

**flow** BRICKELL



**VERTICAL**  
REAL ESTATE

**WATERFRONT RETAIL FOR LEASE**

275 SW 6th Street, Miami FL 33130





## LIVE LIFE IN FLOW

Vertical Real Estate is proud to exclusively offer a retail leasing opportunity at Flow Brickell, located in the heart of Miami's most connected neighborhood. Together, we are shaping more than a building, we are creating a cultural and commercial landmark where living, working, dining, and gathering flow seamlessly.

Rising 54 stories on the Miami River, Flow Brickell offers 632 residences, 39,000 square feet of restaurants and retail, and an exclusive marina with boat dockage. This rare waterfront feature integrates the project into Miami's vibrant riverfront lifestyle. It provides direct access for those arriving by water and creates unique opportunities for retailers and restaurateurs.

At Flow Brickell, we are building more than square footage. We are building a shared movement of commerce, culture, and connection. We invite you to join us in shaping the future of Miami's urban experience.



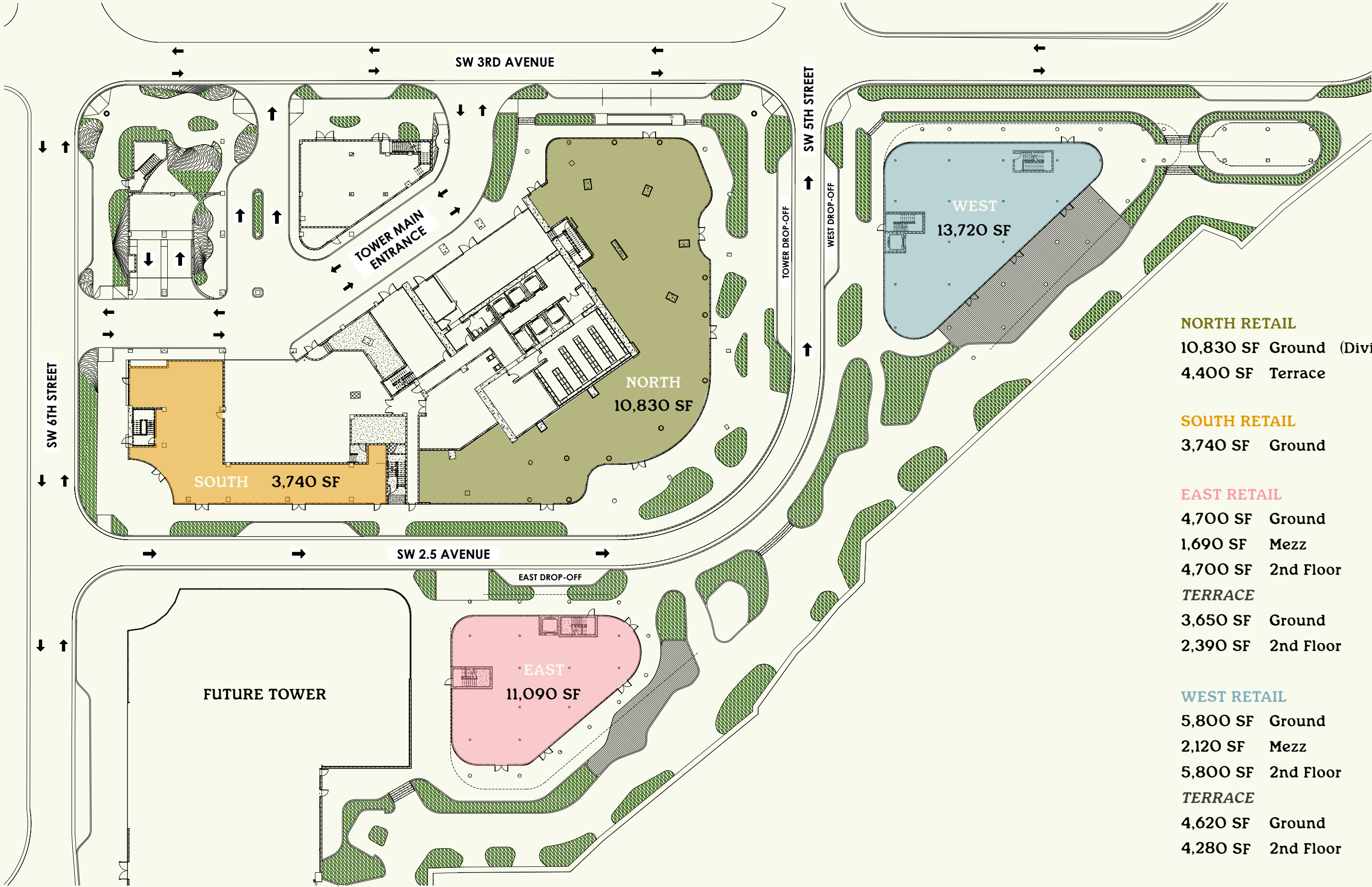
# PROPERTY DESCRIPTION

Flow Brickell is a multi-tower mixed-use project that unites residences, retail, and community space. Designed by Kobi Karp & Rockwell Group, its modern architecture of glass, steel, and natural textures reflects openness and light. Interiors prioritize wellness with terraces, lounges, and spaces for renewal. The retail design features expansive frontages, high ceilings, and pedestrian connections that create vibrancy at the street level.

ADDRESS:	275 SW 6th St, Miami, FL 33130
NEIGHBORHOOD:	Brickell / Miami River
PROPERTY TYPE:	Mixed-Use / Waterfront
TOTAL RESIDENTIAL:	632 Units (Phase 1)
COMMERCIAL SPACE:	+/- 58,720 SF
BOAT ACCESS:	Dockage Available
SUGGESTED USES:	Food & Beverage, Dry Retail Showroom, Spa & Wellness







**NORTH RETAIL**  
10,830 SF Ground (Divisible)  
4,400 SF Terrace

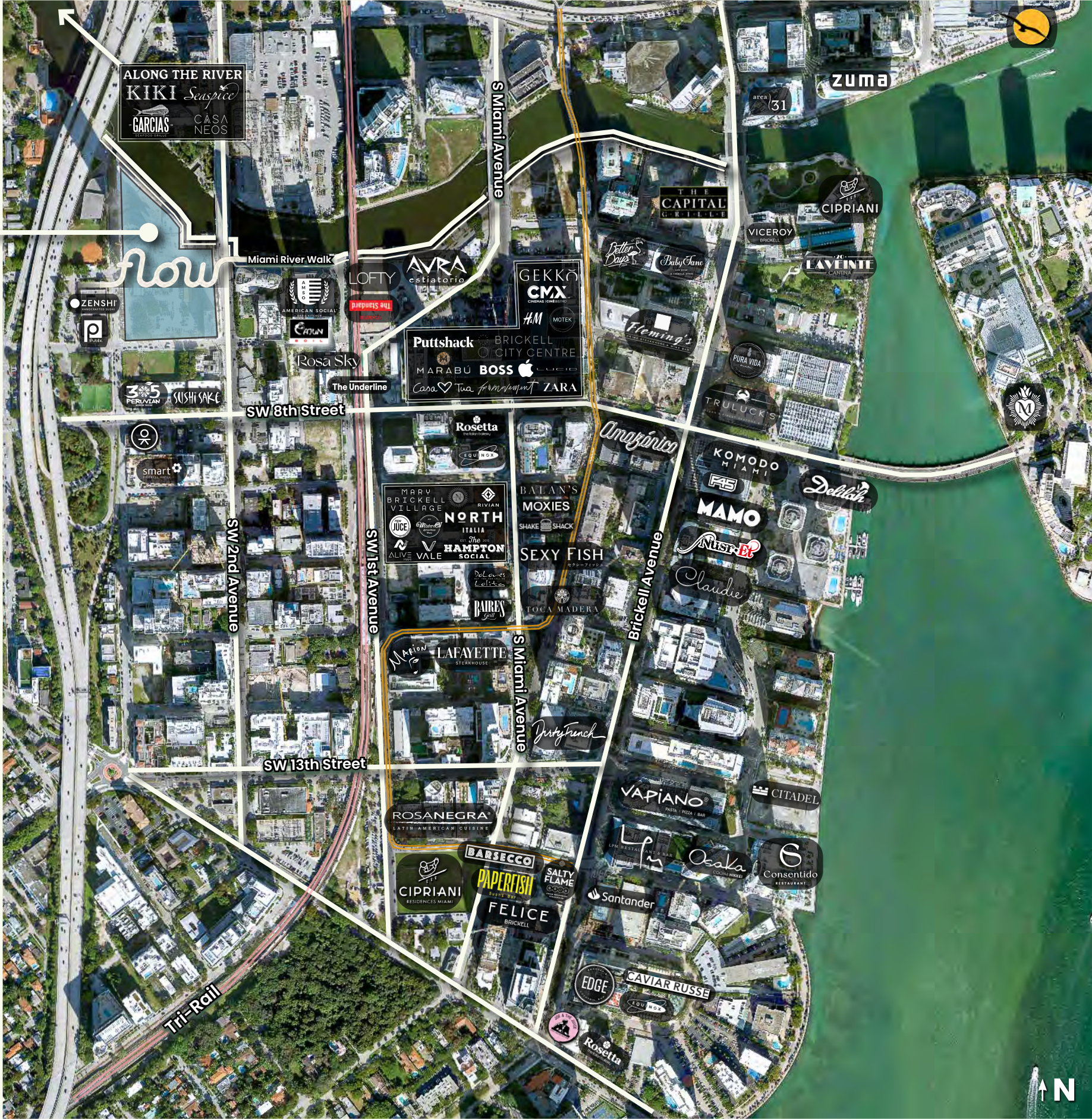
**SOUTH RETAIL**  
3,740 SF Ground

**EAST RETAIL**  
4,700 SF Ground  
1,690 SF Mezz  
4,700 SF 2nd Floor  
**TERRACE**  
3,650 SF Ground  
2,390 SF 2nd Floor

**WEST RETAIL**  
5,800 SF Ground  
2,120 SF Mezz  
5,800 SF 2nd Floor  
**TERRACE**  
4,620 SF Ground  
4,280 SF 2nd Floor







NEIGHBORING TENANTS

KIKI

SEXY FISH  
セクシーフィッシュ

GEKKŌ  
JAPANESE STEAKHOUSE

Amazonico

KOMODO  
MIAMI

MOTEK

PURA VIDA  
miami

CASA  
NEOS

AVRA  
estiatorio

BAGATELLE

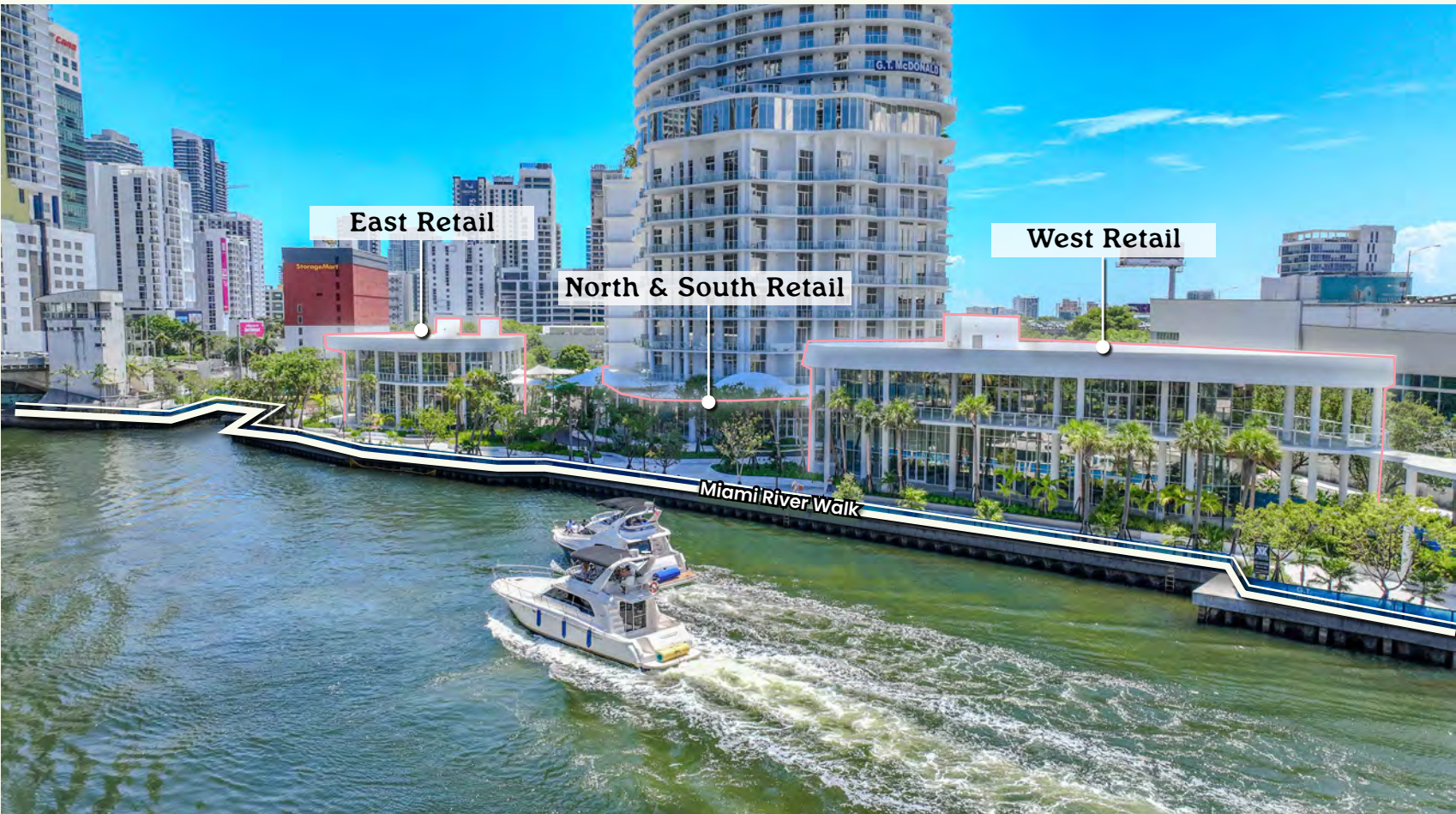
Casa ♥ Tua

Fleming's  
PRIME STEAKHOUSE & WINE BAR













North Retail Space Interior



East Retail Space Terrace



East Retail Space Exterior



West Retail Space Interior 2nd Floor





Numerous surrounding developments



Bustling cosmopolitan neighborhood



Underline within walking distance



Nearby Brightline Miami Station



Vibrant entertainment and hospitality scene



Community flowing along the Miami River







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We are a boutique real estate company based in Miami, FL, focused on cutting edge food & beverage brands and aspirational retail.

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