

DOWNTOWN MIAMI

1040 Biscayne Blvd, Miami, FL 33132

FOR LEASE

GROUND FLOOR RETAIL

Ground Floor Retail
4,507 SF ±

Biscayne Blvd



Position your brand at the center of it all — with retail frontage at the **iconic Ten Museum Park.**

This premier ground floor space delivers unmatched visibility along Biscayne Boulevard, capturing the attention of over 75,000 daily commuters and foot traffic from Downtown Miami's elite. Expansive storefront windows offer a modern canvas for your brand, drenched in natural light and surrounded by luxury condos, cultural landmarks, and high-rise energy.

Located at the crossroads of Miami's most influential districts — Brickell, Wynwood, the Design District, and the Arts & Entertainment District — this retail opportunity is more than square footage. It's a stake in the future of Miami.

Whether you're launching a flagship store, café, showroom, or boutique concept, this is your front-row seat to the city's nonstop momentum.





EXECUTIVE SUMMARY



MIN. DIVISIBLE: **700 SF ±**
 MAX. CONTIGUOUS: **4,507 SF ±**



LEASING RATE: **Contact Us**

Area Highlights

- Situated in the heart of Downtown Miami, offering easy access to **Wynwood, Edgewater & Brickell**
- Three blocks north of Miami World center with stores such as Apple (coming soon), Lululemon, Club Studio, Sephora, Earls Kitchen, Bowlero, and much more dining and entertainment.
- Close proximity to major public transportation routes, I-395, I-95 and Biscayne Blvd
- Surrounded by multimillion dollar condominiums such as 1000 Museum, Aston Martin Residences, Marquis, 900 Biscayne, Marina Blue, among many others
- Near art galleries, theaters, and museums that enrich the local cultural landscape, including the Frost Science Museum, Pérez Art Museum Miami (PAMM), the arena, and Maurice A. Ferré Park

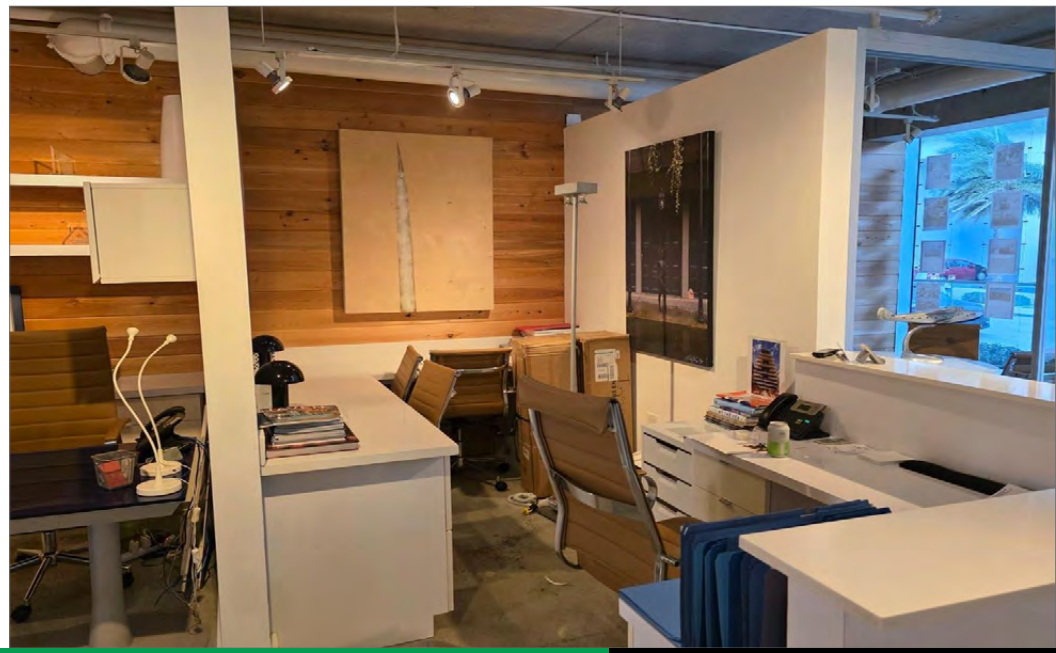








PHOTOS

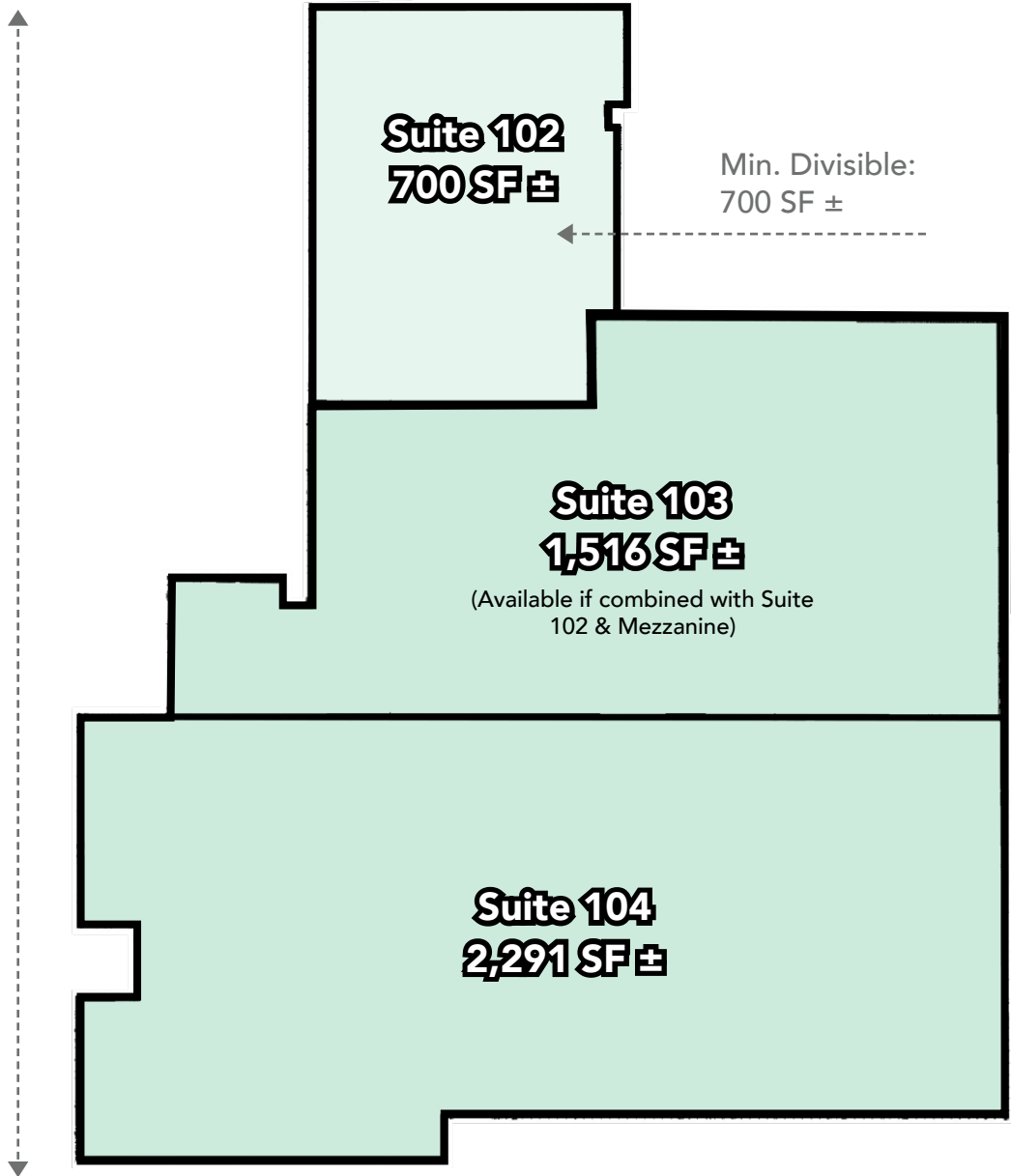




FLOORPLAN



Max. Contiguous
4,507 SF ±



Biscayne Blvd



AERIAL VIEW (North to South View)



1.2 Miles to Brickell

Kaseya Center

MAURICE A. FERRE PARK

FROST SCIENCE

Biscayne Blvd

McArthur Causeway

RENDERING OF FUTURE NEW BRIDGE



AERIAL VIEW (East to West View)



1.2 Miles to Brickell

Kaseya Center

Biscayne Blvd

FROST SCIENCE

MAURICE A. FERRE PARK



RENDERING OF FUTURE NEW BRIDGE

McArthur Causeway



AERIAL VIEW (S.E. to N.W. View)



1.9 Miles to Wynwood

2.1 Miles to Midtown

Biscayne Blvd

McArthur Causeway

FROST SCIENCE

MAURICE A. FERRE PARK

Adrienne Arsht Center FOR THE PERFORMING ARTS OF MIAMI-DADE COUNTY



RENDERING OF FUTURE NEW BRIDGE

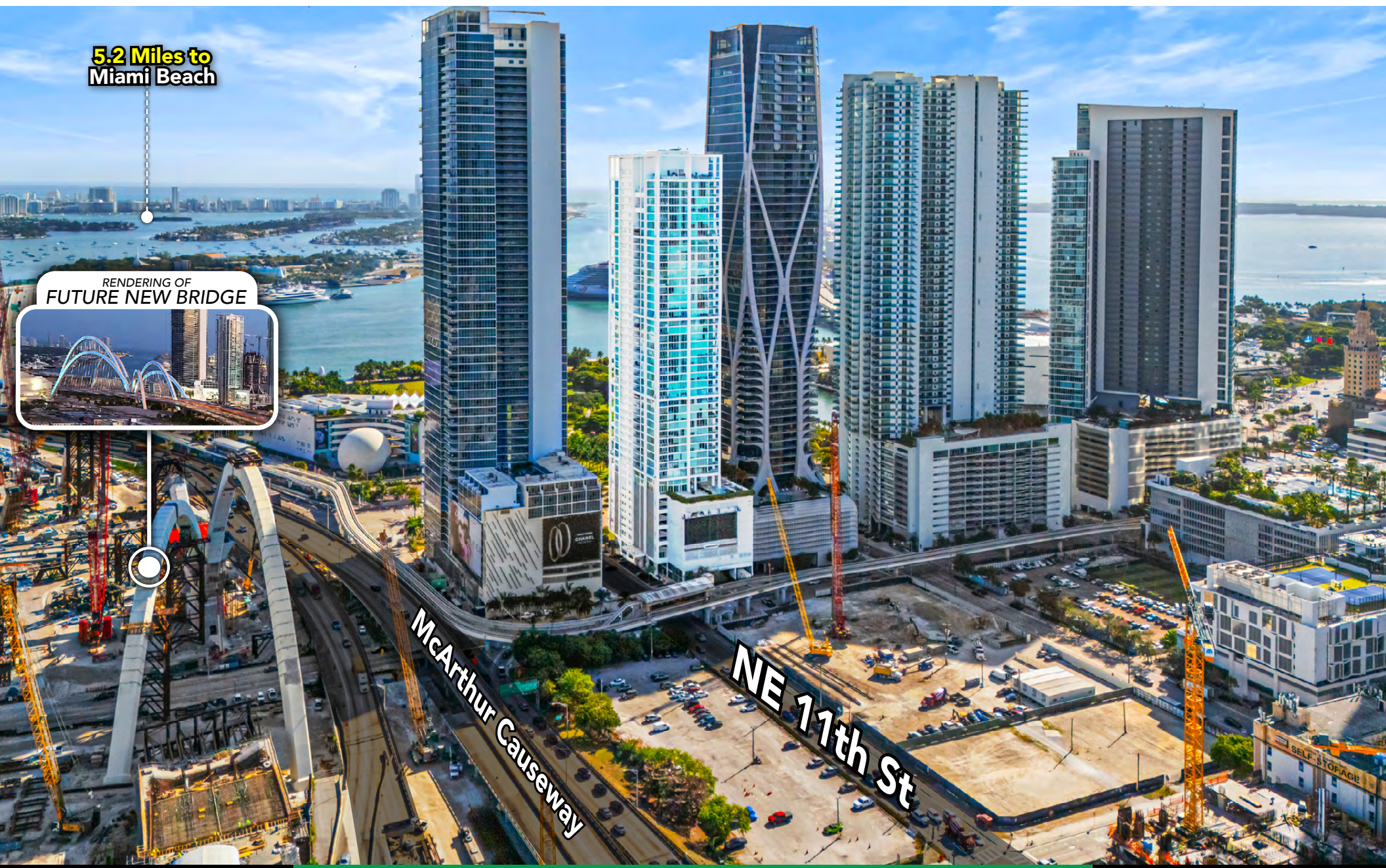


AERIAL VIEW (West to East View)

5.2 Miles to Miami Beach



RENDERING OF FUTURE NEW BRIDGE



McArthur Causeway

NE 11th St



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NEXT TO THE FUTURE NEW BRIDGE

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TEN MUSEM PARK is located next to the upcoming SIGNATURE BRIDGE
Full Completion is Scheduled for 2024



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