



RETAIL/OFFICE PROPERTY FOR LEASE

1110 NW 1ST ST

GROUND FLOOR RETAIL / OFFICE AT FLAGLER OASIS

FA
Commercial

- LEASE RATE**
Negotiable
- UNIT SIZE**
1,357 SF
- PROPERTY TYPE**
Retail / Office

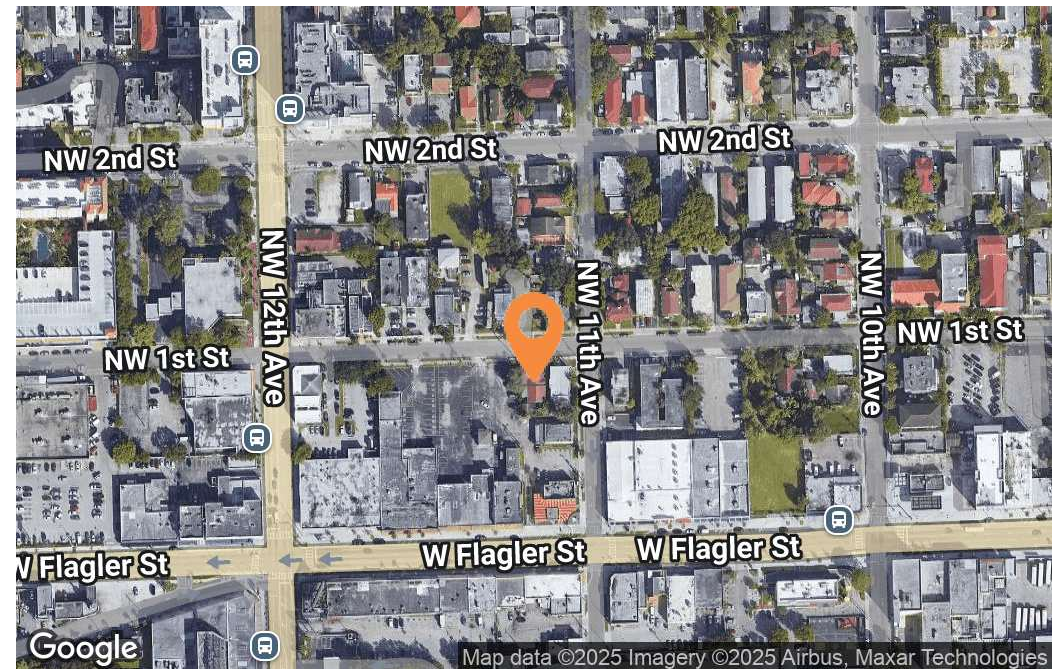
PROPERTY OVERVIEW

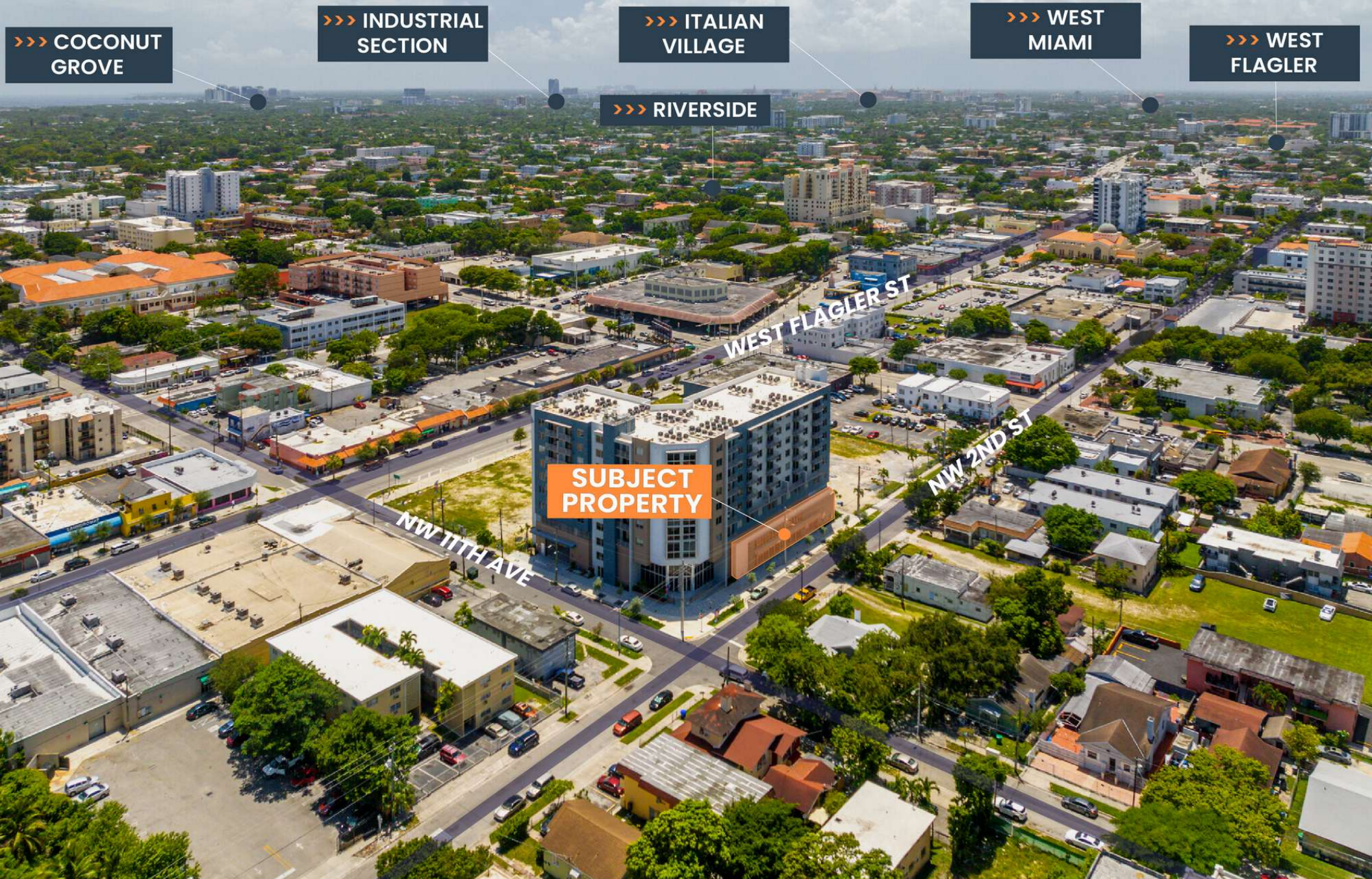
Just steps from iconic Calle Ocho and Marlins Park, Flagler Oasis is an exceptional opportunity be part of Miami's next big growth story. This brand-new, 8-story development brings 100 modern residential units and ground-floor retail, office or restaurant space right to the heart of one of the city's most vibrant, high-demand neighborhoods.

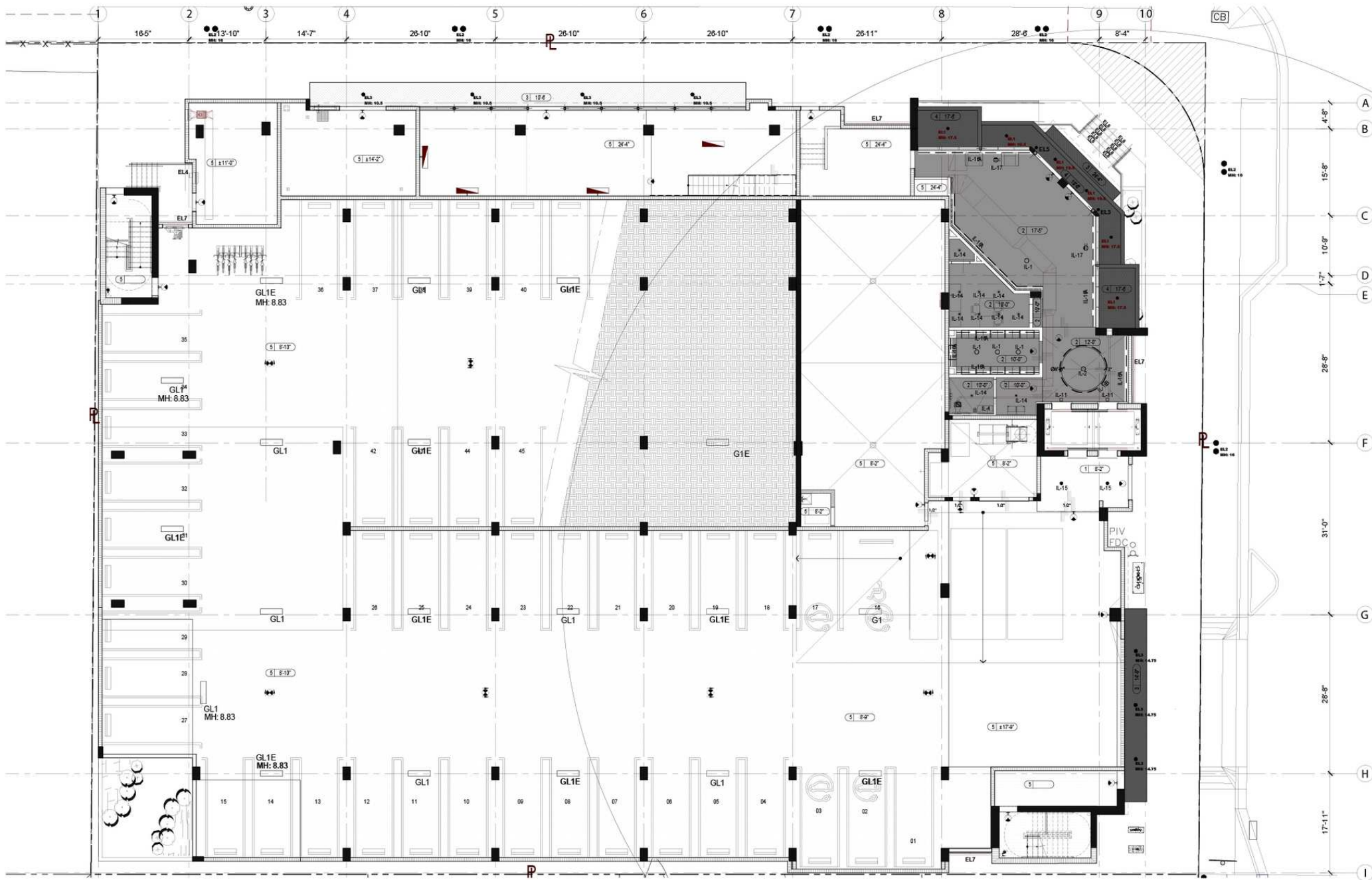
Surrounded by over 500,000 residents within a 5-mile radius, the area is seeing steady population growth, rising incomes, and strong rental demand. Whether you're looking to invest, develop, or launch a new concept, Flagler Oasis is built for bold opportunities in the center of it all.

PROPERTY HIGHLIGHTS

- 1,357 SF of ground-floor retail with prime street frontage
- Uses may include retail or office
- Ground floor space
- 100 residential units across 8 stories
- On-site parking with 112 spaces

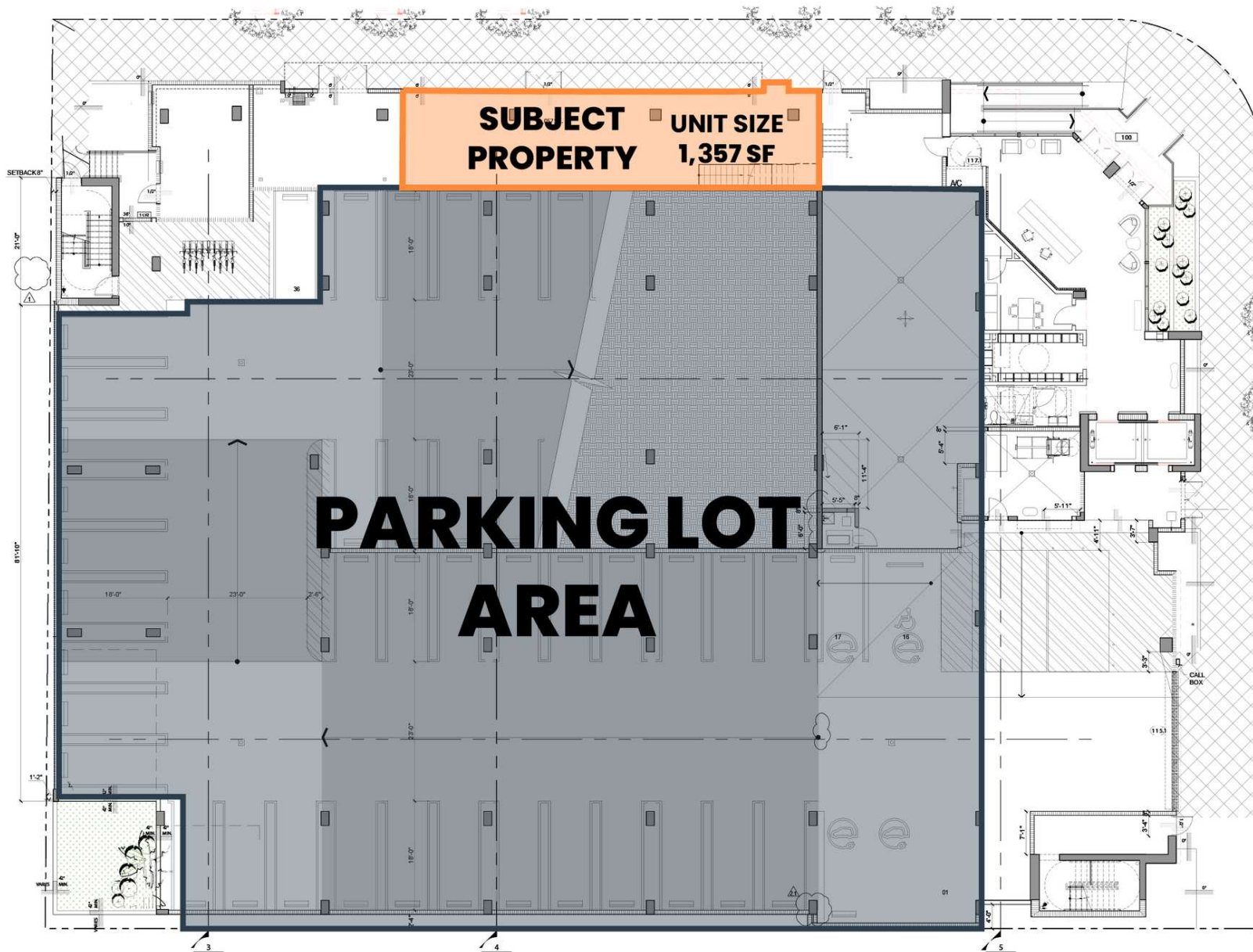






NW 1ST STREET

NW 11TH AVENUE





FRONTAGE SIZE

RETAIL PROPERTY FOR LEASE



**SIZE
1,357 SF**











FRONTAGE SIZE

RETAIL PROPERTY FOR LEASE



RETAILER MAP

RETAIL PROPERTY FOR LEASE



DEVELOPMENTS

LOCATION MAP

MARKET DRIVERS



1 GALLERY AT MARTI PARK
Related Group



2 CULMER PLACE II
Atlantic Pacific



3 ATLANTIC STATION
Atlantic Pacific



4 REMI ON THE RIVER
Mast Capital



5 MODERA RIVERSIDE
Mill Creek



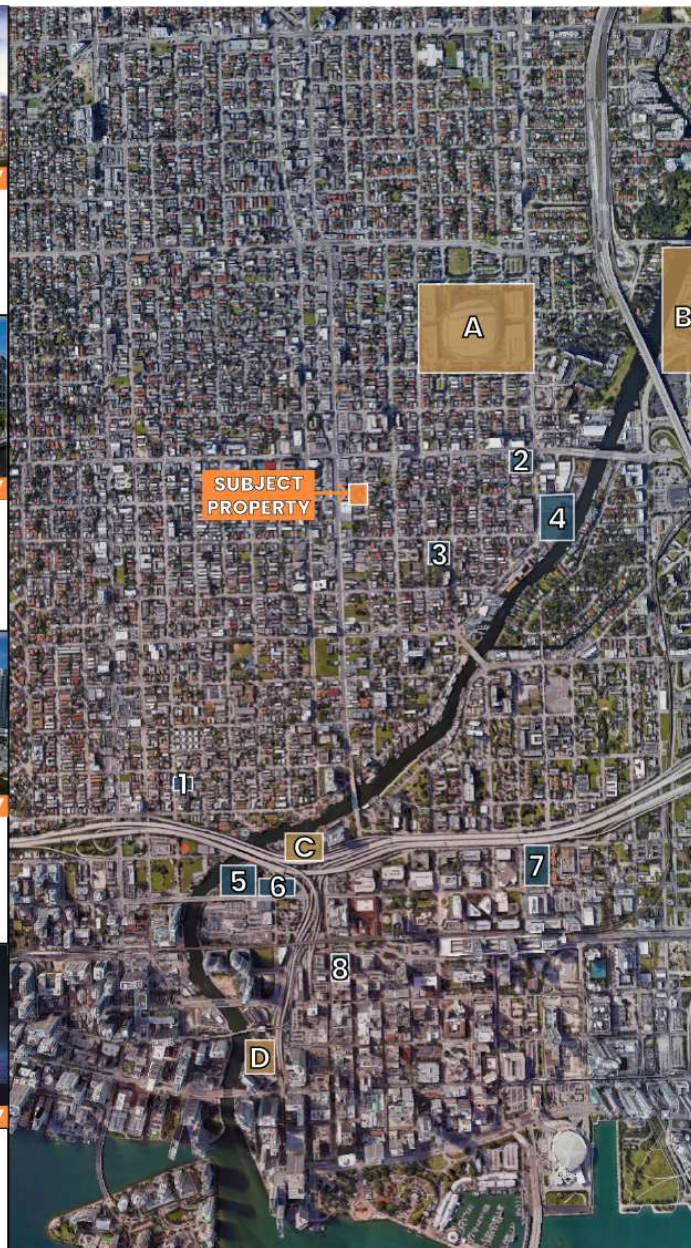
6 NEXUS RIVERSIDE
Adler Development



7 SAWYER'S WALK RESIDENCES
Wingate



8 M-TOWER
Forse Holdings



A LOANDEPOT PARK



B RIVER LANDING



C RIVERSIDE WHARF



D MIAMI RIVER GREENWAY



A MEDITERRANEAN EXPERIENCE THAT BEGINS IN MIAMI BEACH

The M-Tower is a significant mixed-use development planned for downtown Miami, located at 56 Southwest 1st Street, near the Government Center and just off Flagler Street. In the heart of downtown Miami, M-Tower is poised to become a signature addition to the city's skyline. The project reflects Miami's ongoing efforts to revitalize its downtown area, with initiatives aimed at enhancing urban living and attracting new residents and businesses.

M-Tower will also enhance the surrounding streetscape, integrating nearly 5,000 square feet of full-service restaurant space and 4,708 square feet of retail space at the ground level. A public parking garage, with nearly 700 spaces, will serve both residents and the wider downtown community. The M-Tower's proximity to Flagler Street aligns with the city's broader plans to rejuvenate this historic corridor.





WELCOME TO FLAGLER VILLAS!

Construction has begun on Flagler Villas, a new \$28.9 million affordable housing project in Miami aimed at providing 60 one-bedroom apartments for low-income seniors. Located in the Flagami neighborhood, this initiative addresses the critical shortage of affordable housing options for seniors,

The project has garnered support from local officials and involves funding from various sources, showcasing the community's commitment to helping its vulnerable residents. The six-story building is expected to be completed in 15 to 18 months, aiming to create a supportive living environment for seniors.



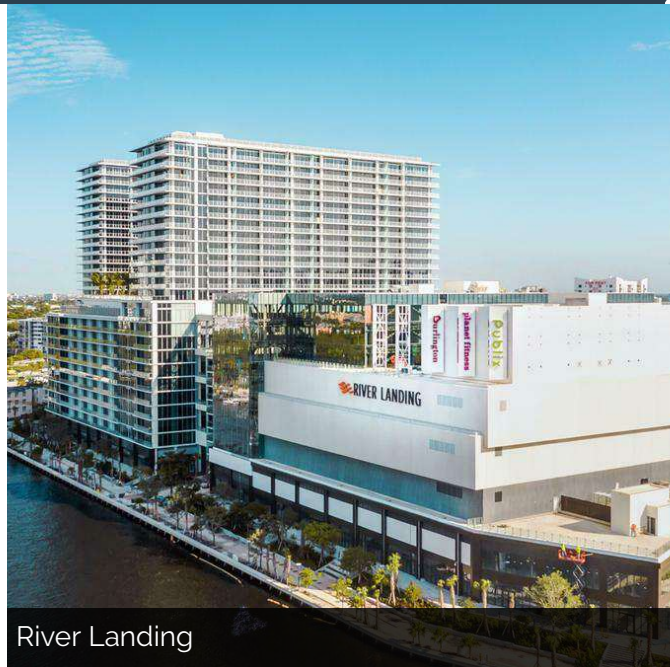
A COMMUNITY EFFORT

The Flagler Villas will boast an impressive 60 one-bedroom apartments. Nestled on a 25,000-square-foot plot at 5215 W. Flagler Street, the project is being leased from the city of Miami. The financing for this comprehensive project comes from a variety of sources. The city has contributed \$3.9 million from its Forever Bond, while an additional \$1.6 million has come from Home Partnership funds provided by HUD. This collaborative effort highlights the community's commitment to supporting its vulnerable citizens.

MORE NEARBY DEVELOPMENTS

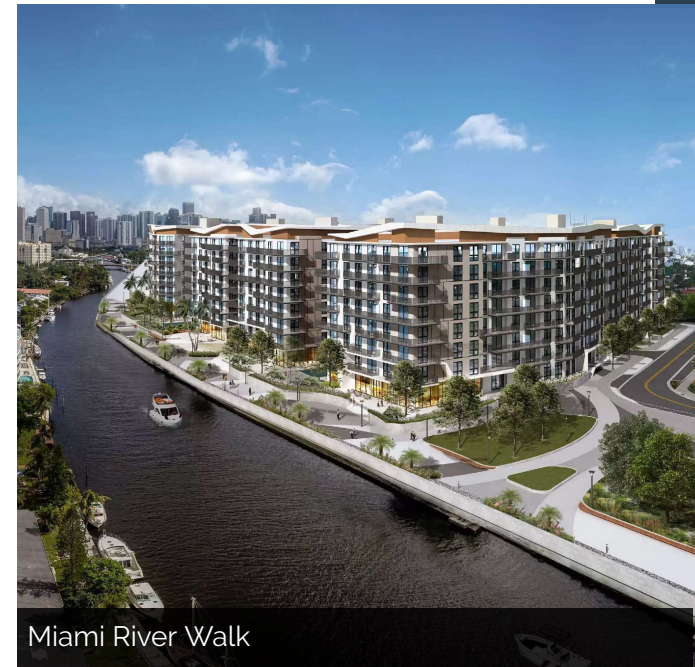


The Gallery On The River

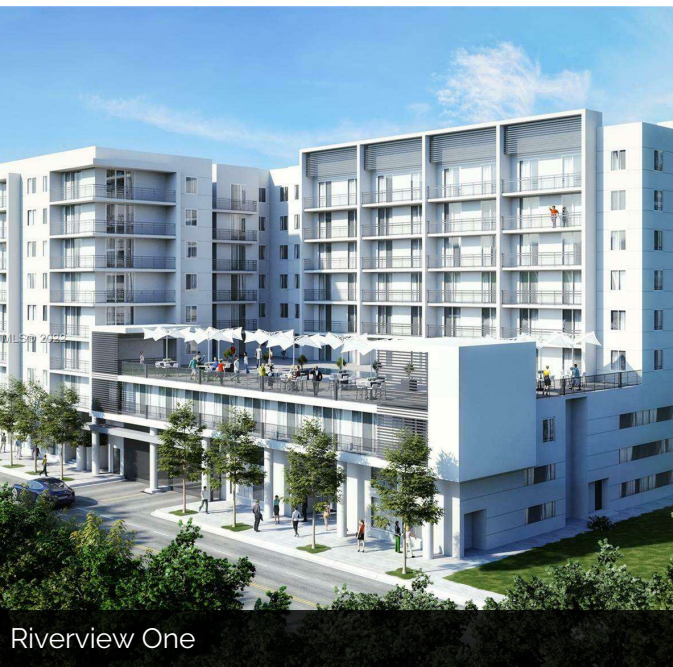


River Landing

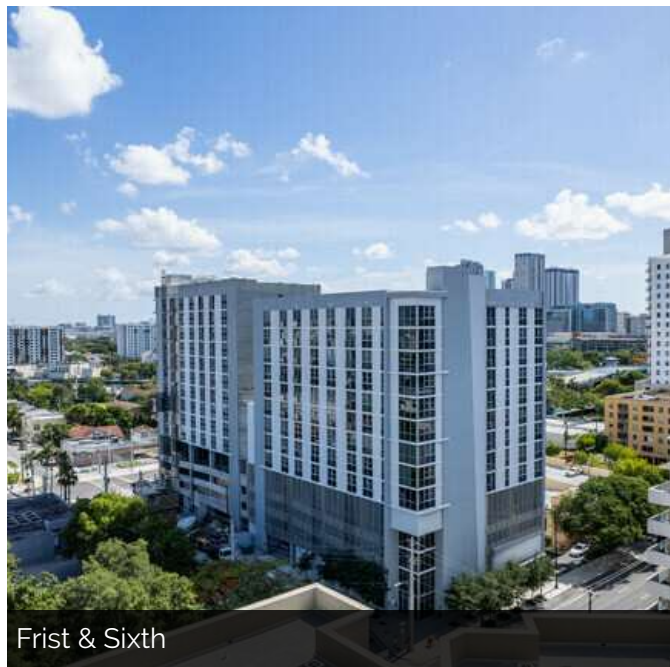
RETAIL PROPERTY FOR LEASE



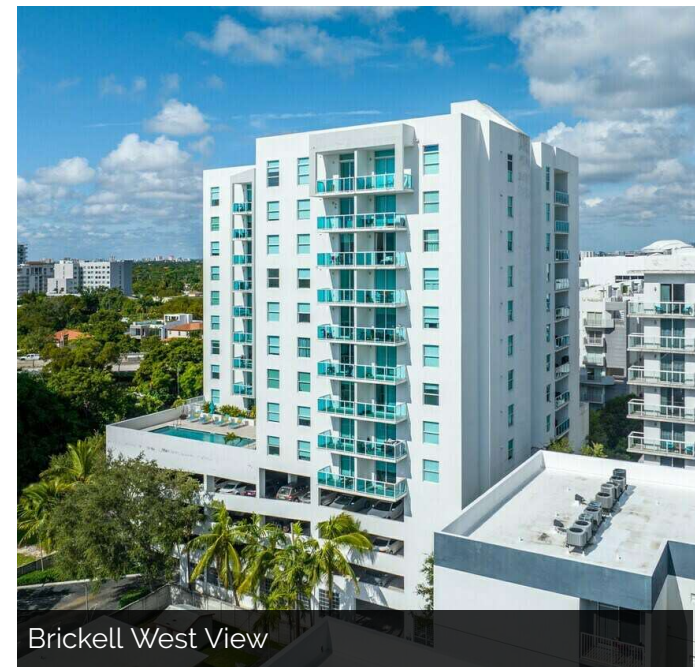
Miami River Walk



Riverview One



Frist & Sixth



Brickell West View

RETAIL PROPERTY FOR LEASE

The map displays the central and southern parts of Miami, Florida. Three concentric orange circles are centered on the intersection of NW 12th Ave and NW 14th Ave, representing the study area's radius. The innermost circle covers the Riverside neighborhood. The middle circle extends to include Spring Garden and parts of Little Havana and Overtown. The outermost circle reaches the edges of the map, covering areas like NW 20th St, NW 22nd Ave, and SW 16th St. Major roads and highways are clearly marked, including NW 14th Ave, NW 12th Ave, NW 8th Ave, NW 6th St, NW 2nd Ave, N Miami Ave, SW 13th St, SW 8th Ave, SW 3rd Ave, and S Miami Ave. Highways 95, 395, 836, 968, 41, and 1 are also shown. The map is labeled with neighborhood names: Spring Garden, Riverside, Little Havana, Overtown, and Brickell. The Google logo is visible in the bottom left corner, and the text 'Map data ©2025 Google' is in the bottom right corner.

Map data ©2025 Google



FABIO FAERMAN, CCIM, MBA
Broker Associate
fff@facommercial.com
+1 786 262 9966



SEBASTIAN FAERMAN
Sales Associate
sf@facommercial.com
+1 786 262 3771

OUR SERVICES

FA Commercial is a specialized team led by Fabio & Sebastian Faerman focusing on investment sales, landlord & tenant representation, market analysis, site selection, strategy selection, and portfolio overview.

Furthermore, our approach is distinctive, comprehensive, and thorough. We capitalize on opportunities and provide clients with strategies for their real estate properties.

Fabio Faerman is the director of the commercial division at Fortune International Realty where he has been the top producer 10 years in a row. Since 2002 Fabio and his team have sold over \$1 Billion in assets across South Florida.

INVESTMENT SALES

Mitigating risk and maximizing value for clients using holistic commercial real estate services plus implementing robust and personalized marketing strategies.

OWNER REPRESENTATION

Providing unparalleled representation for property owners, connecting owners with tenants, enhancing the tenant mix, and creating property specific-solutions.

TENANT REPRESENTATION

Advising tenants on market trends, demographic analysis, site selection and lease negotiation tactics to assist clients when deciding on their investment.

FA Commercial is the expert leading with both **landlord and tenant representation**.



CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from FA Commercial Advisors, LLC its directors, officers, agents, advisors, affiliates and/ or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither FA Commercial Advisors, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. FA Commercial Advisors, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.


EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including obtaining and reading applicable documents and reports and consulting appropriate independent professionals. FA Commercial Advisors, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. FA Commercial Advisors, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by FA Commercial Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

Presented By:

FABIO FAERMAN, CCIM

 786.262.9966

 info@facommercial.com

FA
Commercial

