



FOR RENT

7,300 SF Office Space
with 14 Parking Spaces
Included

&

1,300 SF Street Front
Retail space
with 500 Gallon Grease
Trap

321 NE 26th Street Miami, FL 33137



Disclaimer

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Prime Location Opportunity

Ground Retail Component of 26 Edgewater Condominium in Miami's Vibrant Edgewater Neighborhood.



Unique Position: Take advantage of the opportunity to lease the street-level commercial space in 26 Edgewater Condominium, conveniently located at the center of Edgewater - Miami's most fashionable and lively waterfront district, and on the access street of renown Missoni Baia.





Executive Summary

Class A Second Generation Office Property: The property is an exceptional 7,300 SF office space divided into 22 individual offices and common areas which include a reception, a conference room, modern bathrooms and a spacious break room. Also included 14 covered assigned parking spaces. Office spaces can be redesign to the needs of new tenant.

Premium Street Facing Retail Space: Two large street-front adjacent retail bays, each measuring 650 SF totaling 1,300 SF when combined, each includes 2 covered assigned parking spaces. In 2023 a new 500 Gallon Grease Trap was installed, making the space suitable for any restaurant use.

Highly Sought-After Edgewater Neighborhood: Situated in the coveted Edgewater neighborhood, these properties enjoy a central location between Downtown Miami, Design District, South Beach, and Wynwood. They benefit from the area's booming growth in residences, commercial and office developments.

Highlights

PROPERTY & BUSINESS	OFFICE SPACE	RETAIL SPACE
ADDRESS:	321 NE 26TH STREET, MIAMI FL 33137	321 NE 26TH STREET, MIAMI FL 33137
COUNTY:	MIAMI-DADE	MIAMI-DADE
MARKET:	SOUTH FLORIDA	SOUTH FLORIDA
SUBMARKET:	EDGEWATER	EDGEWATER
TOTAL AREA:	+/- 7,300 SF	1,300 SF
YEAR BUILT:	2018	2018
ASSIGNED PARKING SPACES:	14	4
NEW GREASE TRAP:	N/A	500 GALLON - SCHIER GB-500-B
WALKING SCORE:	89	89
TOTAL SPACES:	22	2
FINANCIAL		
ASKING RENT:	\$40 per SF Modified Gross	\$80 per SF NNN





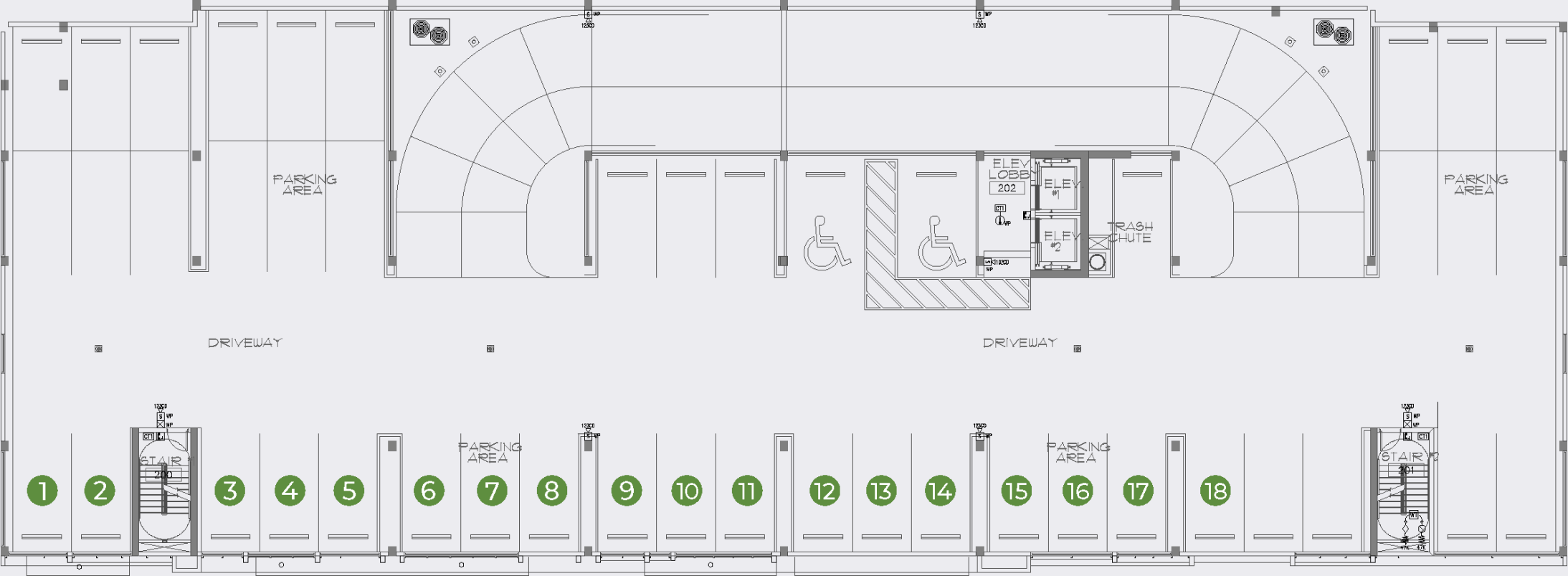


Layout





Parking Level

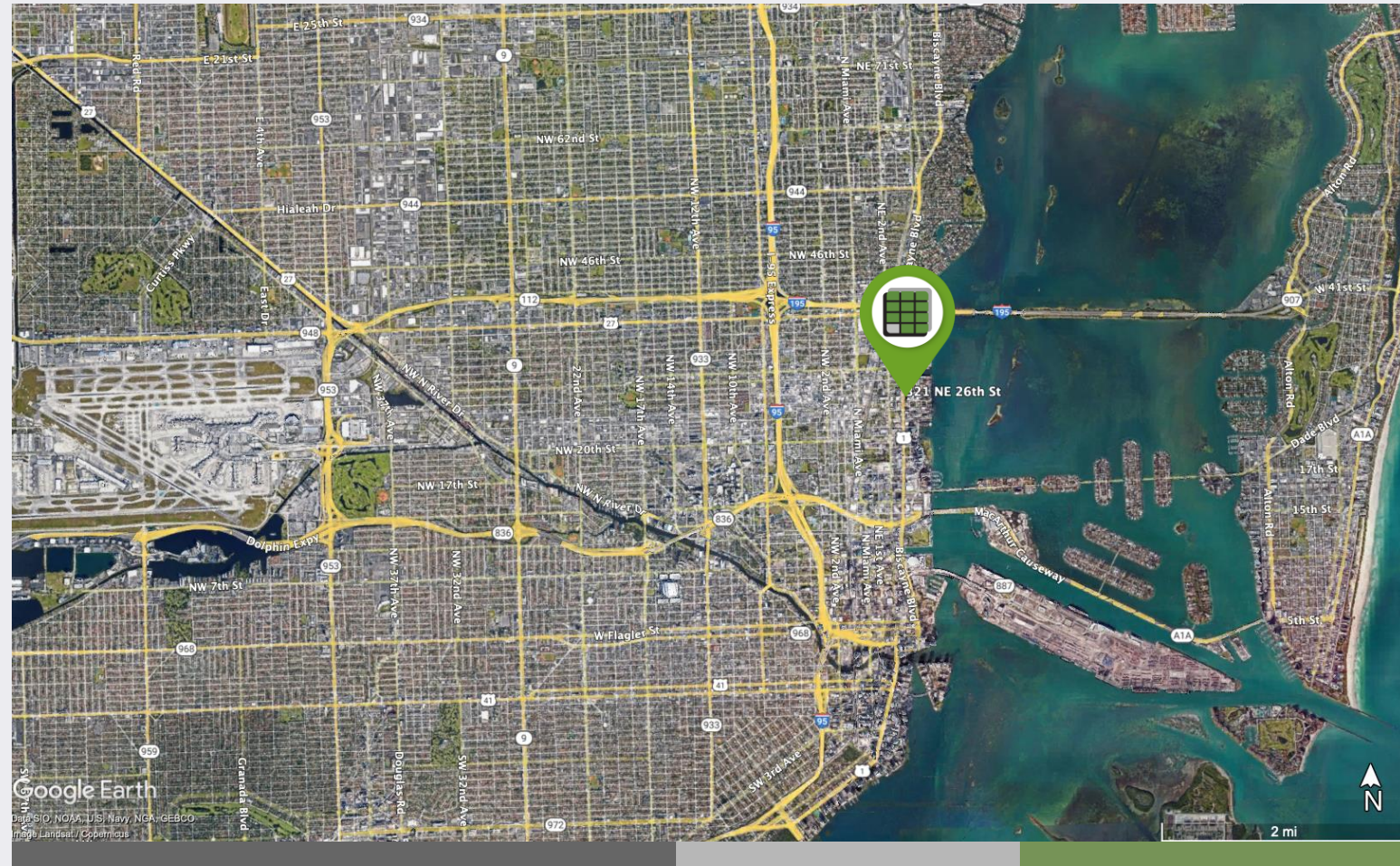


Location

Edgewater is a dynamic and trendy residential area in Miami that attracts young professionals and entrepreneurs. It is conveniently located near key areas such as Miami International Airport, Brickell, Downtown, Miami Beach, Design District, Coconut Grove, and Coral Gables. Edgewater keeps on growing, with over a dozen projects in the pipeline to be completed or to break ground within the next 2 years.

Down the street from OC 26, is the latest 57-story luxury condominium in the city, Missoni Baia, which features 249 units; also, a few blocks north is Nema, a soon to open 38-story 845 apartment building that will include a brand-new Whole Foods market.

The area is also known for its charming shoreline along Biscayne Bay, adding to the sophistication and appeal of this current neighborhood.



Points of Interest

Miami World Center



Situated about two miles south of the Project's Site, the Miami World Center is an enormous mixed-use complex that incurs a total expense of \$4 billion.

The project spans 26-acres of downtown and started delivering its first phases in 2019

Phase I will include 320k sf of retail, 300+ hotel keys, 500k sf of office space and over 1,800 residential units from several renowned developers

Phase II is in planning and will include a mix of uses in world-class architectural designs

Brightline Miami



The high-velocity train facility, Brightline, will link Miami to Orlando with a 25% shorter duration compared to driving.

In 2018, Miami, Fort Lauderdale, and West Palm Beach began inaugural service

In 2021 and early 2022, three additional local South Florida stops were added in Port Miami, Aventura, and Boca Raton

Construction continues the line to Orlando with first service to begin in Central Florida by June 2023

Bayfront Park



Located in the heart of Downtown Miami, Bayfront Park is a spacious and publicly accessible urban park that spans across an area of 32 acres.

The park has 1,200 feet of frontage along Biscayne Bay

Bayfront Park was constructed in 1925 and underwent major renovations in 1980

The park hosts several events, including the New Year's ball drop, Ultra Music Festival, several concerts managed by Live Nation and other major community events

Kaseya Center



Kaseya Center (formerly American Airlines and FTX Arena) the home to the NBA's Miami Heat

Located in the center of Downtown Miami and the Entertainment District, Kaseya Arena hosts 80+ non-basketball events each year, including A-list concerts, family shows, sporting events, national conferences, and more

It has a capacity of 19,600 seats, 2,105 club seats, 80 luxury suites, and 76 private boxes

The Waterfront Theater is Florida's largest theater, which is housed within the arena, and can seat between 3,000 and 5,800

For additional information,
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