

THE ALPHA
COMMERCIAL
FOR LEASE

FREESTANDING OFFICE/RETAIL

101 NE 79 ST
MIAMI, FL 33138



NEIGHBORHOOD EXPERTS



THE ALPHA COMMERCIAL

Based in the Little River area, we are rewriting the narrative of the brokerage industry. Our mission is to empower professionals to redefine their careers, fostering a culture where work meets play and success knows no bounds. Led by a team with over \$200MM in closed transactions in the span of only a few years, we specialize in peripheral urban core neighborhoods with a unique focus on covered land and creative deals that seamlessly connect people with the places they love.

THE ALPHA COMMERCIAL ADVISORS

375 NE 54th Street, Suite 8 Miami, FL 33137

🌐 www.thealphacomm.com

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OFFERING SUMMARY



101 NE 79 ST

MIAMI, FL 33138

Neighborhood:	Little River
Bldg Area:	6,012 SF
Lot Size:	10,541 SF (0.24 acres)
Zoning:	T6-8-0
Allowable Uses:	Office, Retail, Showroom, Recreational, Religious, Learning Center, Pre-School
Traffic Count:	35,300 AADT
Lease Rate:	\$32/SF NNN

Presenting a highly visible freestanding building on Little River's main NE 79th Street corridor...

- Flexible layout for either open-concept work environment or showroom style retail
- Existing build-out provides 2 private offices plus spacious conference room & renovated restroom
- Floor-to-ceiling impact windows for storefront-style façade & minimalist flex-modern feel throughout
- Private & secure gated on-site parking lot
- High-exposure signage opportunity
- Convenient accessibility to I-95 and surrounding core neighborhoods

INTERIOR PHOTOS



INTERIOR PHOTOS

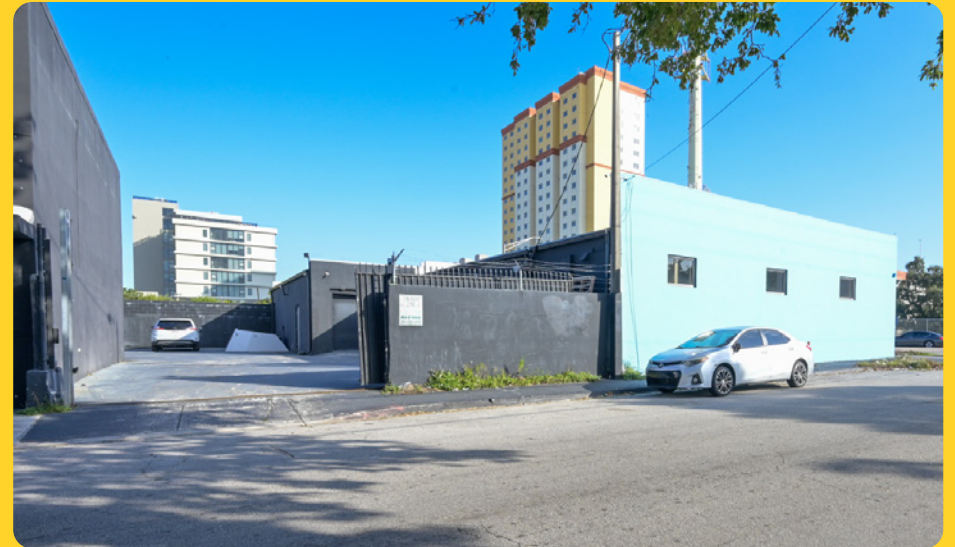


Existing build-out features two (2) spacious offices plus conference room, as well as sleek restroom w/ updated finishes.

INTERIOR PHOTOS



EXTERIOR PHOTOS



Private & secure gated on-site parking lot contains room for 12+ vehicles as well as convenient rear-access door and street-level loading dock.

EAST VIEW

NORTH BAY VILLAGE



LITTLE RIVER

NE 79 ST

28,000 AADT

NORTHEAST VIEW



MIAMI SHORES



THE CITADEL



LITTLE RIVER

NE 79 ST 28,000 AADT

SOUTH VIEW

DOWNTOWN MIAMI



MAGIC CITY
INNOVATION DISTRICT



LITTLE HAITI

NE 2ND AVE

N. MIAMI AVE



101 NE 79 ST

NE 79 ST 28,000 AADT

NORTHWEST VIEW

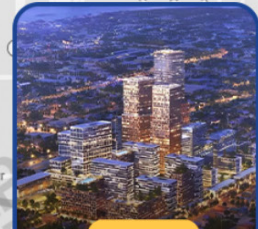


NE 79 ST
28,000 AADT



AREA DEVELOPMENT MAP

THE ALPHA COMMERCIAL



PLANNED

Miami Soar
8050 NW Miami Ct

Massive 11+ acre Soar Park development slated as largest Live-Local project in SFL - 3,990 units, 250,000 SF of retail, 107,800 SF of office, and 312 hotel rooms

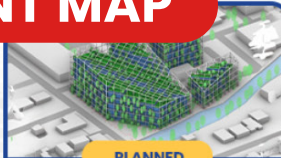


PLANNED

River Haus
123 NE 79th St

From Rock Soffer, Cade Capital Partners & Gaudi Castro - 218,546 SF mixed-use development with 154 apartments & 5,200 SF of commercial space.

SUBJECT SITE
101 NE 79 ST



PLANNED

Bosco Residences
8400 NE 1 PL

William Jacome & YAKOL Capital Partners plan 300+ unit mixed-use condo/retail project with emphasis on innovative, green design intended to reconnect residents with nature.



COMPLETED

The Citadel
8300 NE 2nd Ave

This 60,000 SF food hall with swanky rooftop bar is home to 15+ concepts and has catalyzed the local F&B scene.



PROPOSED

Future Project
8038 NE 2nd Ave

Infinity Collective and MVW Partners proposes Live Local project w/ 454 apartments (40% workforce housing), plus 19,900 square feet of commercial space & 697 parking spaces in 28 stories.



PLANNED

Evvo House Hotel
8001 NE Bayshore Ct

A 12-story, 81-room boutique 59,000 SF hotel with a rooftop pool, ground-floor retail with direct boardwalk access and a penthouse suite.



UNDER CONSTRUCTION

Pagani Residences
7940 West Dr

Boutique luxury residential building featuring 70 corner units, a 240-foot waterfront boardwalk, private boat slips, and entertainment spaces.



PLANNED

Continuum Club and Residences
1755 79th St Causeway

Continuum Company in partnership with Aksoy Holdings plans a 32-story, 198-unit luxury condo with 50,000 SF of indoor and outdoor amenities plus a waterfront restaurant.



PLANNED

Palm Tree Club
1855 79th St Causeway

Luxury waterfront restaurant by DJ Kygo's hospitality group, will serve as the ground-floor concept for Continuum Club's project complete with 118 room hotel complex, & dock-and-dine marina.

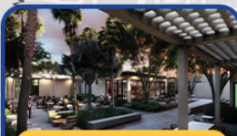
79TH ST CORRIDOR

Little River

North Beach Marina

79TH ST CORRIDOR

North Bay Village



UNDER CONSTRUCTION

Miami Breeze Way
301 NW 71st St

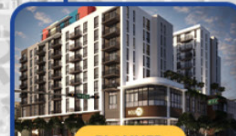
Nearly 25 acre assemblage mixed-use project in process of increasing local density for future development.



PLANNED

CEDARst Little River
7715 - 7737 NE 2nd Ave

Newly funded, site plan includes 191 units and 8,000+ SF of retail. Chicago-based CEDARst is poised to be first-mover for a larger-scale project in this area. Design by ODP Architecture.



PLANNED

NoLi 75
7501 NE 2nd Ave

10-story residential building with 169 units.

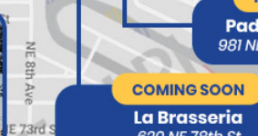


PLANNED

79 Biscayne Blvd
7880 Biscayne Blvd

Santec & B Developments plan a 12-story mixed-use tower with 355 residential units and over 35K SF of ground-level retail.

MiMo District



COMING SOON

La Brasserie
620 NE 78th St

New waterfront restaurant concept from London-based hospitality group, replacing Tigre.



PLANNED

Little River Plaza
279 NE 79th St

12 story affordable apartment building with 250 units and 200 parking spaces by Healthy Housing Foundation.



PLANNED

Sunbeam Towers
1400-1401 79th St Cswy

A 13-acre mixed-use development with 8-10 towers will feature 1936 residential units, a 200,000 SF office building, 300-room luxury hotel, 670,000 SF of commercial space, marina, and parking.



PLANNED

Marina View
7913 to 7915 West Dr

Proposed 328,277 SF building is set to offer 94 units amid a 22-story tower by S2 Development.



UNDER CONSTRUCTION

Shoma Bay Condo
1850 79th St Causeway

Shoma Group plans a 19-story development with 327 condos on 2.8 acres, featuring a 36,000 SF Publix with a rooftop lounge, Shoma Bazaar food hall, co-working space, and electric car charging stations.



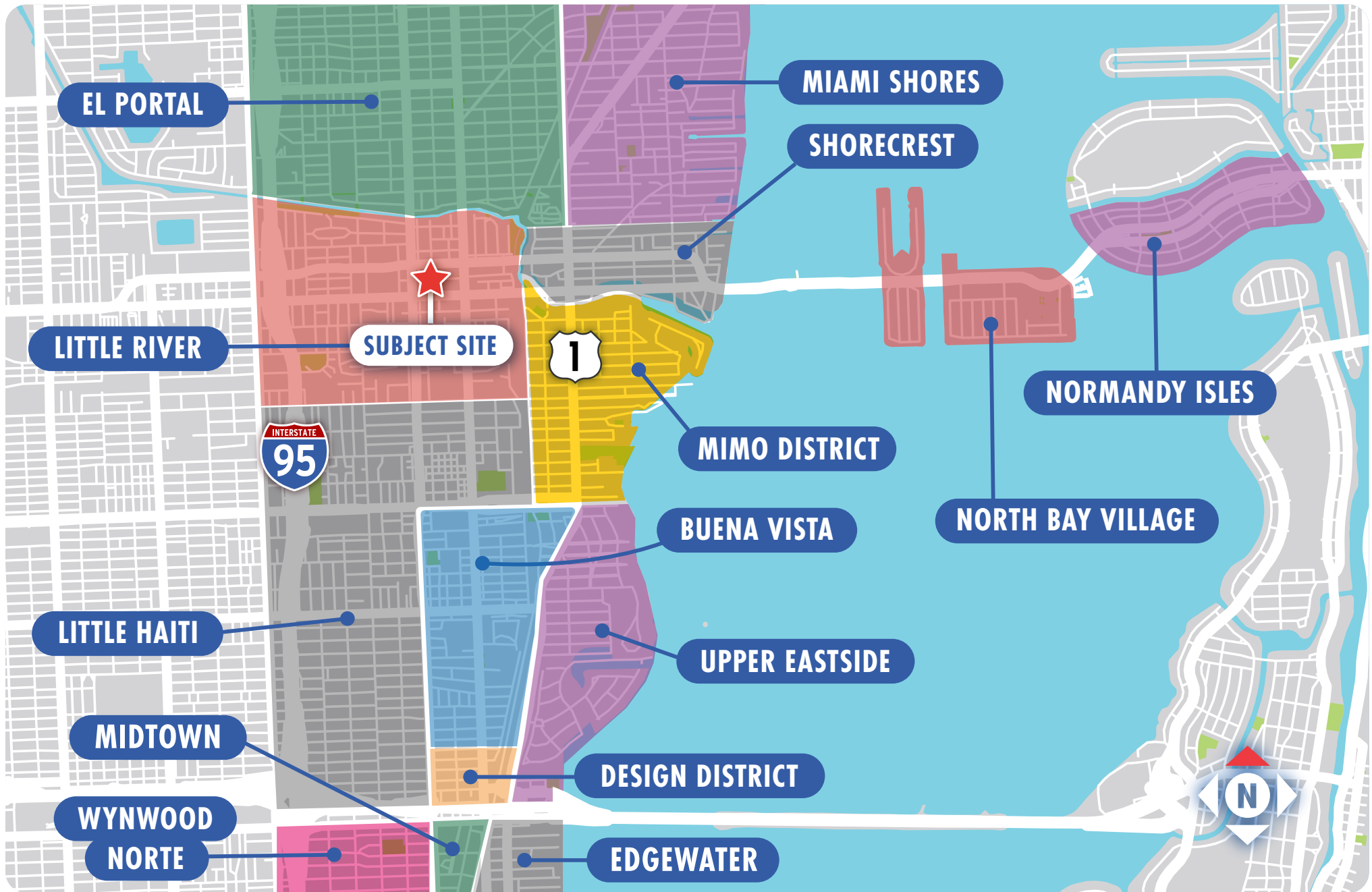
PLANNED

Argentine Youth Soccer Academy
7540 E Treasure Dr

BIRD'S EYE VIEW



NEIGHBORHOOD MAP





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