

**FOR SALE**

*HISTORIC BUILDING &  
DEVELOPMENT SITE*

**100 NE  
1ST AVE &  
54 NE  
2ND ST**

MIAMI, FL 33132

**GRIDLINE**  
PROPERTIES





# Executive Summary

This offering represents a rare and highly strategic opportunity to acquire two premier assets in the heart of Downtown Miami: the iconic, five-story Old U.S. Post Office Building, a 35,455-square-foot historic landmark, and an adjacent 15,000-square-foot vacant development site.

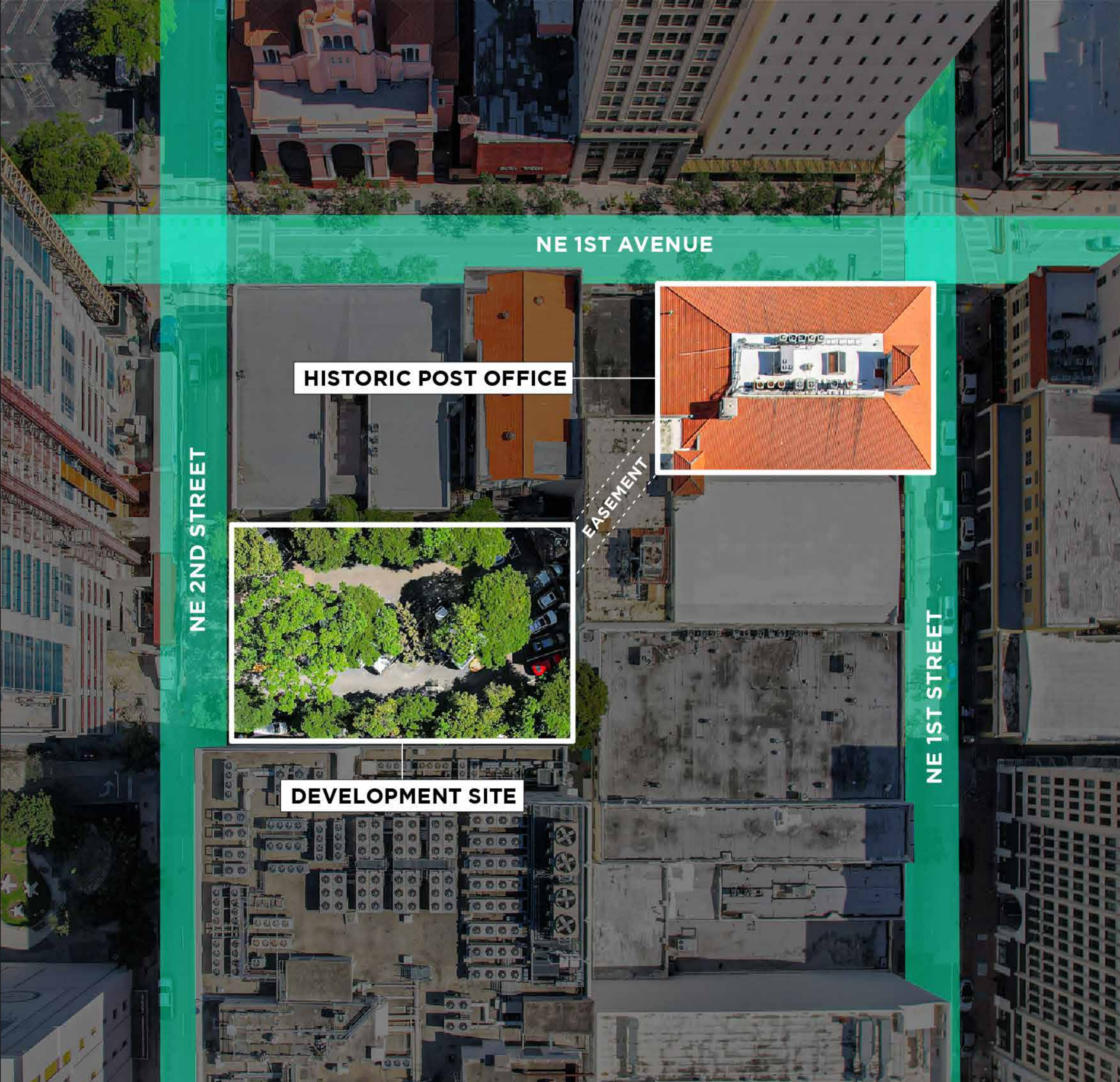
Together, these properties offer an unparalleled blend of historical significance, completed renovations, and exceptional redevelopment potential—positioning them as a cornerstone investment in Miami’s dynamic urban core.

## INTEGRATED DEVELOPMENT POTENTIAL

The combined assets present a unique opportunity to create a seamlessly integrated project that harmonizes the historic charm of the Post Office Building with the modern potential of the adjacent site. A shared ground-floor lobby featuring retail and hospitality amenities could unify the two properties, delivering a distinctive, high-value experience for residents, guests, and visitors alike.

This is a rare chance to capitalize on Downtown Miami’s accelerating growth, leveraging the synergy of a landmark property and prime development-ready land to create a transformative investment with enduring value.

	POST OFFICE BUILDING	DEVELOPMENT LAND
Address	100 NE 1st Ave	54 NE 2nd St
Building Size	35,659 SF	0
Lot Size	9,330 SF	15,000 SF
Price	\$24,000,000	





# Historic Post Office Building

Originally completed in 1914, the Old U.S. Post Office Building is one of Downtown Miami’s most recognizable and historic landmarks. The current owner has undertaken substantial renovations, positioning the property for use as a vertical entertainment complex.

The proposed concept includes bars, breweries, cafes, and restaurants, leveraging the building’s historic charm to create a unique destination that aligns with the growing demand for experiential dining and entertainment in the area.

ADDRESS	100 NE 1st Avenue
FOLIO	01-0110-050-1140
BUILDING SIZE	35,659 SF
LOT SIZE	9,330 SF
LEVELS	5
YEAR BUILT	1917
YEAR RENOVATED	2022





# Development Land

Adjacent to the Post Office Building, this 15,000-square-foot vacant lot offers significant redevelopment opportunities under Miami’s T6-80-O zoning, which permits high-density mixed-use projects.

While current plans outline a hotel and residential development, the site’s zoning flexibility allows developers to adapt and maximize its potential to suit their own vision.

### PRIME DEVELOPMENT OPPORTUNITY

Situated directly adjacent to the historic Post Office Building, the 15,000-square-foot vacant lot offers exceptional development potential under Miami’s T6-80-O zoning, which allows for high-density, mixed-use projects.

While current proposed plans envision a hotel and residential development, the site’s zoning flexibility empowers developers to customize and optimize their vision, unlocking maximum value and versatility in one of Miami’s most sought-after locations.

STORIES	26	80 by right - higher with bonuses
RESIDENTIAL UNITS	100	344 by right - +/- 516 with TDD's
HOTEL SUITES	125	688 by right - +/- 1,033 with TDD's
GROSS SF	209,305	N/A
RETAIL SF	4,900	N/A
PARKING SPACES	N/A	Not required by zoning
TOTAL FLR	N/A	360,000 SF / 24 x lot size (unlimited with bonus)

ADDRESS	54 NE 2nd Street
FOLIO	01-0110-050-1030
LOT SIZE	15,000 SF 0.34 Ac
DEVELOPMENT AS OF RIGHT	344 Units / 688 hotel units
MAX HEIGHT	80 Stories
DENSITY OVERLAY	1,000 unit/Ac
ZONING	T6-80-O





# Downtown Miami

Downtown Miami is undergoing a historic transformation, rapidly emerging as the city's urban epicenter. Once overlooked, it has now become Miami's crown jewel, offering an unmatched combination of limitless zoning potential, iconic architecture, and breathtaking waterfront views.

The district is thriving with major new developments, world-class cultural landmarks, and a surge of residents and businesses, solidifying its status as Miami's next premier destination for commerce, lifestyle, and innovation. Investors have a unique opportunity to capitalize on this unprecedented momentum and establish a foothold in one of the country's most dynamic urban markets.

At the heart of this evolution stands the historic Old U.S. Post Office Building, a high-profile corner property at the gateway to the Diamond District. Just steps from the revitalized Flagler Street Corridor, this high-visibility site is surrounded by boutique retail, an emerging culinary scene, and vibrant pedestrian-friendly streetscapes, making it one of Downtown Miami's most compelling investment opportunities.





# East View



Miami Beach

South Beach

Fisher Island

Aston Martin Residences

Jungle Island

FLP Solar Amphitheater at Bayfront Park

Port of Miami

One Biscayne Tower

Citigroup Center

JW Marriot Marquis Miami

Southeast Financial Center

Whole Foods

Olympia Theater

Langford Hotel

50 Biscayne

Intercontinental Miami

Julie & Henry

Historic Alfred DuPont Building

Security Building

Metromover Inner Loop

Gesu Church

Metro Mall

Diamond District

New World School of the Arts

Miami Dade College

Waldorf Astoria

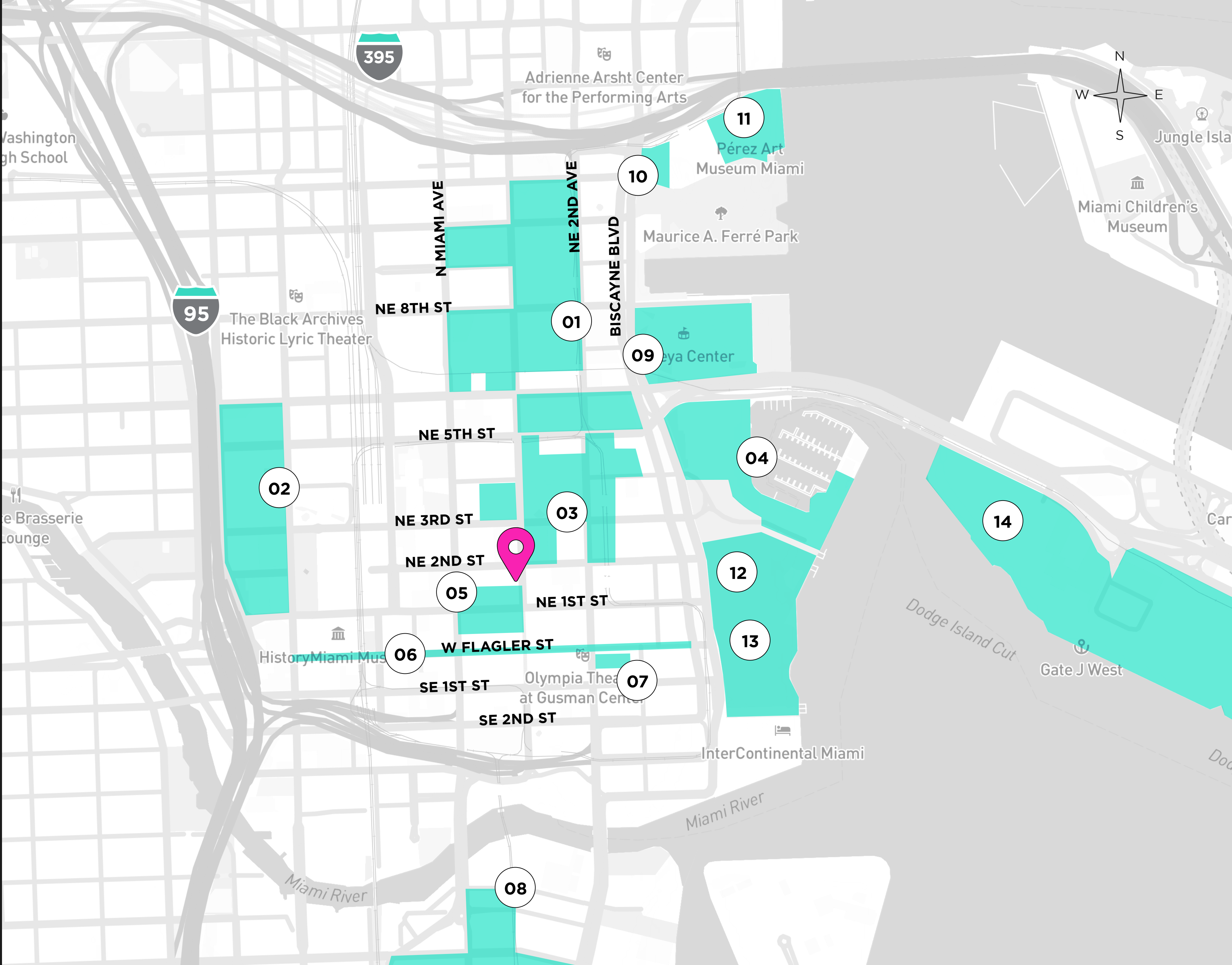
The Elser Hotel Miami

Kaseya Center



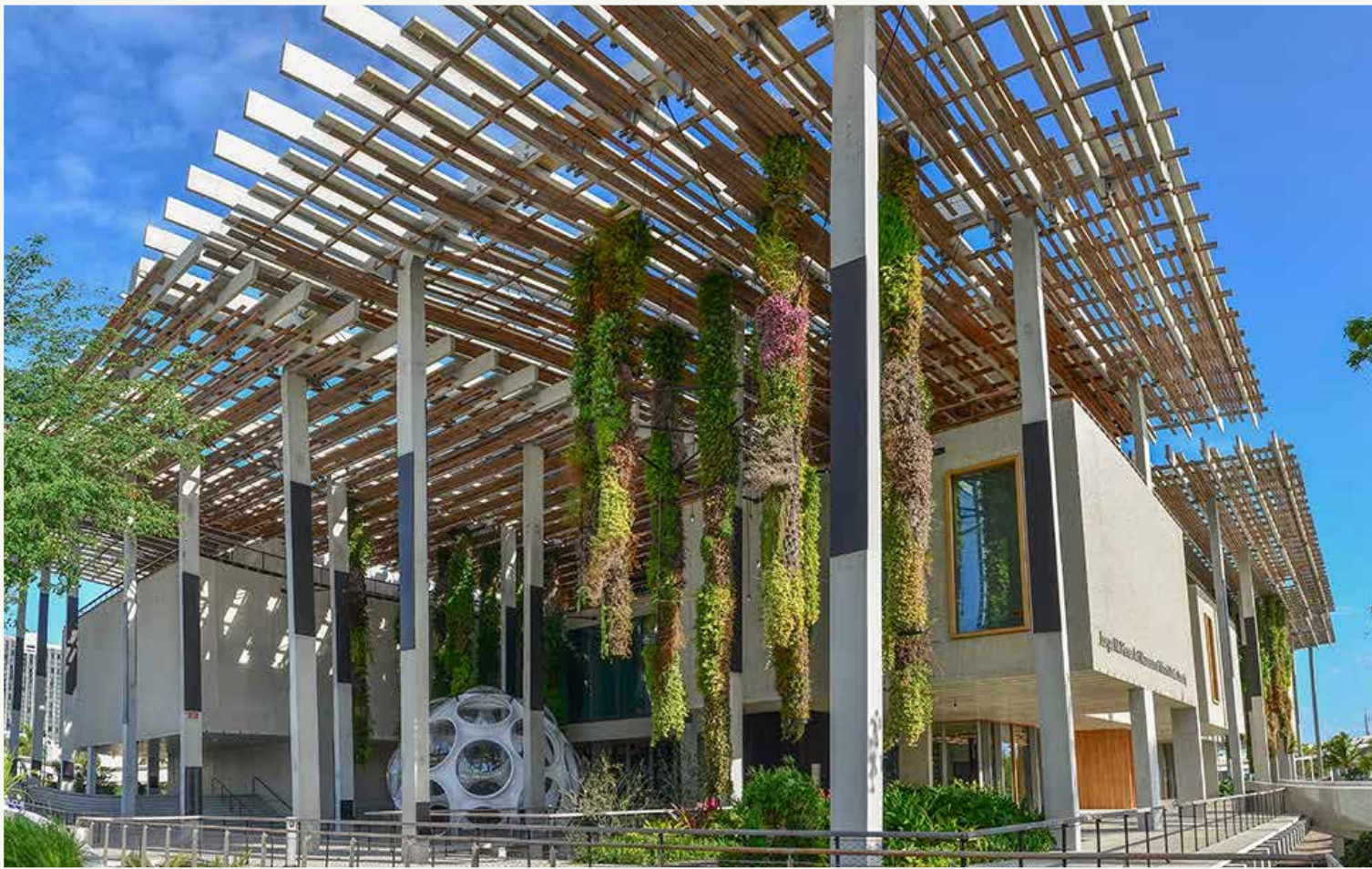
# Downtown Map

- 1. Miami World Center
- 2. Miami Central / Brightline
- 3. Miami Dade College
- 4. Bayside Marketplace
- 5. Diamond District
- 6. Flagler Street
- 7. Julia & Henry's
- 8. Brickell City Centre
- 9. Kaseya Center
- 10. Frost Science Museum
- 11. Perez Art Museum
- 12. Bayfront Park
- 13. FPL Solar Amphitheater
- 14. Port of Miami





# Downtown Miami Highlights





# GRIDLINE

PROPERTIES

# 100 NE 1ST AVE & 54 NE 2ND ST

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