



# ATLANTIC SQUARE

NOW OPEN



777 NW 2ND AVE,  
MIAMI, FL 33136

**NEWMARK**





# LIFE *in* MOTION

Located in Miami's downtown core just steps away from the Brightline, Metrorail, and Metromover, Atlantic Square offers 616 luxury apartments with the latest features and amenities and 25,000 sq ft of ground floor retail.





# 3-MILE STATS



POPULATION  
279,874



ESTIMATED  
HOUSEHOLDS  
123,220



AVERAGE  
HOUSEHOLD INCOME  
\$83,291



MEDIAN AGE  
39.2



BUSINESSES  
27,576



## PROPERTY OVERVIEW

# WHY LEASE AT ATLANTIC SQUARE?

### PREMIER LOCATION IN THE HEART OF MIAMI

- Situated at 777 NW 2nd Ave, Atlantic Square is at the epicenter of the vibrant Miami Worldcenter district.
- Directly connected to mass transit, including Brightline, Metrorail, and Metromover.
- Surrounded by over 1,000 new residential units, luxury hotels, and Class-A office buildings.

### FIVE UNIQUE RETAIL BAYS

- Retail A–E offer varied sizes and ceiling heights (up to 17'6") to accommodate different tenant needs—from coffee shops and salons to high-end retail or showrooms.
- Highly visible street-front locations with direct pedestrian access and multiple entry points.
- Ceiling heights ranging from 11' to 17'+ provide an open and modern retail environment.

### BUILT-IN FOOT TRAFFIC

- Located at the base of a high-end residential tower, ensuring immediate customer base.
- Proximity to major amenities and attractions like Frost Science Museum, FTX Arena, and Bayside Marketplace.

### MODERN INFRASTRUCTURE

- New construction with premium HVAC, lighting, and ceiling finishes already designed.
- Access to service corridors, loading zone, and bike storage for operational ease.

### FLEXIBLE LEASING OPTIONS

- Combine units for larger footprints or maintain boutique footprints.
- Ideal for retail, fitness, café, beauty, or lifestyle brands.



# FLOOR PLAN



- RETAIL A  
5,533 SF
- RETAIL B  
3,657 SF
- RETAIL C  
3,219 SF
- RETAIL C-1  
1,252 SF
- RETAIL D  
5,458 SF
- RETAIL D-1  
LEASED
- RETAIL D-2  
1,372 SF
- RETAIL D-3  
2,650 SF
- RETAIL E  
3,054 SF

NEARBY TENANTS





EXPANSIVE COMMUNAL AREAS



EXTENSIVE CO-WORKING SPACES



# NEIGHBORHOOD



- RETAILERS
- RESTAURANTS
- METRO RAIL STATIONS
- BRIGHTLINE STATIONS

### RETAILERS

1. Bath & Body Works
2. Champs Sports
3. Crocs
4. Foot Locker
5. GNC
6. IT'SUGAR
7. Marshalls
8. Publix
9. Target
10. Ross Dress For Less
11. Ross Dress For Less
12. Sephora
13. Victoria's Secret & PINK
14. Whole Foods Market

### RESTAURANTS

1. Bubba Gump Shrimp Co
2. Chicken Kitchen
3. Chicken Kitchen
4. Chick-fil-A
5. Chili's
6. Five Guys
7. Fleming's Prime Steakhouse & Wine Bar
8. La Granja
9. Landshark Bar & Grill-Miami Bayside
10. Nathan's Famous
11. Sushi Sake
12. The Capital Grille
13. Brasserie Laurel
14. Cafe Motek - Downtown
15. Central Fare Food Collection
16. Joe and the Juice

### TRANSIT

- Metrorail
- Brightline
- Metromover

### SHOPPING

- Target
- Publix
- Apple Store
- Brickell City Centre
- Miami Worldcenter
- Bayside Marketplace

### DINING

- Brasserie Laurel
- Red Rooster Overtown
- Sushi Sake Biscayne
- Cafe Motek - Downtown
- Central Fare Food Collection
- Joe and the Juice

### ENTERTAINMENT

- Lyric Theatre
- Pérez Art Museum Miami
- Arsht Center
- Kaseya Center
- Frost Museum of Science
- Olympic Theatre

### PARKS

- Bayfront Park
- Lummus Park
- Maurice A. Ferre Park
- Henry Reeves Park



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**NEWMARK**

**NMRK.COM**

Newmark has implemented a proprietary database and our tracking methodology has been revised. With this expansion and refinement in our data, there may be adjustments in historical statistics including availability, asking rents, absorption and effective rents. Newmark Research Reports are available at [nmrk.com/insights](http://nmrk.com/insights).

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