

RETAIL / RESTAURANT
FOR LEASE

OMNI

INNOVATION DISTRICT

1601 BISCAYNE BLVD. MIAMI, FL

**4,450 SF & 8,300 SF
Restaurant / Retail**
Space on Ground Floor of
Hilton Miami Downtown
Fronting Biscayne Boulevard

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Property Highlights

Located in one of the nation's fastest growing areas, Edgewater, the property sits south of over a dozen new and proposed projects containing over 6,000 residences and just north of the Miami Worldcenter, a 30-acre development with Class-A retail, residential and office space.

The property includes a 4-star, 525 key Hilton Hotel and 300,000 SF of Class-A office.

- Large signage opportunity with great visibility
- 20ft+ high ceilings
- Join new CVS & Aldi
- High vehicular traffic (+40K VPD)
- Easy access to expressways (I-395 & I-95)
- Next to Metromover station
- Close proximity to Adrienne Arsht Center and the Kaseya Center



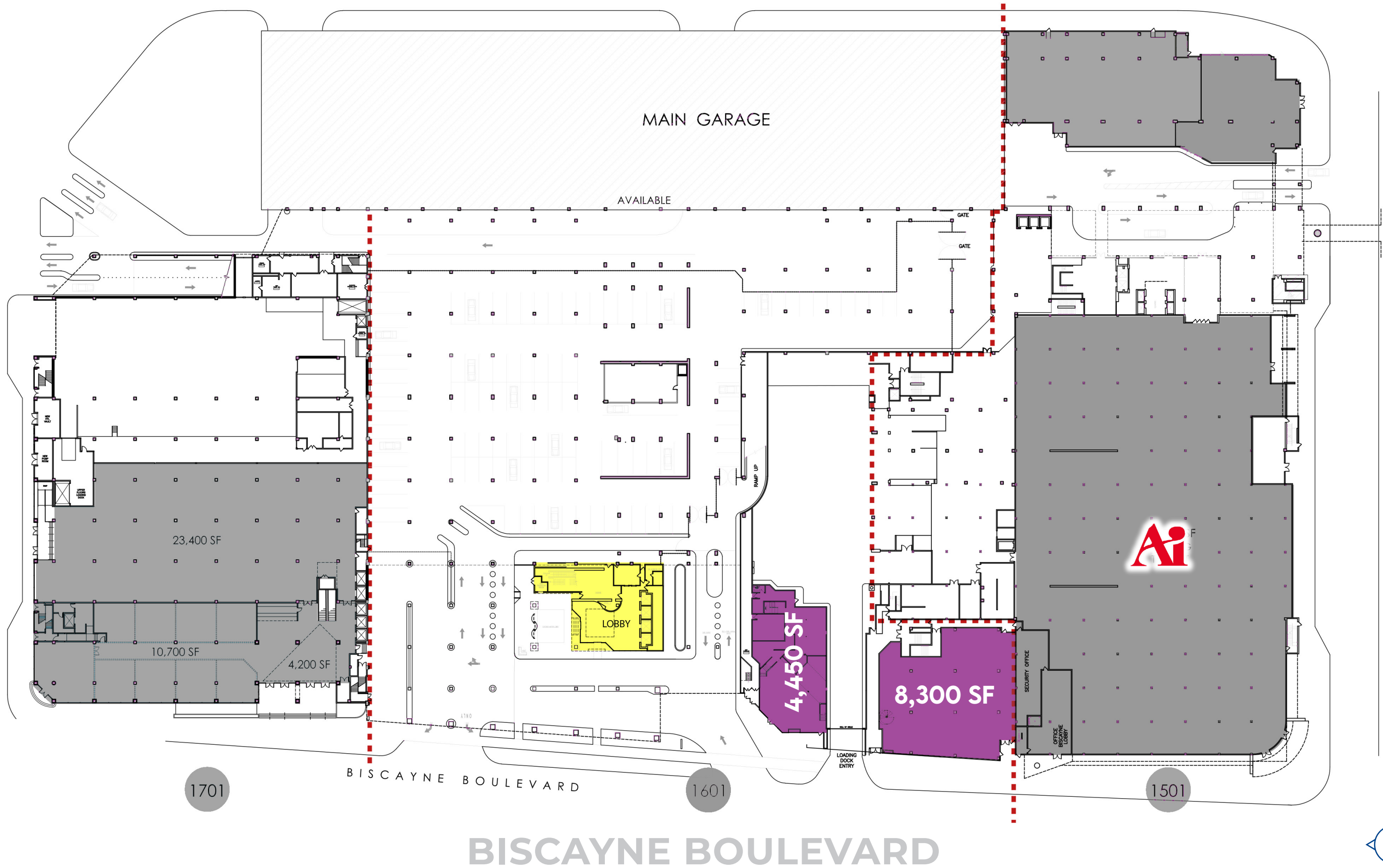
AVAILABLE SPACE

Hilton



BISCAYNE BLVD

Available Space



1775 Biscayne Blvd
540-Unit Apartment Tower
Proposed - 2026

1700 Biscayne Blvd
a complex of 60-story
towers with a mix of
condominiums and rental
apartments with retail
spaces across an
assemblage spanning 3
acres.

AVAILABLE SPACES

1400 Biscayne
57-story Casa Bella
Residences tower

Hilton



NE 17TH TER

BISCAYNE BLVD

N BAYSHORE DR

NE 2ND AVE

NE 15HT ST

VENETIAN WAY



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