



PRIME ALLAPATTAH CORNER

FOR LEASE 2205 NW 20 STREET

HIGH-VISIBILITY CORNER WITH ONSITE PARKING



SH WEAP NEIGHBORHOODS®

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# Executive Summary.

Metro 1 Commercial is proud to exclusively offer for lease the property located at 2205 NW 20 Street, a high-visibility corner site in the heart of Allapattah, one of Miami's fastest-growing neighborhoods.

The property features 8,546 SF of interior space situated on 16,177 SF of land, ideally positioned on the signalized intersection of NW 20th Street and NW 22nd Avenue. This prime location offers exceptional frontage, direct access to on-site parking.

Located along Allapattah's main commercial corridor, NW 20th Street sees an average daily traffic count of 29,500 vehicles, with an additional 7,900 vehicles on NW 22nd Avenue—providing unmatched visibility and branding potential.

Allapattah continues to experience significant residential and commercial investment. Notable nearby developments include The Julia (323 units), No. 17 Residences (192 units), and Fourteen Allapattah Residences (237 units). The neighborhood is also home to the transformative Miami Produce Center, designed by Bjarke Ingels in partnership with Robert Wennett.

This is a rare opportunity to lease a strategically located corner property with built-in traffic, exposure, and accessibility in one of Miami's most dynamic submarkets.

# Property Highlights.

- + **Property Address:** 2205 NW 20 ST, Miami, FL, 33142
- + **Rental Rate:** \$35 PSF NNN
- + **NNN:** \$10
- + **Building SF:** 8,546 SF
- + **Land SF:** 16,177 SF
- + **Zoning:** T6-8 O



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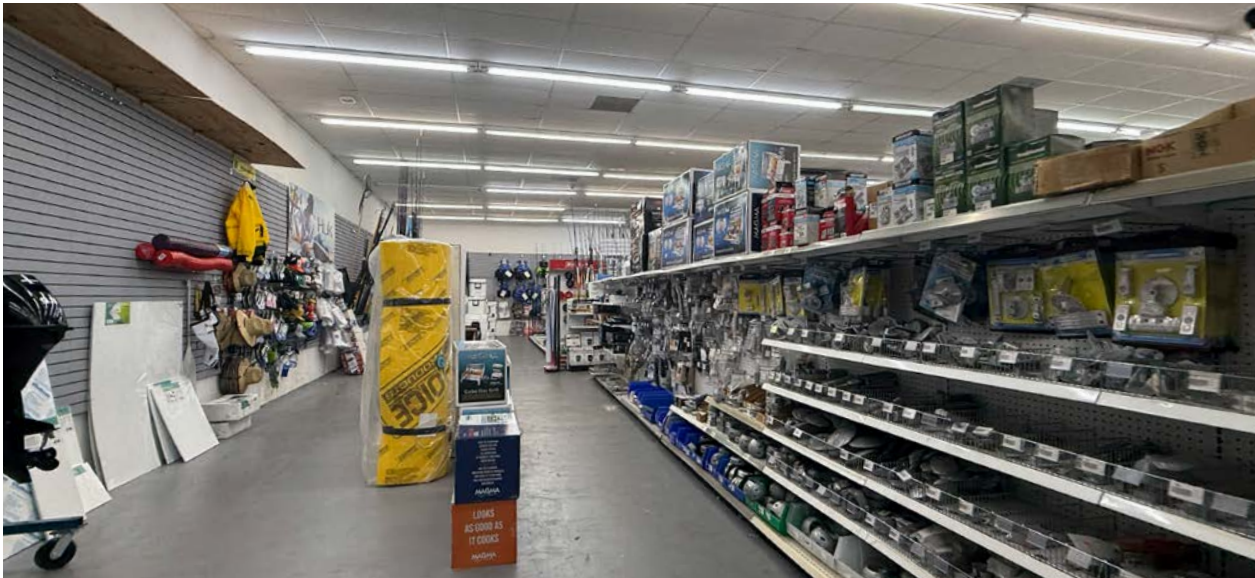
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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



# Interior Pictures.



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# Exterior Pictures.



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# Allapattah is at the Heart of Miami's Urban Core.

## DESIGN DISTRICT

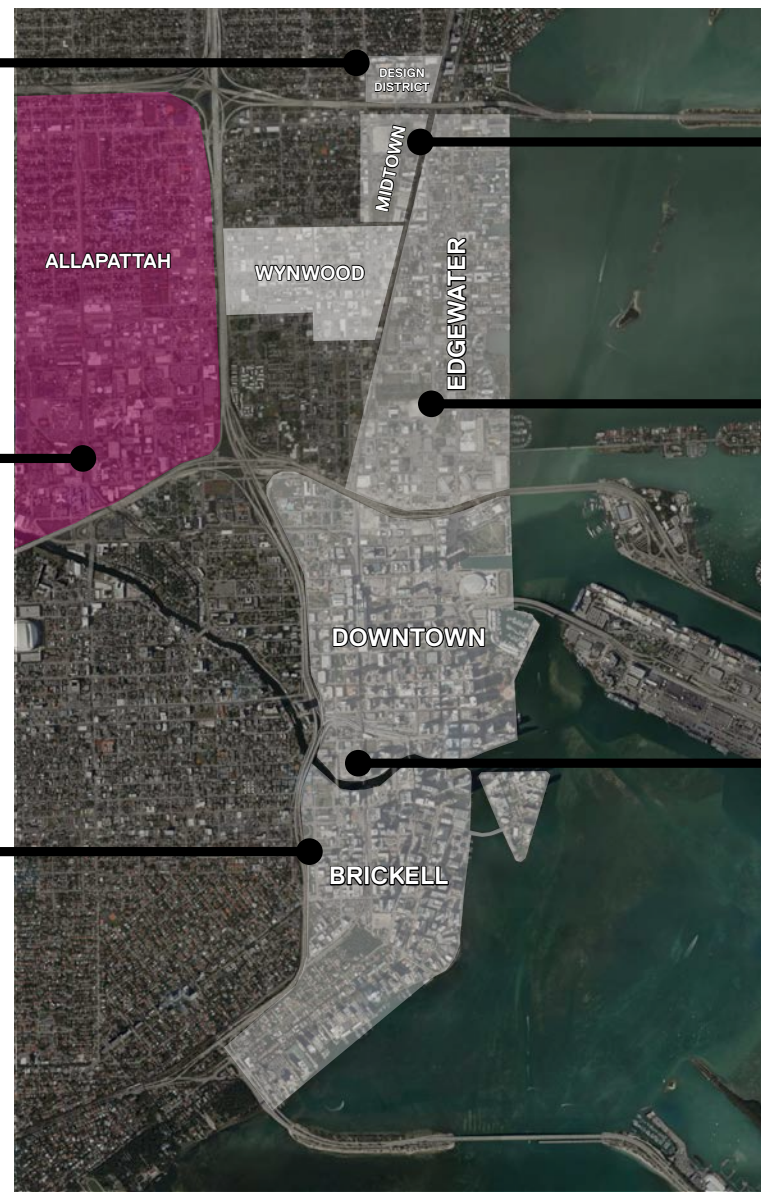
- + Low-rise warehouse and gallery spaces converted into high-end retail, showrooms and art galleries
- + Home to over 120 luxury retailers and more than a dozen restaurants

## ALLAPATTAH

- + 2nd largest health district in the U.S.
- + 153-acre campus employing over 46,000 people
- + Jackson Memorial – the 3rd largest hospital in the U.S
- + Connected to downtown in two Metrorail stops

## BRICKELL

- + South Florida's financial district and core of Miami's banking and financial sectors
- + Home to most of the state's foreign consulates
- + One of the fastest growing submarkets in the state, nearly tripling population between 2000 and 2018
- + 2nd densest neighborhood in U.S.



## MIDTOWN

- + 56-acre urban redevelopment of a former Florida East Coast rail yard
- + Shops at Midtown – Target, Marshalls and several popular restaurants

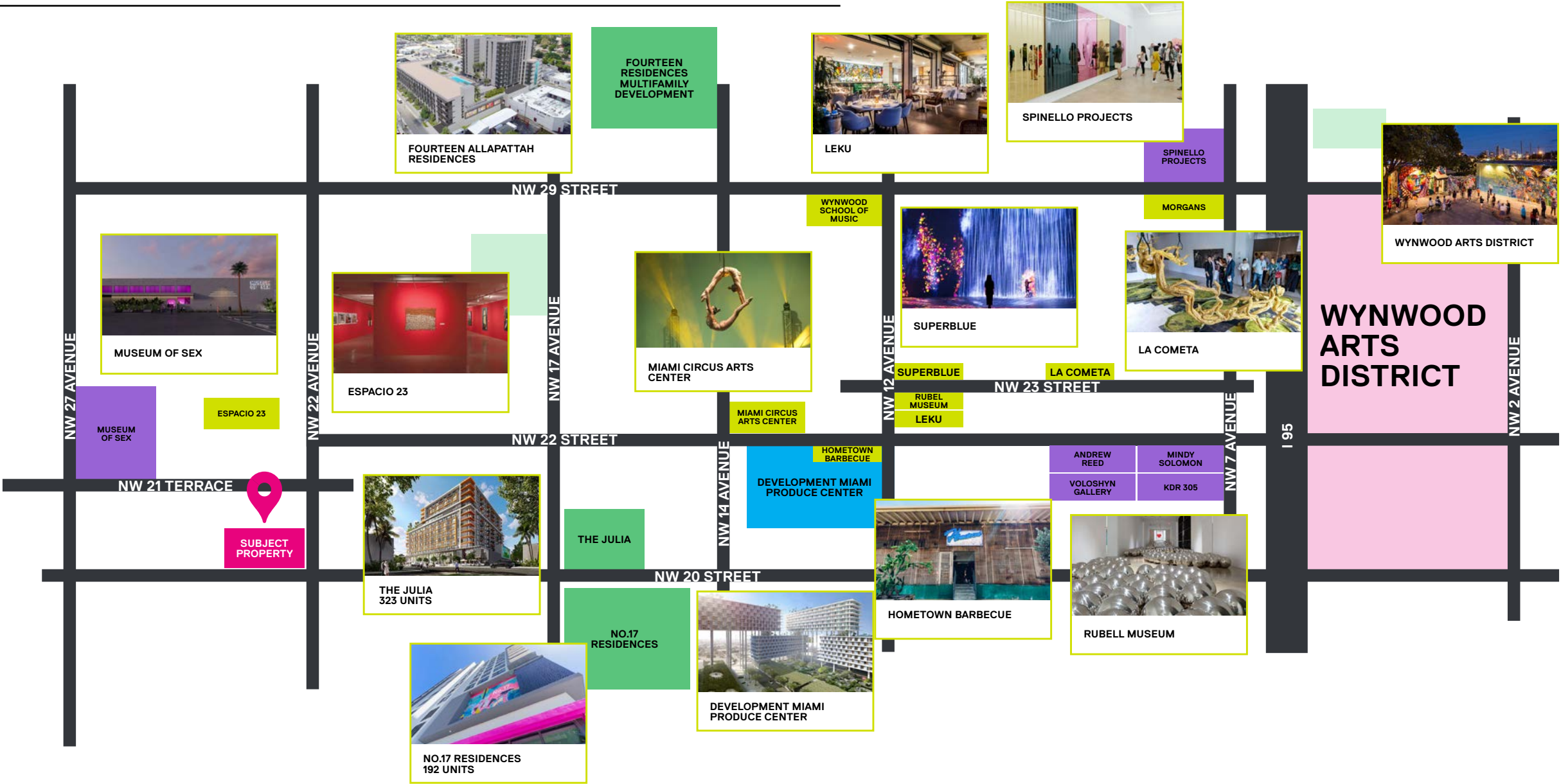
## EDGEWATER

- + Home to the Adrienne Arsht Center for Performing Arts
- + Home of the Miami School Board offices that are connected to downtown via the Metromover
- + Up and coming residential neighborhood

## DOWNTOWN

- + The historic center of Miami
- + The Downtown/ Brickell CBD accounts for 11M square feet of Class A office space
- + Home to four public transportation modalities
- + 2nd Largest International Banking Center in U.S.
- + Over 100 hedge funds in Brickell/ Downtown neighborhood

# Context Map.



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# The District Today.

Today, Allapattah is emerging as one of Miami’s most vibrant and rapidly evolving neighborhoods, attracting renowned institutions and innovative developments. This dynamic community is home to a diverse array of cultural and commercial attractions. The Rubell family, globally celebrated art collectors, relocated their museum from Wynwood to a 100,000 square foot Allapattah warehouse in 2019. Since then, the Rubells have acquired and converted several neighboring warehouses, including the recent acquisition of the 45,711 square foot former Rex Discount Warehouse in 2022. They have also ventured into hospitality with a Michelin-starred restaurant, Leku.

Directly across from the Rubell Museum is SuperBlue by TeamLab Japan, an interactive museum featuring works by James Turrell and others, which offers a 4,000 square foot event venue space. Additionally, in 2019, Miami’s Related Group repurposed a 28,000 square foot warehouse into El Espacio Twenty Three, an acclaimed exhibition space. New York’s famed Hometown Barbecue has also established a presence in Allapattah, drawing a steady stream of consumers.



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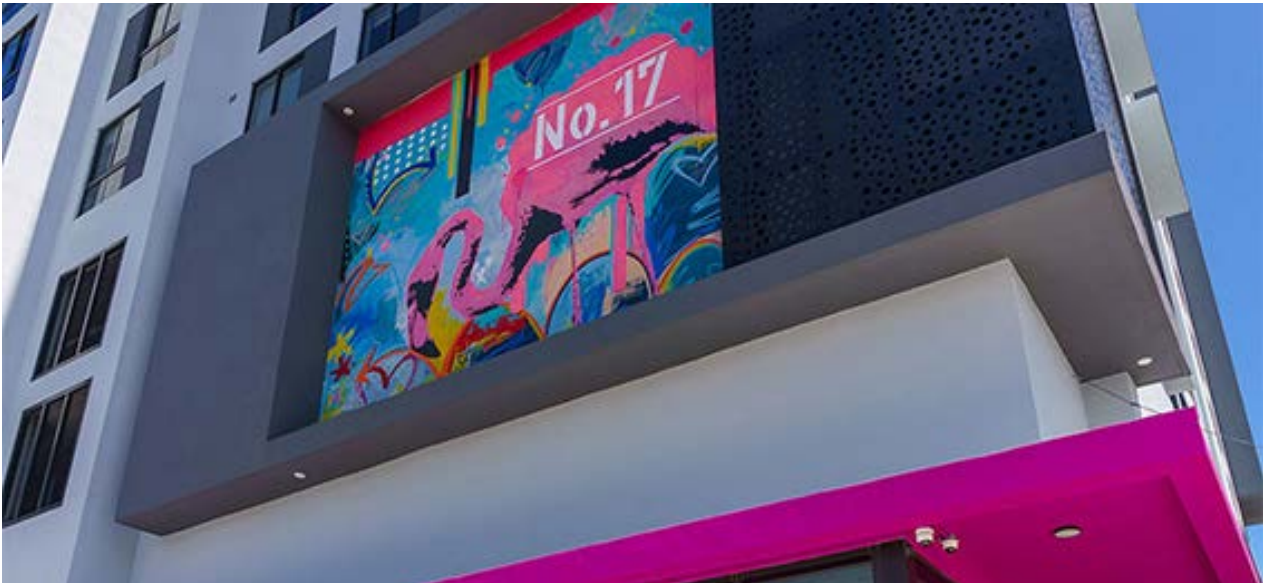


# On the Horizon.

Allapattah’s transformation is marked by significant investments and developments across various sectors. The multifamily housing market is booming, with Neology Life Development Group completing No.17 Residences, a 13-story, 192-unit apartment building. Further enhancing the residential landscape, two new developments are underway: Fourteen Allapattah Residences, featuring 237 units, and The Julia, offering 323 units. These developments are set to enhance Allapattah’s appeal as a hub for arts, culture, and modern living.

# The Long Term Vision.

With its clearly defined trajectory and proximity to Wynwood and Miami’s urban core, Allapattah is poised to become a premier destination for cultural, residential, and commercial excellence. The ongoing influx of new projects and major infrastructure developments underscores its potential as a model for urban revitalization. Allapattah is set to become a prominent epicenter for art, culture, and modern urban living, continuing to attract high-profile institutions and developers. The district’s growth and diverse offerings are laying the groundwork for a thriving, interconnected community that exemplifies the live, work, play ecosystem in Miami.



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