



the gardens

CORPORATE CENTER

FOR LEASE

1125 N.E. 125 STREET

FULLY RENOVATED OFFICE SPACES

Gardens
Corporate Center



WE **SH**APENEBORHOODS®
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Executive Summary

Metro 1 Commercial QOZB LLC is excited to present 1125 NE 125th St, a premier leasing opportunity located in North Miami's vibrant flex district. Strategically positioned on 125th street just south of the highly anticipated Gardens residences, this property offers exceptional access to key North Miami locales including Aventura, Downtown Miami, and Bal Harbour/Surfside. Easy connectivity is ensured with proximity to major thoroughfares such as Biscayne Blvd, Dixie Hwy, and I-95.

This renovated property boasts approximately 20,000 square feet of office space, available in various configurations: 221, 228, 253, 1,454, 1,571, 6,724 square feet. The standout feature is a two-level space spanning 13,000 square feet, ideal for boutique companies requiring executive team suites along with open areas and small offices for multiple employees.

The surrounding area is poised for growth, with numerous upscale residential units in development. A North Miami Brightline train station is slated for completion within three years, enhancing transportation accessibility. Nearby amenities include Whole Foods, Starbucks, and a lively local corridor, ensuring convenience for daily necessities and attractions.

Whether you're launching a new venture or expanding operations, 1125 NE 125th St offers unparalleled location advantages and flexible, renovated office spaces to suit diverse business needs.



Property Highlights

+ PRIME LEASING OPPORTUNITY:

- ✓ Located at 1125 NE 125th St in North Miami's vibrant flex district.
- ✓ Exceptional access to key North Miami areas: Aventura, Downtown Miami, and Bal Harbour/Surfside.

+ STRATEGIC LOCATION:

- ✓ Proximity to major thoroughfares: Biscayne Blvd, Dixie Hwy, and I-95.
- ✓ Situated just south of the highly anticipated Gardens residences.

+ VERSATILE OFFICE SPACE:

- ✓ Approximately 20,000 square feet of renovated office space.
- ✓ Available configurations: 221, 228, 253, 1,454, 1,571, 6,724 square feet.
- ✓ Standout two-level space: 13,000 square feet, ideal for boutique companies.

+ SURROUNDING GROWTH:

- ✓ Upscale residential units under development in the surrounding area.
- ✓ Upcoming North Miami Brightline train station, enhancing transportation options.

+ NEARBY AMENITIES:

- ✓ Close to Whole Foods, Starbucks, and a lively local corridor.
- ✓ Ensures convenience for daily necessities and local attractions.

+ IDEAL FOR BUSINESS EXPANSION:

- ✓ Perfect for new ventures or expanding operations.
- ✓ Flexible, renovated office spaces to suit diverse business needs.

+ CONNECTIVITY AND ACCESSIBILITY:

- ✓ Easy connectivity to major routes and surrounding key locales.
- ✓ Future transport hub with the Brightline train station completion in three years.





125TH STREET

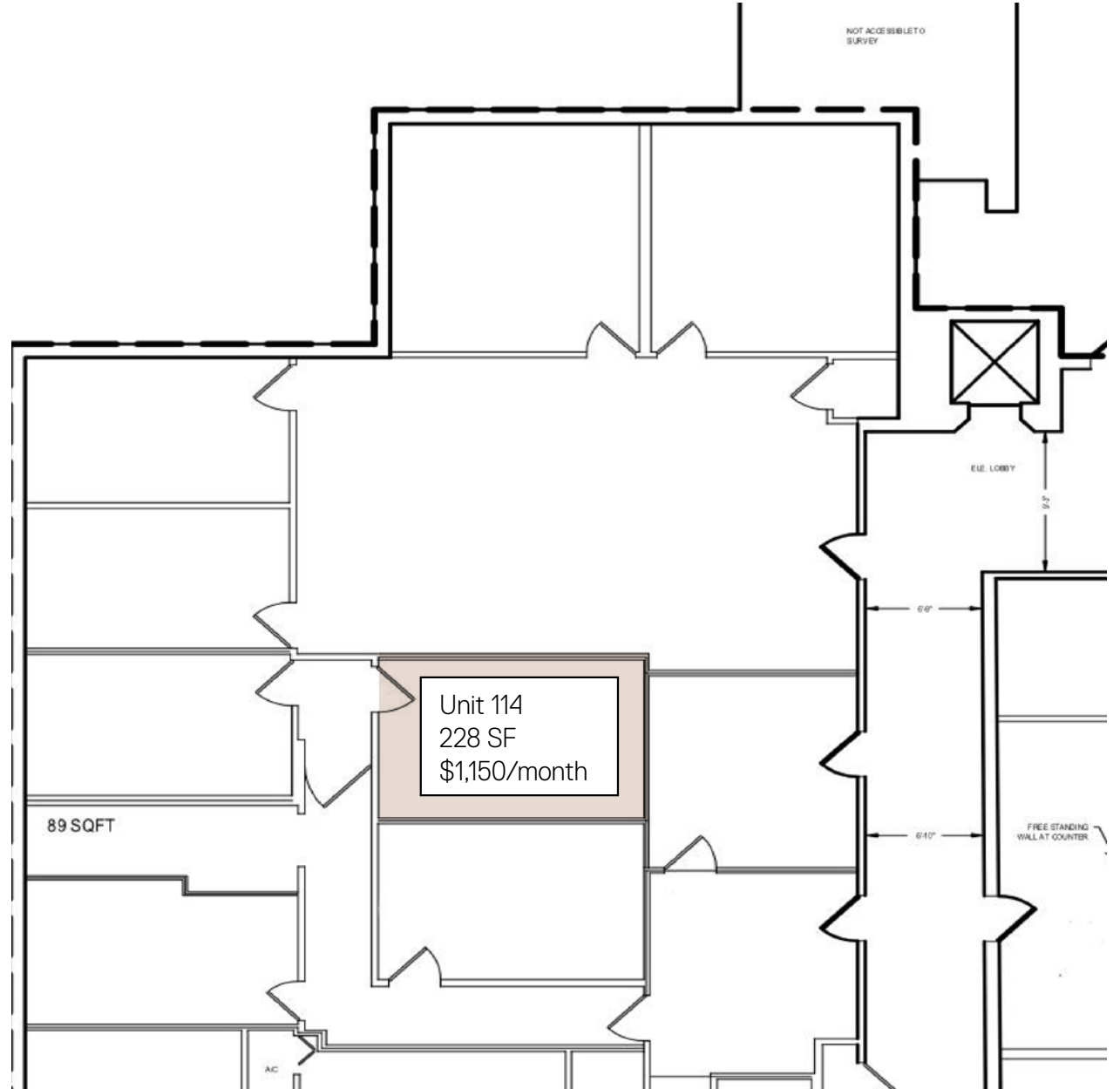
Exterior



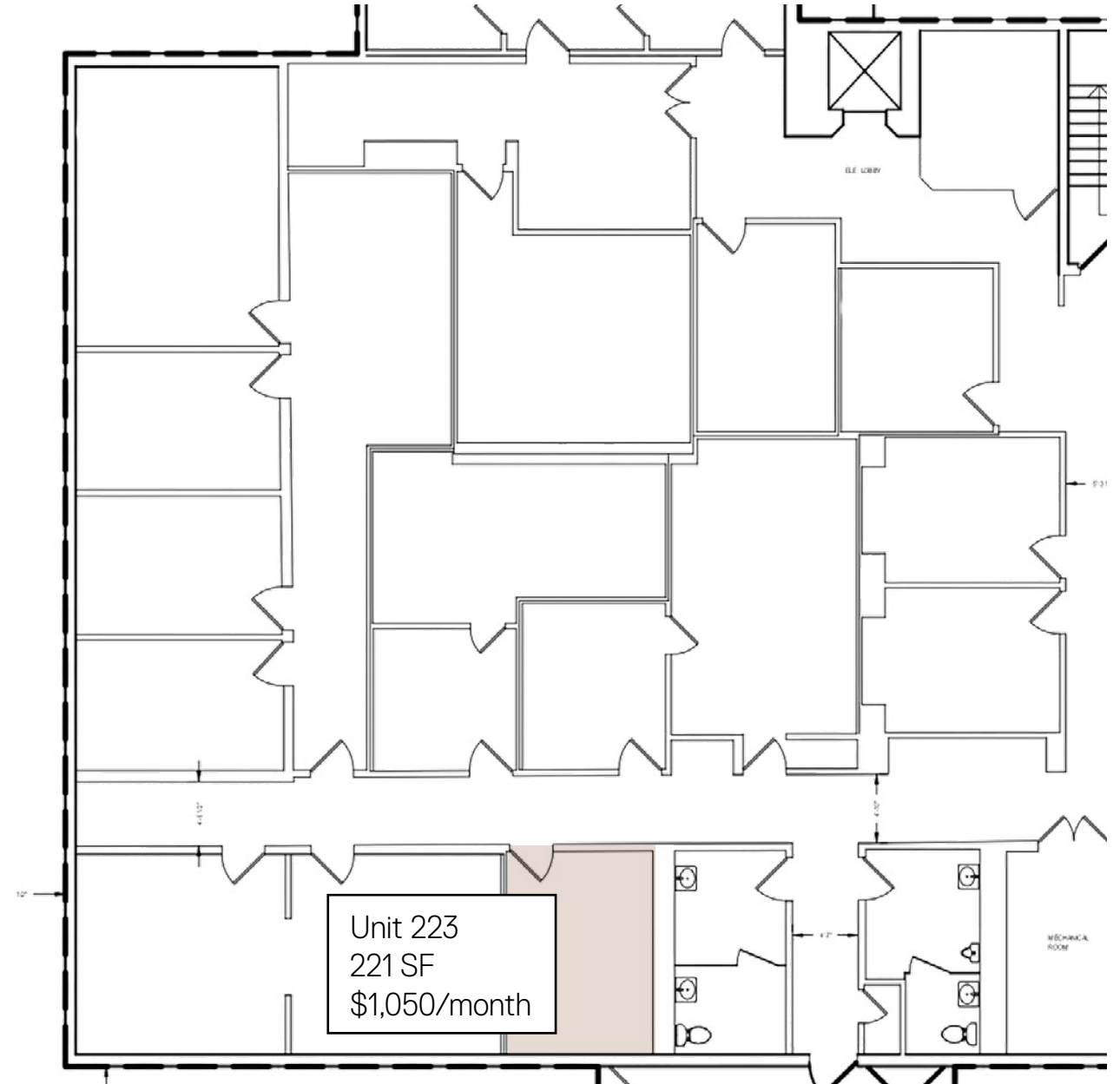
Floor 1 | Lobby



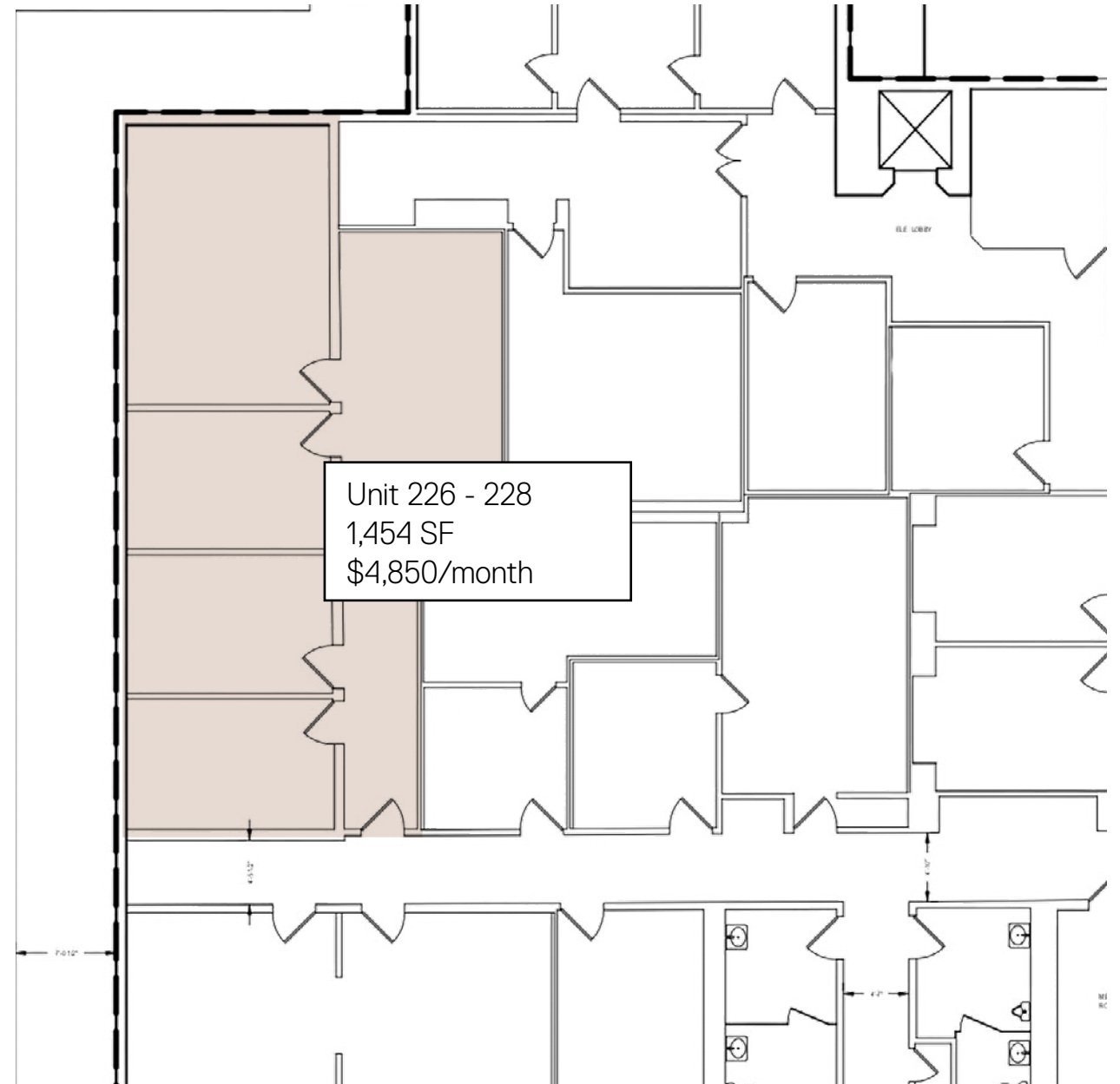
Floor 1 | Unit 114

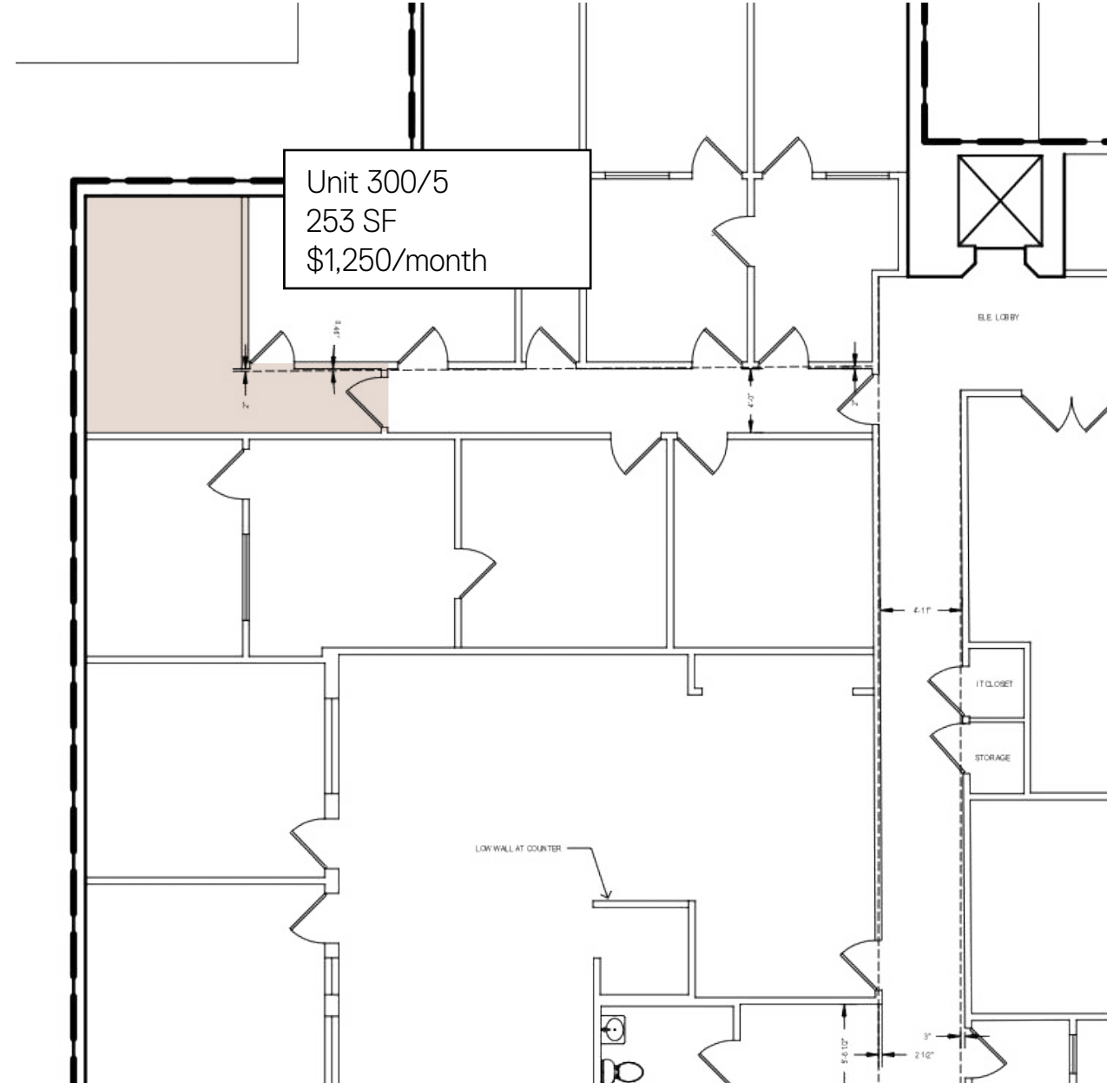


Floor 2 | Unit 223

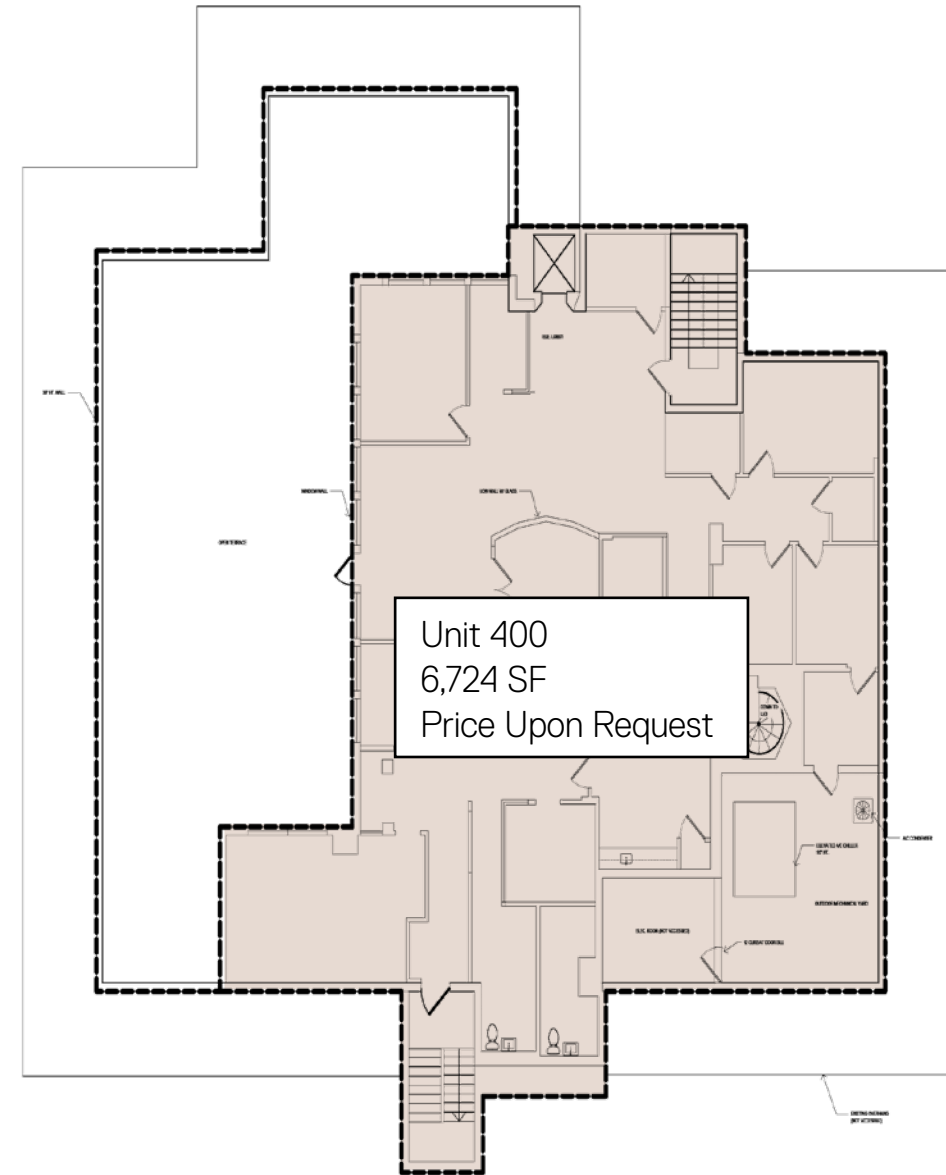


Floor 2 | Unit 226-228

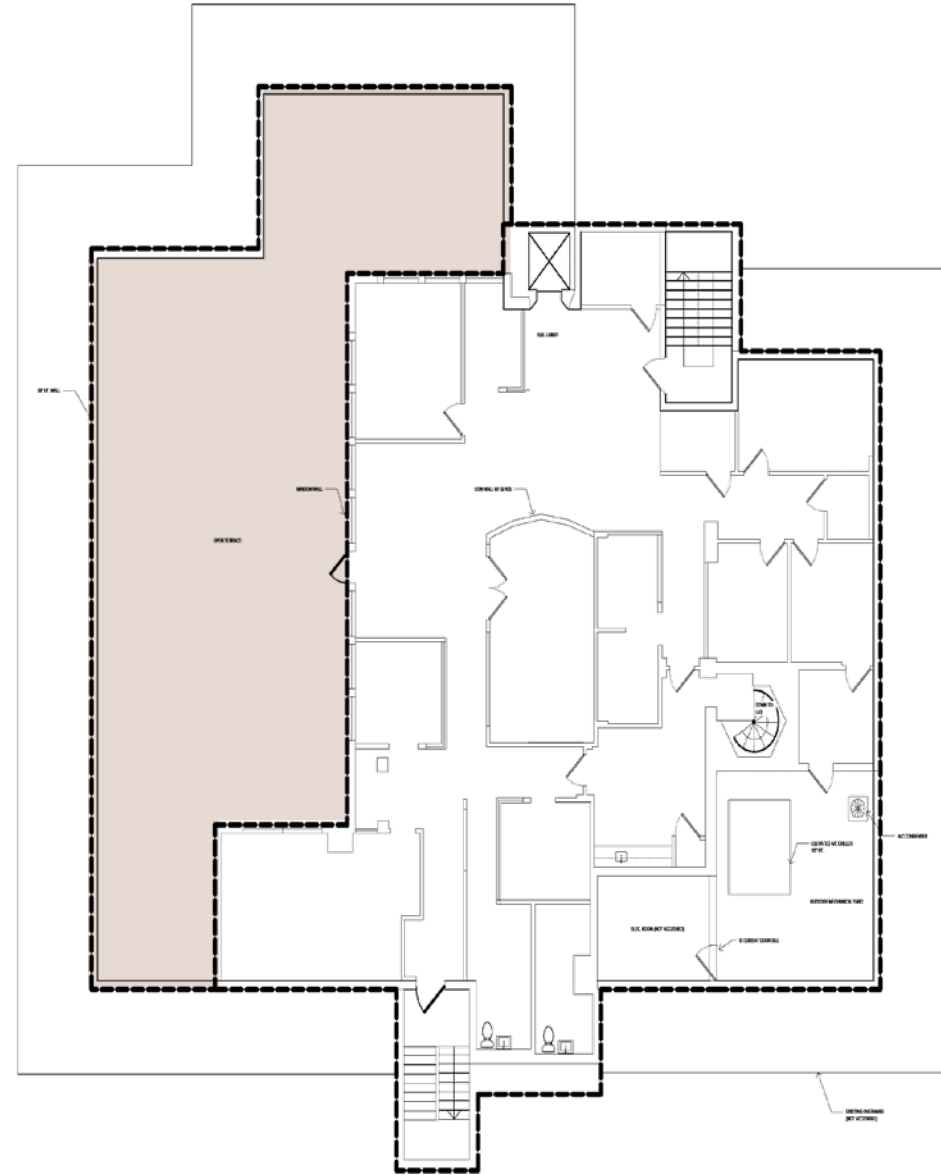




Floor 4 | Unit 400



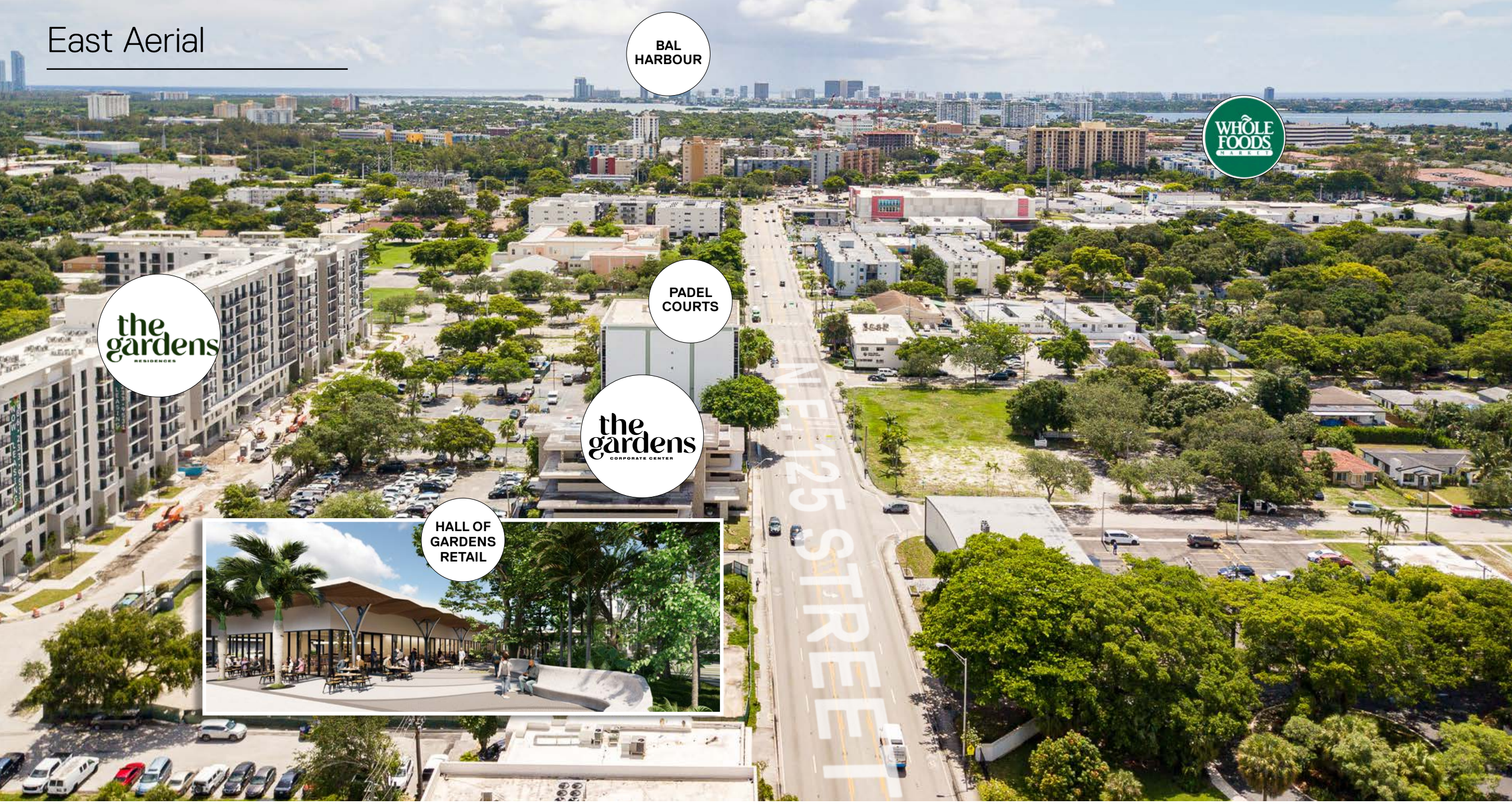
Floor 4 | Common Area



Floor 3 | Unit 301 | \$6,500/month



East Aerial



BAL HARBOUR



the gardens RESIDENCES

PADEL COURTS

the gardens CORPORATE CENTER

HALL OF GARDENS RETAIL



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 127 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.



Market Drivers - Bal Harbour

Bal Harbour is a prestigious and affluent neighborhood located in South Florida, nestled between the Atlantic Ocean and the Intracoastal Waterway. Positioned on Collins Avenue from 96th Street to the Haulover Inlet, it offers a picturesque setting with pristine beaches, upscale resorts, and a tranquil atmosphere that attracts both residents and visitors seeking luxury and relaxation.

One of its main attractions is the Bal Harbour Shops, a world-renowned shopping destination spanning around 450,000 square feet. This shopping center is home to over 100 high-end retailers, including luxury brands like Prada, Louis Vuitton, and Gucci, making it a must-visit for fashion enthusiasts. Beyond shopping, Bal Harbour is celebrated for its blend of luxury, exclusivity, and a strong sense of community, contributing to its reputation as one of the most desirable places to live and visit in the Miami area.

The neighborhood is also known for its sophisticated dining options, beautifully landscaped public spaces, and a serene beachfront environment. Residents and visitors enjoy a lifestyle that combines the best of urban amenities with the tranquility of a seaside village, making Bal Harbour a unique gem in South Florida.



Market Drivers - Aventura

Aventura is a vibrant and upscale city in South Florida, located between Miami and Fort Lauderdale. Known for its dynamic atmosphere and affluent community, Aventura offers a perfect blend of luxury living, world-class shopping, and abundant recreational opportunities. Its strategic location near major highways and airports makes it a convenient and attractive destination for both residents and visitors.

One of Aventura's standout features is the Aventura Mall, one of the largest and most renowned shopping centers in the United States, boasting a vast selection of high-end retailers, boutiques, and dining options. This retail paradise serves as a hub for fashion and lifestyle, drawing shoppers from all over the region.

Aventura also offers a high quality of life, with beautifully landscaped residential neighborhoods, luxury condominiums, and a diverse population that contributes to its cosmopolitan vibe. The city is designed with a focus on outdoor activities, featuring scenic parks, the popular Aventura Circle (a three-mile walking and biking path), and access to waterways perfect for boating and water sports.

With excellent schools, top-notch healthcare facilities, and a strong sense of community, Aventura is more than just a place to visit—it's a desirable place to live, work, and enjoy the best of South Florida living. Its combination of luxury, convenience, and vibrant community spirit makes Aventura a standout location in the Miami metropolitan area.





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