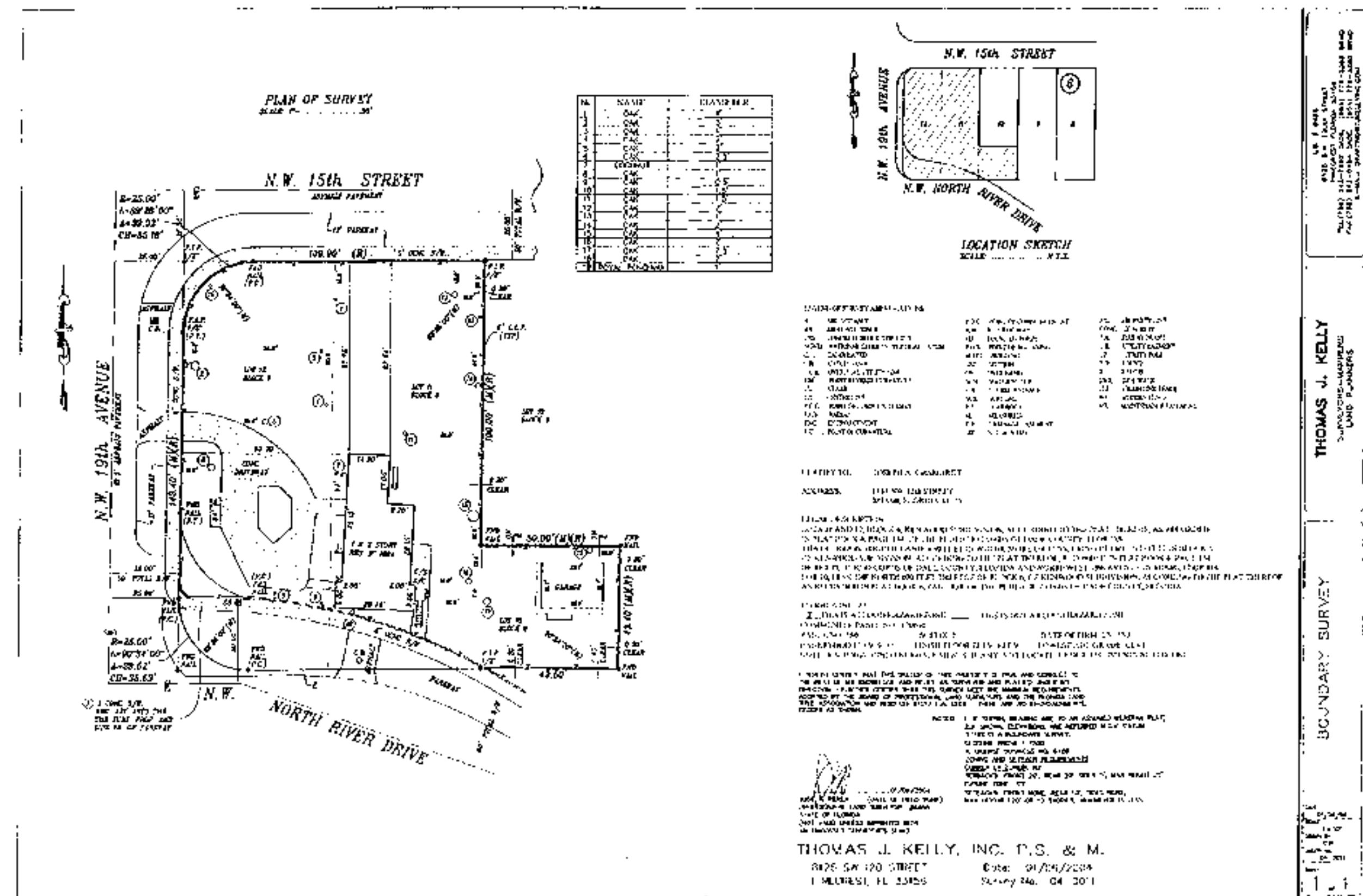
The Gallery at River Parc
1355 NW 7th St
150 Units / 10 Stories
Rent/SF \$2.50, Vacancy 4.7%
Owner: Related Group



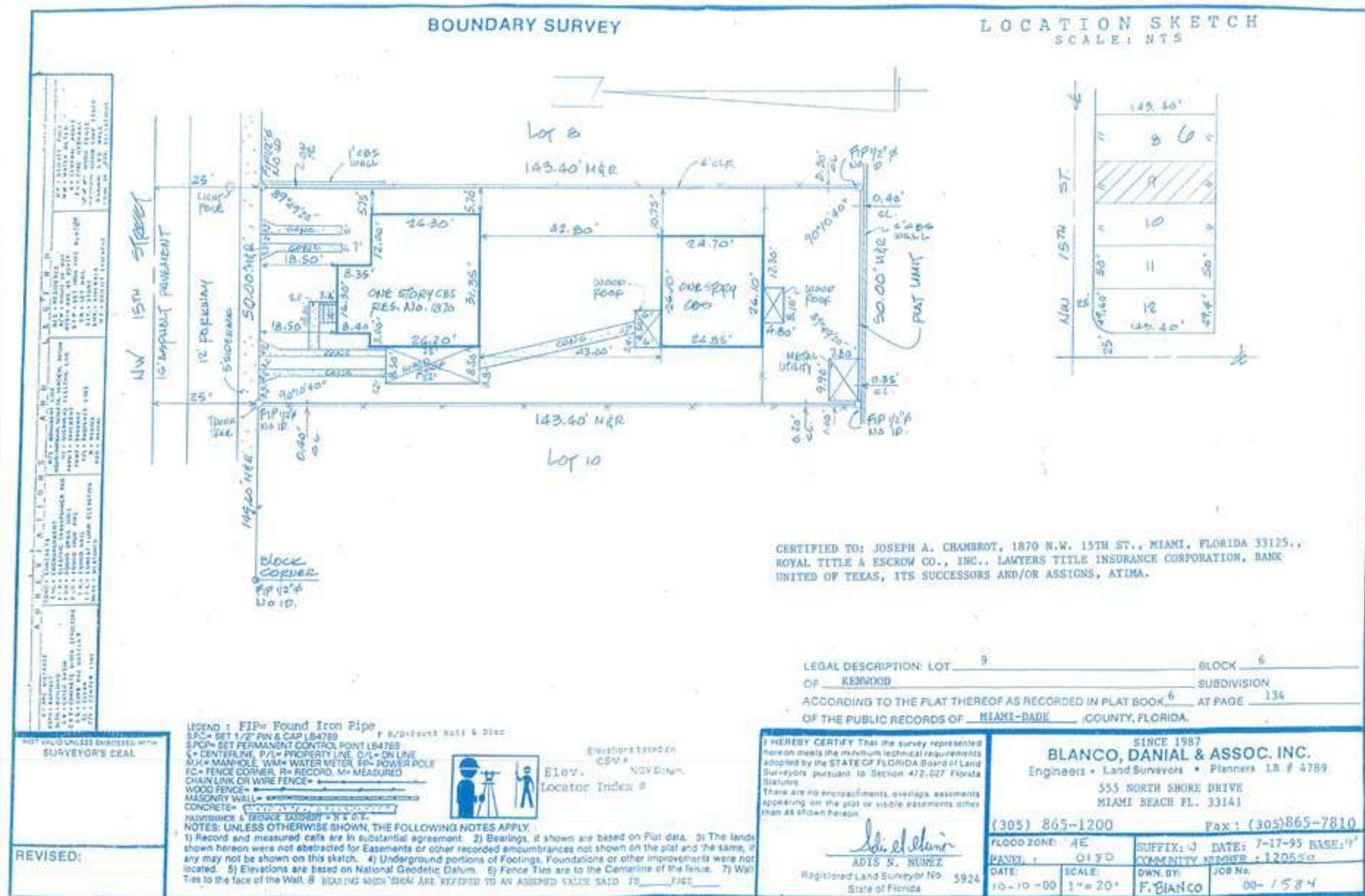


Survey

1884 NW 15th St



1870 NW 15th St





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Team

Key Personnel



TOMAS SULICHIN

Commercial Division President | RelatedISG Realty

Tomas Sulichin is a leading force in South Florida's commercial real estate market, serving as President of the Commercial Division at RelatedISG Realty. With over a decade of experience, he has played a key role in structuring high-value transactions, developing commercial strategies, and mentoring top industry professionals. Working alongside Related Group and ISG World, Sulichin leverages unparalleled market insights and a vast global network to drive strategic acquisitions and asset repositioning across Miami's most sought-after neighborhoods.

Raised in Miami in a real estate-driven household, Sulichin developed a deep understanding of the industry early on. He began his career as a founding partner of Rotsztain & Sulichin, a boutique commercial real estate firm. Recognizing the power of collaboration, he later joined Decorus Realty, where he was instrumental in launching its commercial division within a 160-agent firm. His expertise in investment sales, development opportunities, and complex negotiations led to his recruitment by RelatedISG Realty, where he was tasked with building and leading its Commercial Division—now a core part of the firm's success.

Sulichin has successfully closed deals with major institutional investors, private equity firms, and top-tier developers, executing transactions across ALL major Florida markets. His reputation for securing complex, value-driven deals has made him a trusted advisor in South Florida's evolving commercial landscape.

"Miami has been my home since I came from Argentina as a young kid. I've witnessed its incredible evolution and understand its real estate cycles intimately. This deep market knowledge is essential in creating value for investors and clients, ensuring they capitalize on the best opportunities in one of the most competitive real estate markets in the country."

Tomas@relatedisg.com | C. 305 788 2878

Team

Key Personnel



SHANI MAIMONI

Broker Associate | RelatedISG Realty

Shani is a dedicated and seasoned real estate professional specializing in investment properties and offering astute guidance in identifying lucrative opportunities. Originally from Israel, Shani has called Miami home for over a decade, using that time to learn every corner of South Florida and its diverse real estate markets.

With a primary focus on multi-unit properties and commercial leases/sales, Shani is an expert in the numbers. She provides clients with in-depth cap rate analysis and profitability assessments, while leveraging her expertise to negotiate tough on behalf of her clients to secure the best possible deals, often at below-market prices. This comprehensive knowledge, combined with extensive experience, also allows Shani to capably assist with residential transactions.

Clients consistently give Shani 5-star reviews, praising the streamlined process and trustworthy experience. A reliable in-house network of lenders, real estate attorneys, and title experts ensures every transaction is as seamless as possible.

Shani@relatedisg.com | C. 786 327 3923

History

RelatedISG Realty was founded in 2011 by ISG World owner Craig Studnicky, along with Jorge Perez, Chairman and CEO of Related Group.

■ RELATED

Since 1979, Related Group has enhanced skylines with iconic developments characterized by innovative design, enduring quality and inclusive living. Through groundbreaking partnerships with world-renowned architects, designers and artists, Related has redefined urban environments on a global scale, fostering distinctive, dynamic communities and symbolic landmarks that have become sources of local pride. To date, Related has built and managed more than 100,000 condominium and apartment residences that are meticulously designed with finishes and amenities that transform buildings into vibrant residential environments. Related doesn't just create neighborhoods...it builds legacies.

100,000
Residences
Built & Managed

40+ Years of
Commitment
Reshaping Cities &
Skyscrapers

17 Million
Square Feet
Developed



Jorge M. Pérez
CHAIRMAN, CHIEF EXECUTIVE OFFICER, FOUNDER

ISGWORLD®

For over 30 years, ISG World® has been honored and privileged to work with some of the most respected and talented professionals in the real estate industry, from developers, architects, engineers and designers, to brokers, vendors and of course, our dedicated employees. To engage ISG today is to harness the talent, network and creativity that provides our clients the competitive edge necessary to succeed in the South Florida marketplace.

Over
30+ Years
Experience in
Luxury Sales

110
Developments

Over
\$12+Bil
in Sales



Craig Studnicky
PRINCIPAL & CO-FOUNDER

About

RelatedISG Realty is represented by top-producing agents and is headed by Craig Studnicky, Chief Executive Officer and founder, and a 30-year industry leader. Growing quickly and now encompassing four offices across Miami-Dade and Broward counties, RelatedISG is an expanding leader in residential and commercial sales, and has come into the forefront of the development world as well.

With extensive knowledge in every aspect of the field, from pre-construction to standing inventory, the RelatedISG team, and its over 375 local agents have an outstanding track record of providing clients with exceptional and rewarding real estate experiences.

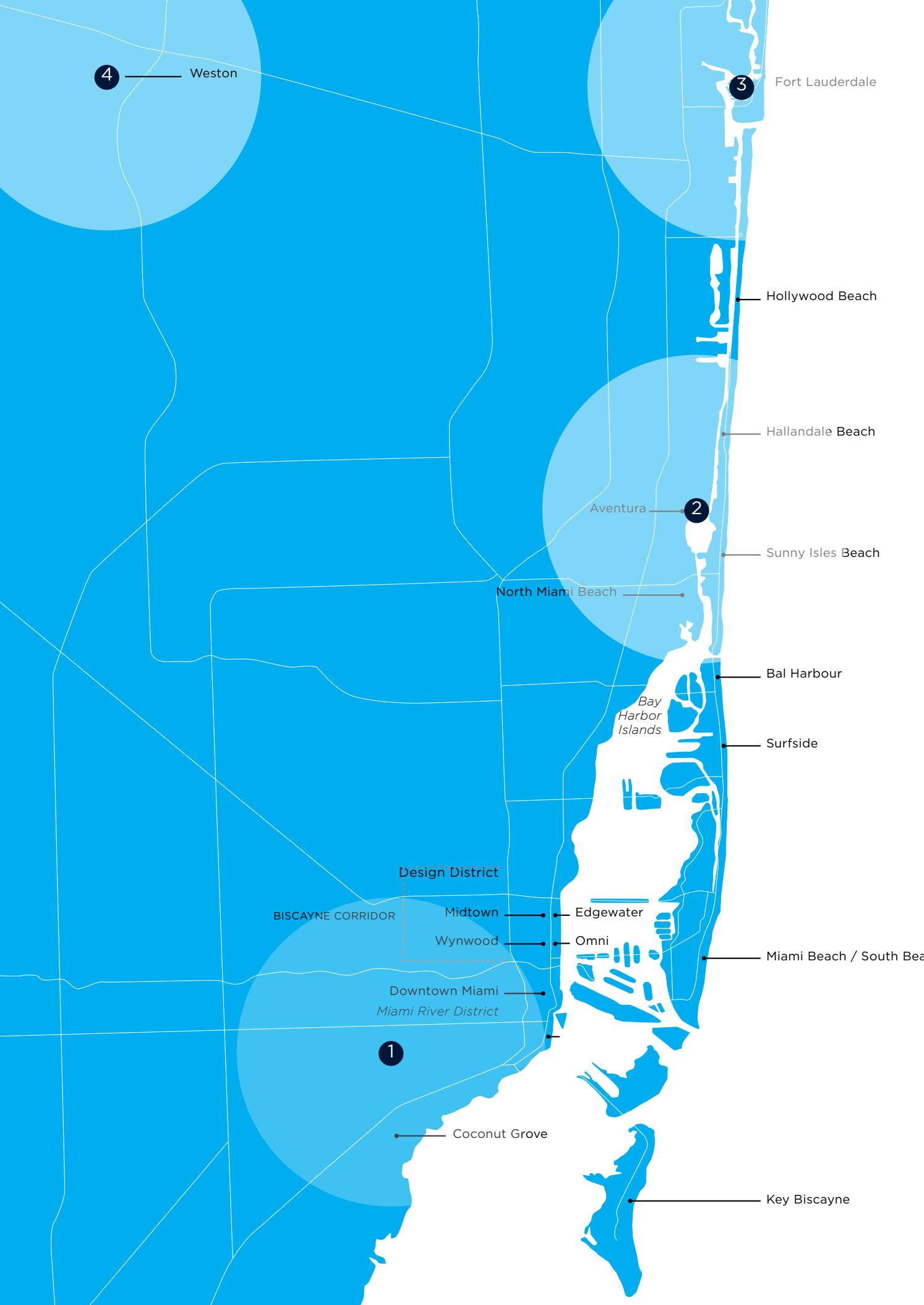
RELATEDISG
REALTY

375+

REAL ESTATE AGENTS

4

SOUTH FLORIDA
LOCATIONS



RelatedISG Realty maintains four offices throughout Miami-Dade and Broward County. These locations allow RelatedISG to blanket the Southeast Greater Miami and Fort Lauderdale areas and create a broader reach to potential buyers and tenants.

1. Coral Gables

2. Aventura

3. Fort Lauderdale

4. Weston

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HEADQUARTERS

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Aventura, FL 33180

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OFFICES

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