



THE HISTORIC POST OFFICE
FOR SALE/ LEASE
100 NE 1st Ave
Miami, FL 33132



Wolf Co.
REAL ESTATE

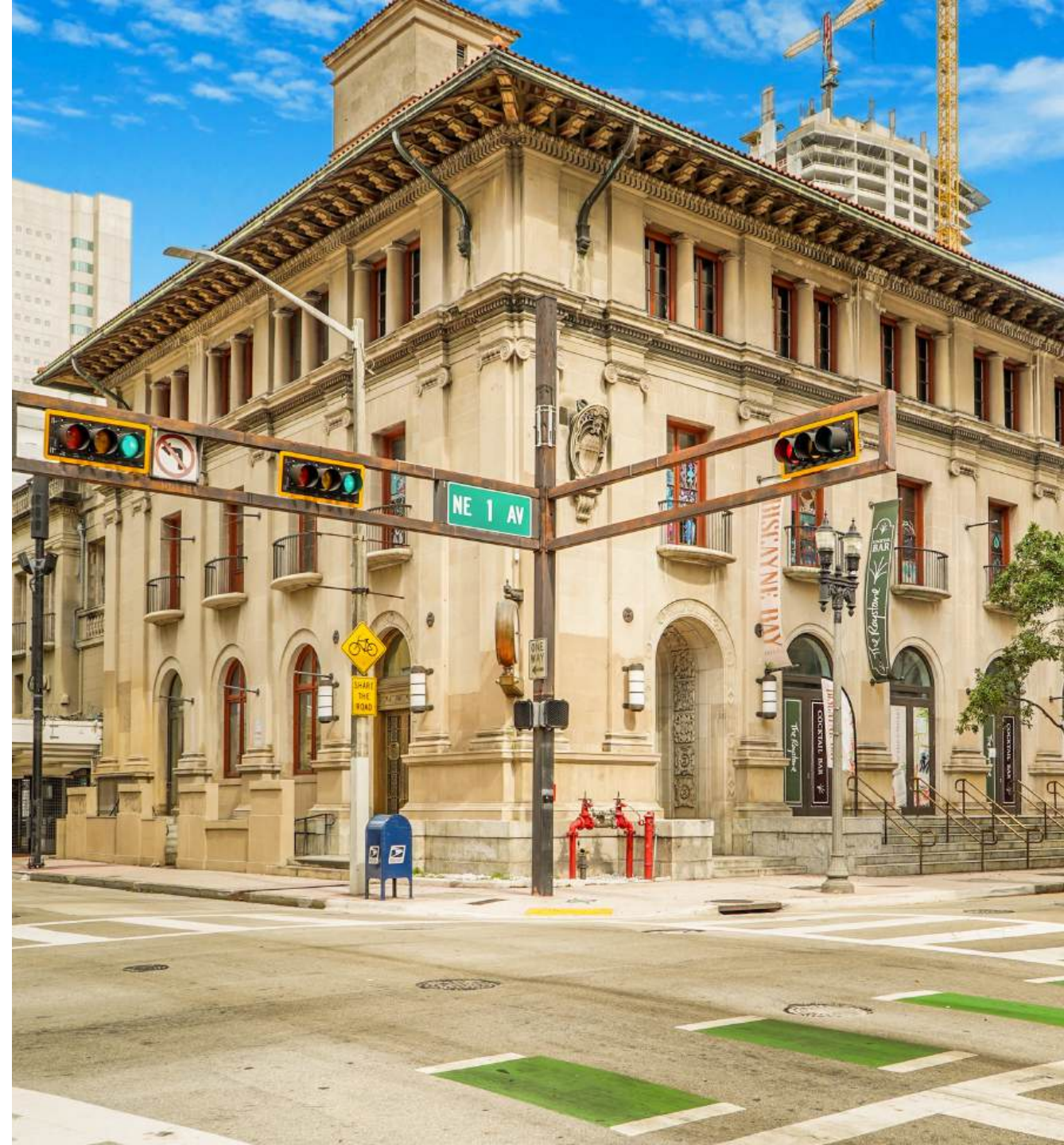
PROPERTY OVERVIEW

This is a prime moment to capitalize on the revival of Downtown Miami by acquiring the iconic five-story, 35,455-square-foot historic Old U.S. Post Office Building and an adjacent 15,000-square-foot vacant lot, both with development plans.

The Post Office building, finished in 1914, is Downtown's most historic landmark—a masterfully crafted building that evokes glimpses into a more elegant past. The current owner has completed most of the heavy construction for renovating the building into a vertical entertainment complex incorporating bars, breweries, cafes, and restaurants with a historical theme, appealing to Downtown Miami's appetite for novel dining and entertainment.

Adjacent to the Post Office building is the 15,000-square-foot vacant lot planned as a hotel and residential building, but the new developers may maximize the site's T6-80 zoning—the most liberal in Miami—to create their own vision.

One of the most appealing aspects is the potential to harmoniously integrate the Post Office Building with the development site by seamlessly blending the old with the new. The ground floor will be a captivating lobby that incorporates the retail blend to provide a grandiose front entrance experience for both the residents and guests.



The Development Site Overview

The buyer may utilize the existing plans for a hotel and residential building but may also decide to take a different path by maximizing the site's T6-80 zoning, the most liberal in Miami, to create their own vertical aspirations.

The site has egress to NE 2nd Street, where it nestles on a tree-lined street between an art school and college campus. This exceptional site will offer residents the convenience of walkable access to Miami World Center, Flagler Street, Brickell, and an array of nearby restaurants and bars. It is also minutes to the MiamiCentral Brightline station, which is the first major hub of public transportation in a refined setting.

PROPERTY LOCATION

The Old Post Office's prime corner location at 100 Northeast First Avenue is one of Downtown's most vibrant and heavily trafficked areas. It is the gateway to the Diamond District and a block from newly renovated and beautified Flagler Street. The vicinity is rich in historic buildings and highly connected with an impressive walkability score of 99% and Transit score of 100%.

Downtown Miami

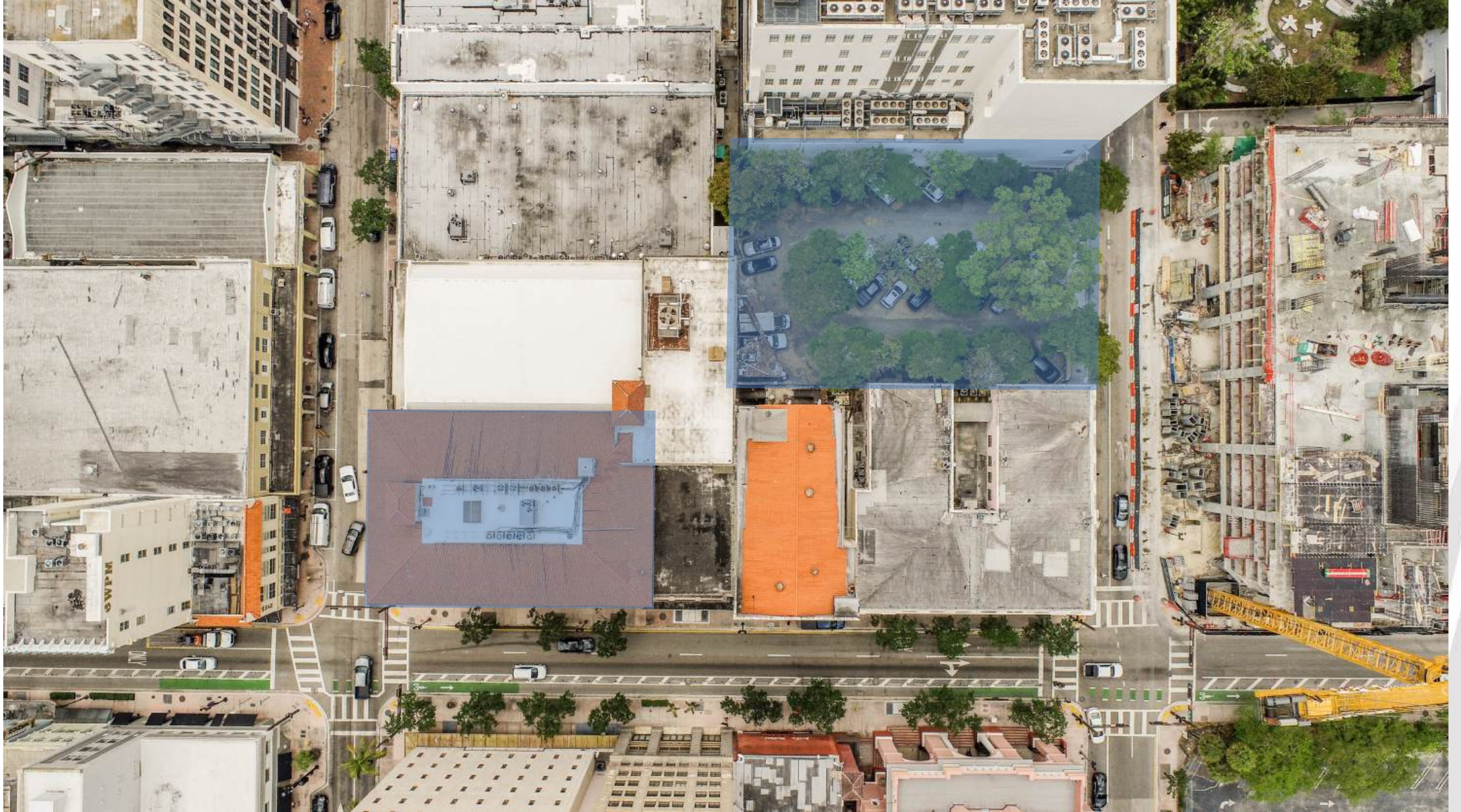
Downtown is in the midst of a historic rebirth. It is the hole in the doughnut, poised to become the next investment darling in Miami. The location encompasses limitless zoning possibilities, with rich historical buildings and picturesque surroundings of bodies of water. There is already a rapid pulse rippling through downtown, with excitement building for what is to come.



LEGEND

1. Miami World Center
2. Miami Central / Brightline
3. Miami Dade College
4. Bayside Marketplace
5. Diamond District
6. Flagler Street
7. Julia & Henry's
8. Brickell City Centre

PROPERTY LOCATION



PROPERTY PHOTOS



PROPERTY PHOTOS



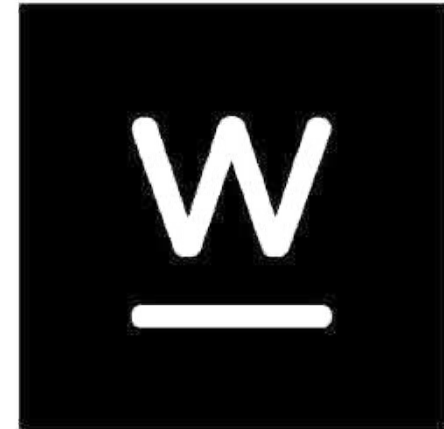
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