

**THE ALPHA
COMMERCIAL
FOR LEASE**

**FREESTANDING OFFICE/RETAIL
101 NE 79 ST
MIAMI, FL 33138**





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

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THE LISTING TEAM

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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

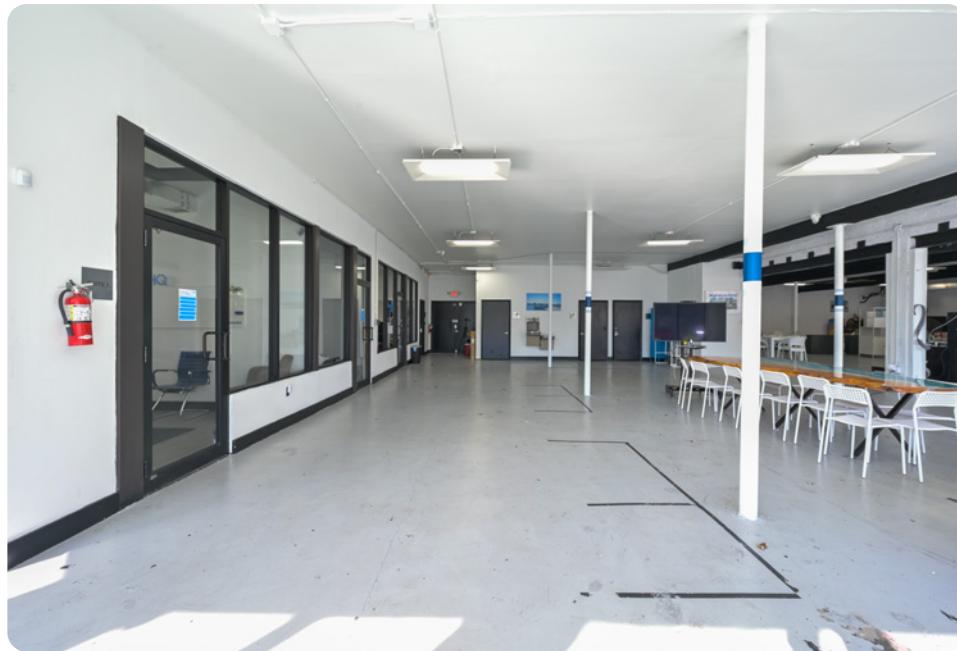
Traffic Count: 35,300 AADT

Lease Rate: \$32/SF NNN

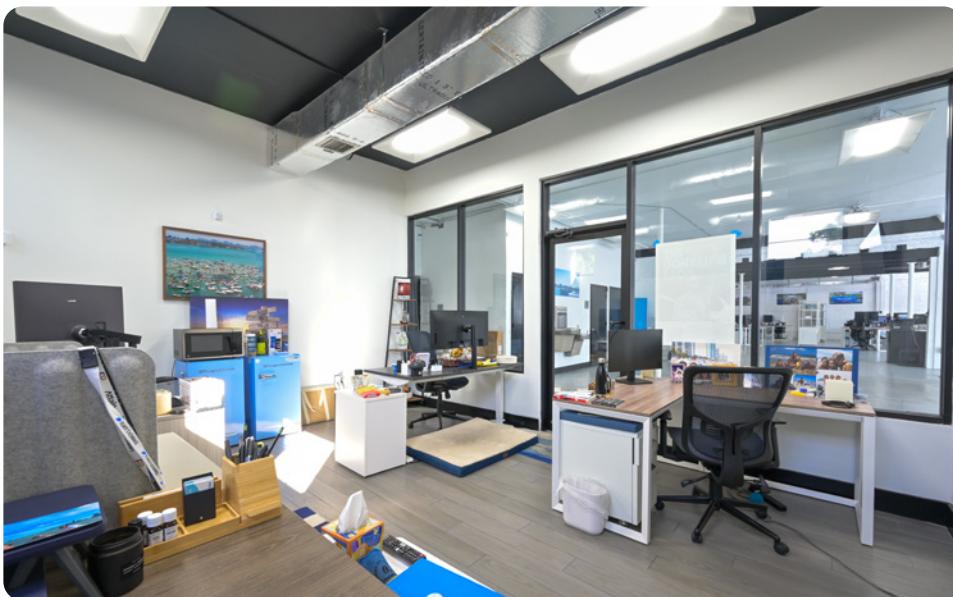
Presenting a highly visible freestanding building on Little River's main NE 79th Street corridor...

- 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



LITTLE RIVER

NE 79 ST 28,000 AADT



SOUTH VIEW

DOWNTOWN MIAMI



MAGIC CITY
INNOVATION DISTRICT



LITTLE HAITI

NE 2ND AVE



101 NE 79 ST

NE 79 ST 28,000 AADT

NORTHWEST VIEW



AREA DEVELOPMENT MAP

THE ALPHA COMMERCIAL

SUBJECT SITE
101 NE 79 ST

79TH ST CORRIDOR

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

PLANNED **Bosco Residences**
8400 NE 1st 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

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 **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.

COMING SOON **La Brasserie**
620 NE 78th St
New waterfront restaurant concept from London-based hospitality group, replacing Tigre.

PLANNED **Padel Courts**
981 NE 79th Street

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.

PLANNED **Prosper Group Assemblage**
1681 & 1725 Kennedy Cswy
Partnership between Jay Roberts & John Jacobson, the site will become a luxury condo tower with up to 147 units and a waterfront restaurant.

PLANNED **Argentine Youth Soccer Academy**
7540 E Treasure Dr
Argentine Youth Soccer Academy

PLANNED **FUTURE PROJECT**
530 NW 75th St
Swedlow Group, AJ Capital Partners - project includes 7,513 units & over 600,000 SF of commercial space with a Tri-Rail station as a standout feature.

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 **Little River Plaza**
279 NE 79th St
12 story affordable apartment building with 250 units and 200 parking spaces by Healthy Housing Foundation.

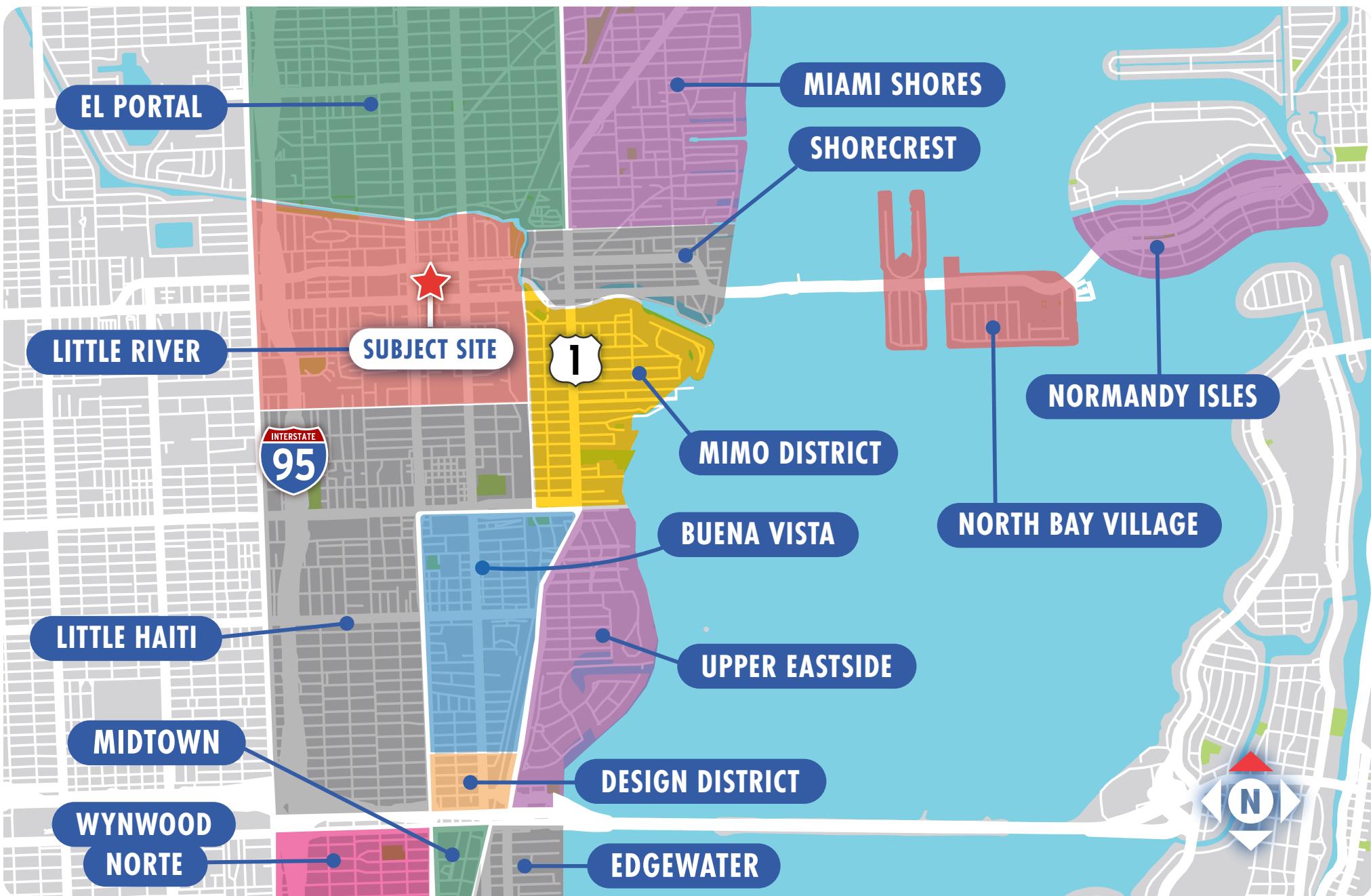
PLANNED **Sunbeam Towers**
1400-1401 79th St Cswy
A 13-acre mixed-use development with 8-10 towers will feature 1,936 residential units, a 200,000 SF office building, 300-room luxury hotel, 670,000 SF of commercial space, marina, and parking.

PLANNED **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.

BIRD'S EYE VIEW



NEIGHBORHOOD MAP





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