

1600 EDGEWATER

1600 NE 2ND AVE, MIAMI FL 33132



FranklinStreet



COMMERCIAL PARTNERS

DELIBERATELY DIFFERENT

HIGH DESIGN PURE PRESTIGE



PROPERTY OVERVIEW

THE PINNACLE OF URBAN OPPORTUNITY

PROPERTY SUMMARY

- 282 Luxury Residential Units
- 5,479 SF Ground Floor Rentable Retail
- 4,255 SF Rooftop Rentable Retail
- Mixed-Use Future Development
- Miami's Most Dynamic Corridor

STRATEGIC LOCATION

- Miami International Airport (MIA): ~10–15 minutes
- Brickell Financial District: ~15–20 minutes
- Miami Design District: ~20–25 minutes
- Downtown Miami: ~15–20 minutes
- Miami Beach / South Beach: ~25–35 minutes depending on causeway traffic

CURATED GROUND RETAIL & ROOFTOP LOUNGE AT THE NEXUS OF WYNWOOD, EDGEWATER, AND THE ARTS DISTRICT

This new development retail space is at the base and crown of a premier residential tower, this retail opportunity offers direct access to Miami's most desirable demographic. 1600 NE 2nd Ave is home to 282 luxury units, providing an immediate, high-income captive audience for ground-floor retail and rooftop dining concepts.

Located on a high-visibility corridor connecting Downtown Miami to the Design District, the property sits minutes from cultural heavyweights like the Pérez Art Museum Miami and the Kaseya Center, as well as the bustling streets of Wynwood.

CURATED RETAIL

THE GROUND FLOOR COLLECTION

Designed for visibility and accessibility, the ground floor features versatile footprints ideal for boutique retail, fast-casual dining, or wellness concepts. The spaces feature modern glass frontage and flexible layouts.

COMBINATION OPPORTUNITY

SUITE 2 & 3 | 2,982 SF COMBINED FLAGSHIP SPACE

Ideal for a full-service restaurant or experiential retail concept

01

SUITE 1

1,246 SF

Ideal for a coffee bar or grab-and-go concept

02

SUITE 2

1,577 SF

High-visibility corner potential

03

SUITE 3

1,405 SF

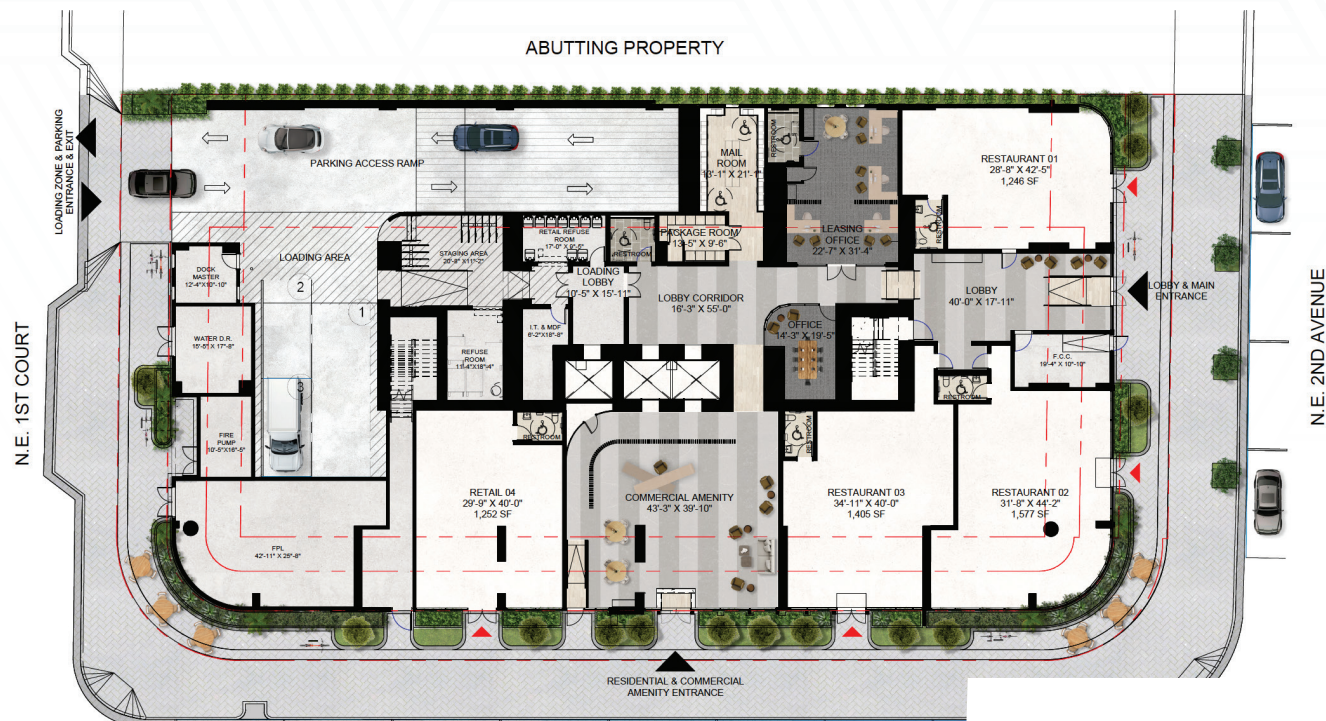
Perfect for boutique services or retail

04

SUITE 4

1,252 SF

Intimate footprint for specialized vendors



1600 EDGEWATER

FranklinStreet

SVN
COMMERCIAL PARTNER
DELIVERING DIFFERENT



ROOFTOP OPPORTUNITY

RESTAURANT & LOUNGE

Elevate the Miami dining experience with a turnkey rooftop hospitality space that perfectly blends indoor luxury with outdoor tropical ambiance. Panoramic city views paired with the energy of the adjacent pool lounge create a resort-style atmosphere for residents and guests alike.

1,372 SF

INDOOR DINING

Climate-controlled, glass enclosed dining space

1,415 SF

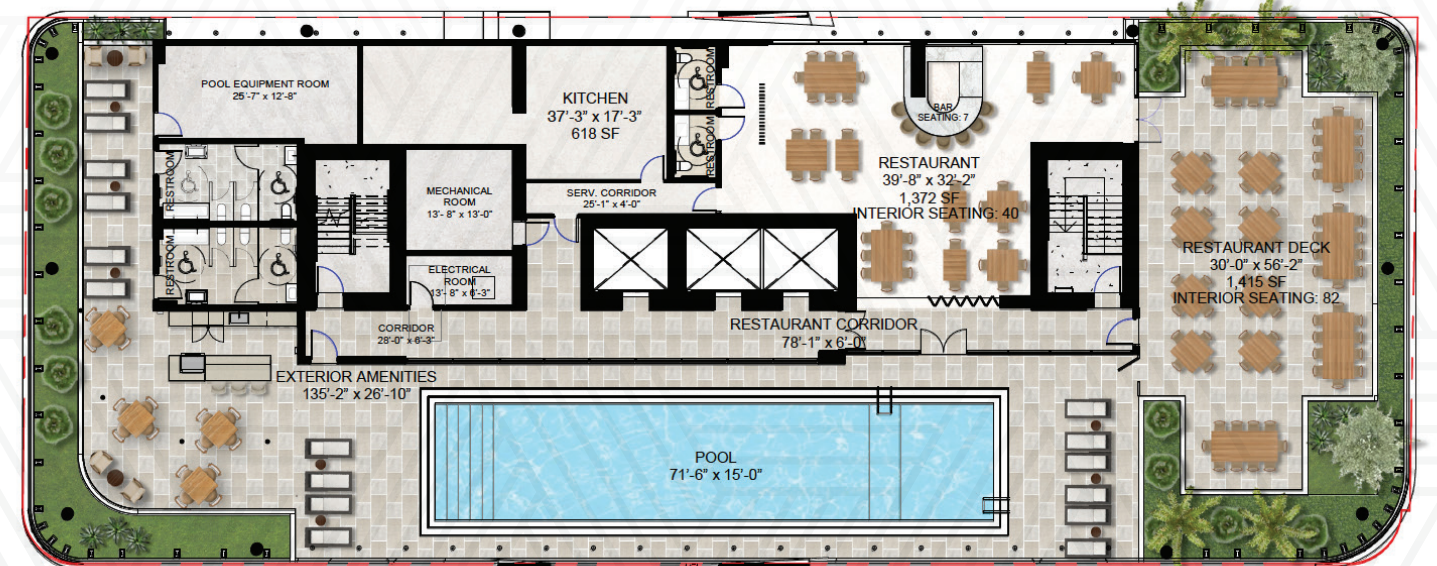
OUTDOOR SEATING

Expansive outdoor terrace adjacent to the pool deck

618 SF

KITCHEN

Dedicated kitchen for efficient operations



THE CENTER OF GRAVITY



1600 NE 2nd Ave serves as the bridge between Miami's most dynamic districts:

- Edgewater & Arts District: Steps from Margaret Pace Park and the waterfront.
- Wynwood: Just blocks from the world-famous street art and nightlife district.
- Design District: A short drive north to luxury fashion houses.
- Connectivity: Immediate access to major thoroughfares, drawing traffic from Bramer BMW and nearby commercial hubs.

Edgewater Development Pipeline

Distance from 1600 NE 2nd Ave, Miami FL
see Miles column ↓

#	PROPERTY	ADDRESS	EST. COMPLETION	UNITS	MILES
1	1601 NE 2nd Ave	1601 NE 2nd Ave Miami FL 33132	1924 Complete	—	< 0.1
2	Aria Reserve	700 NE 24th St Miami FL 33137	South: 2025 / North: 2026 Under Construction	782 combined	1.26
3a	2600 Biscayne	2626 Biscayne Blvd Miami FL 33137	Late 2026 Under Construction	399	1.31
3b	2900 Terrace	2900 NE 26th Terrace Miami FL 33137	2026 Under Construction	324	1.50
4	Bramer Motors Redevelopment	~2060 Biscayne Blvd Miami FL	TBD Planned	624 + 550 (2 towers)	0.74
5	EDITION Residences Edgewater	2121 N Bayshore Dr Miami FL 33137	~2029 Planned	185	0.98
6	2200 Biscayne	2200 Biscayne Blvd Miami FL 33137	TBD (sales 2026) Planned	834	0.95
7	Residence 27	2728 NE 2nd Ave Miami FL 33137	TBD Planned	247	1.40
8	HQ Residences	422 NE 29th St Miami FL 33137	Groundbreak Q3 2026 Planned	—	1.52



RAFAEL ROMERO

Regional Managing Director
Rafael.Romero@FranklinSt.com
305.349.3922



RAYZA PEREZ

Director
Rayza.Perez@FranklinSt.com
305.349.3922



KAYLA MONTENEGRO

Associate
Kayla.Montenegro@FranklinSt.com
305.349.3922



RUBEN RUBAN

Senior Advisor
Ruben.Ruban@svn.com
305.359.8090

