

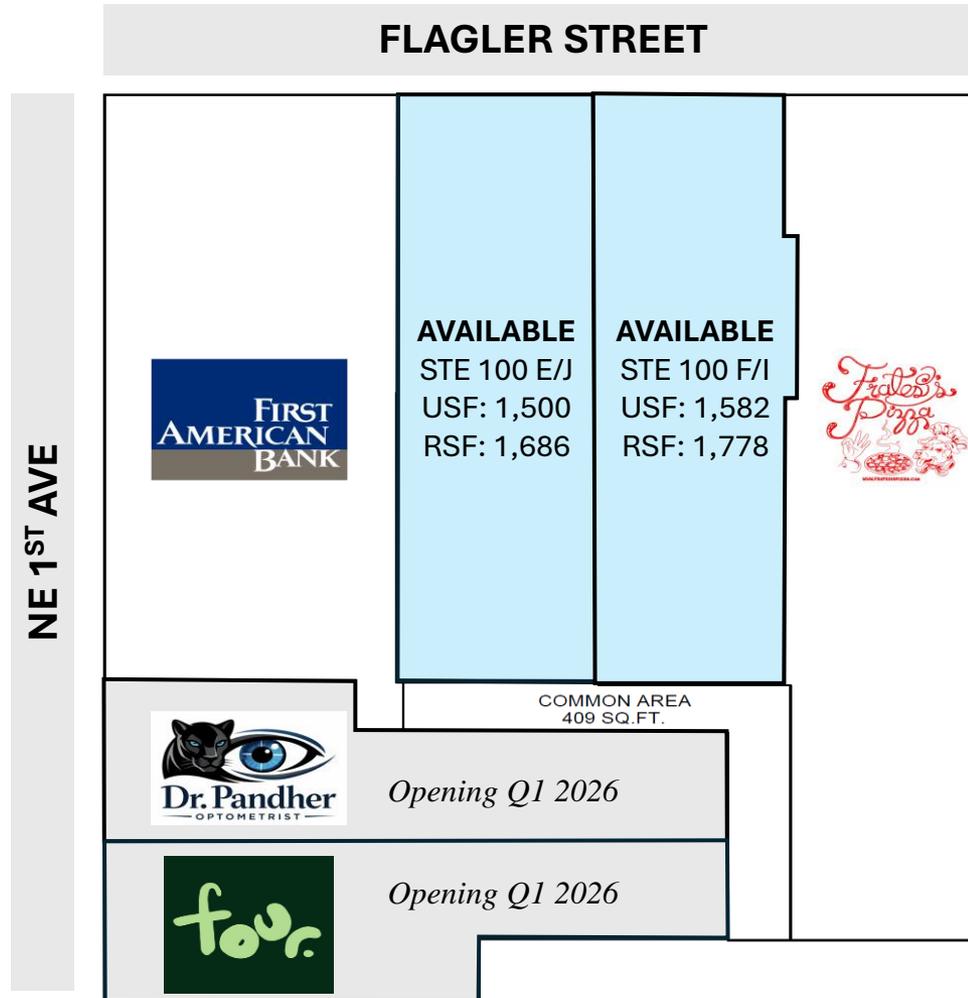
# One Flagler – Retail Opportunities

**Heart of Downtown Miami**

*14 NE 1st Ave, Miami, FL 33132*



# Floorplan



# DDA Grant Program



## **RETAIL GRANT: Up to \$50K**

### Overview:

- In-demand retail businesses
- Fashion-focused retail businesses
- Entertainment, arts, and culture ventures
- One-Stop-Shop destinations

## **Qualifications:**

- Ground-floor
- 3-year minimum lease within district
- Priority to applicants with large local economic impact
- 1+ year operational or strong experience
- Meet zoning/permitting rules
- No liquor, vape, gambling, or other regulated uses
- Participating in 2+ Miami DDA Events
- <1000 sq. ft. businesses eligible for \$25K

# Capital Improvement Projects

## Mana Commons' Park



Q1 2026 (partially completed)

- Lush landscaping and mature trees bringing much-needed green space to downtown
- A new public gathering area for residents, workers, and visitors
- Improved walkability and streetscape activation in the surrounding blocks
- Space for cultural programming, events, and community use

## Streetscape

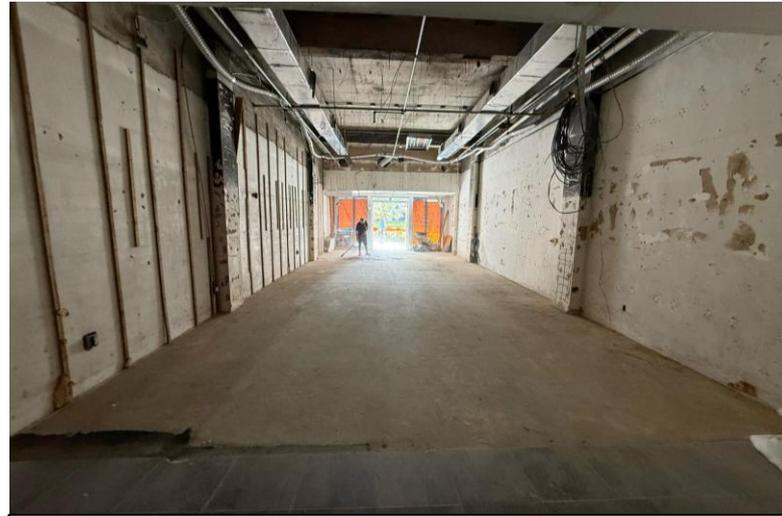


Q1 2026 (partially completed)

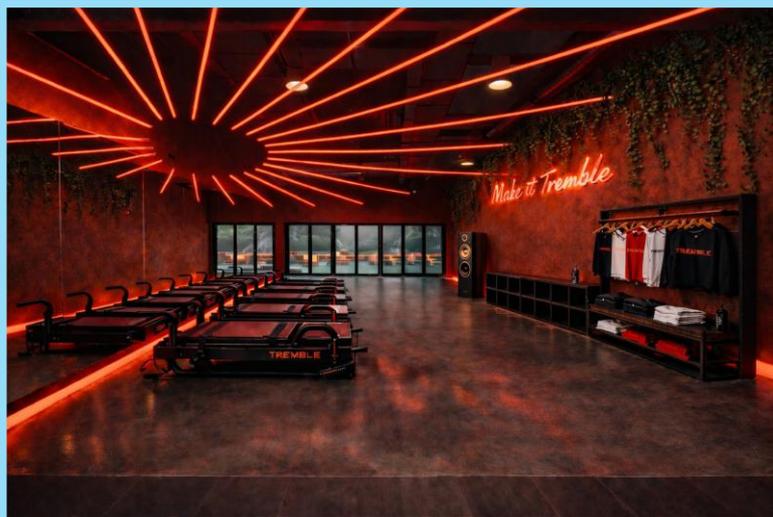
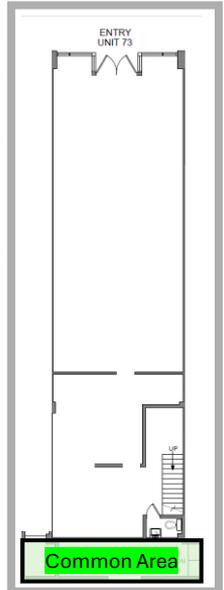
- Expanded, widened sidewalks and curbsless shared-street paving
- Raised travel lanes to sidewalk level to create a festival-style, walkable downtown corridor
- New shade trees, landscaping, and seating areas
- Upgraded lighting, signage, and public art
- Space for outdoor dining, plazas, markets, and community gathering

# Suite 100 E/J

- **Size:** 1,500 USF
- *Features bathroom, back-of-house, and mezzanine*



Existing



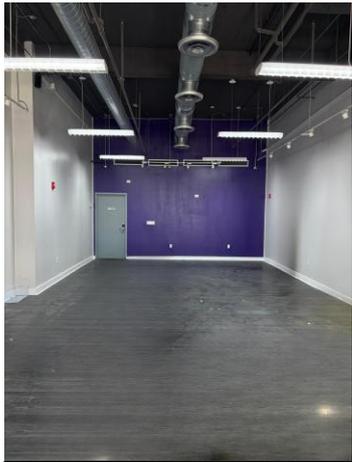
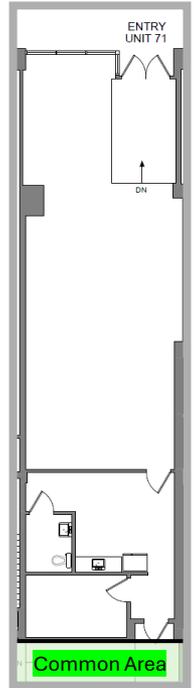
Conceptual “Fitness”



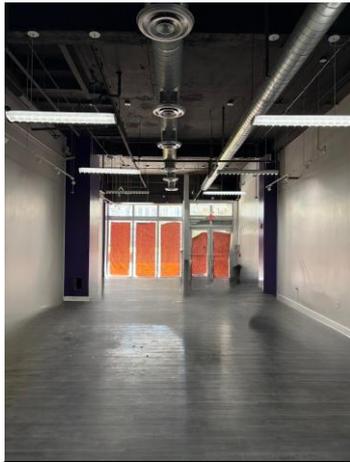
Conceptual “Clothing Store”

# Suite 100 F/I

- **Size:** 1,582 USF
- *Features bathroom, back-of-house, office*



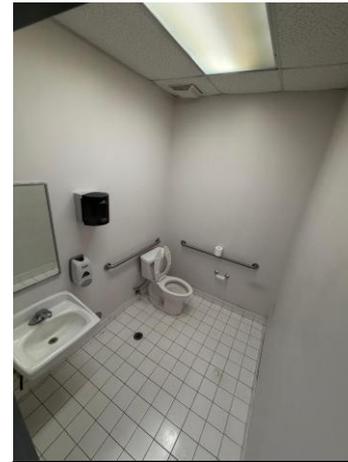
Main Room



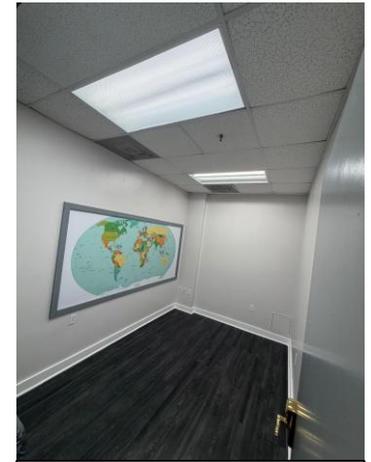
Main Room



Back Room



Bathroom



Office

# Storefront



100F/I

100F/I