

# EDGEWATER

2322 NE 2nd Ave, Miami, Florida 33137

TURN KEY  
CAFE SPACE

FOR LEASE

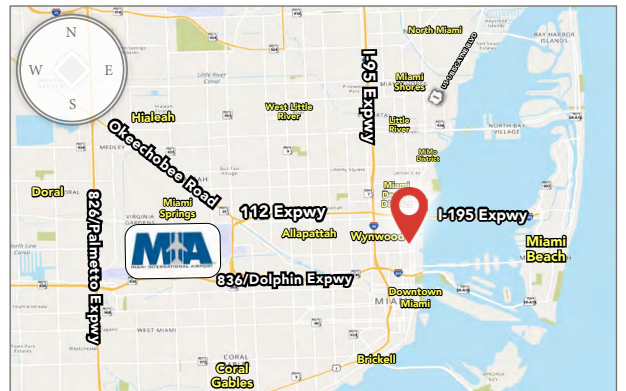


	AVAILABLE SPACE:	<b>1,332 SF ±</b>
	LEASING RATE:	<b>\$80/SF NNN</b>
	ZONING:	<b>T6-36a-O</b>



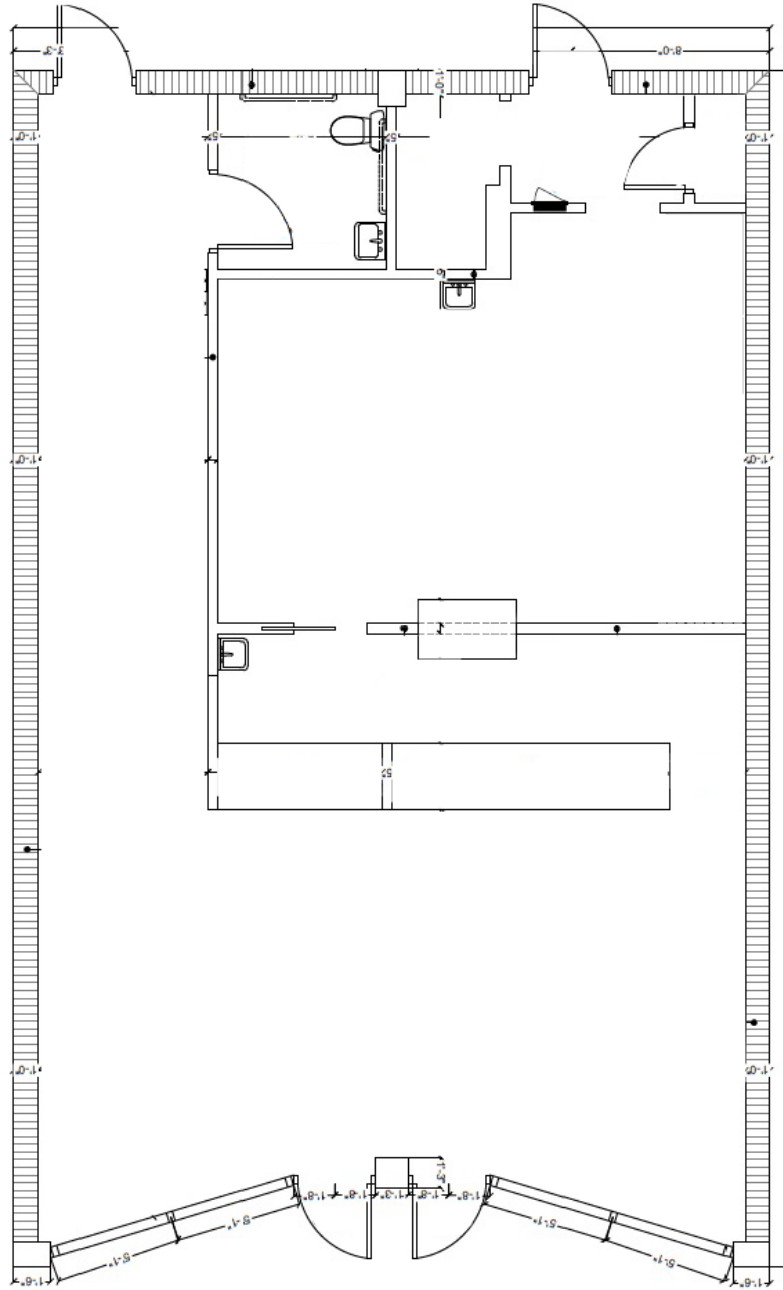
**PROPERTY HIGHLIGHTS**

- Located in Edgewater, Miami
- Second gen Cafe/Restaurant space
- Currently under renovation
- Excellent visibility on NE 2nd Ave (approx. 11,500+ DTC)
- Parking on-site + Street parking
- Signage opportunity
- Direct access to I-195, I-395 and I-95
- Minutes from Design District, Downtown Miami, The beaches and more



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**NE 2nd Ave**



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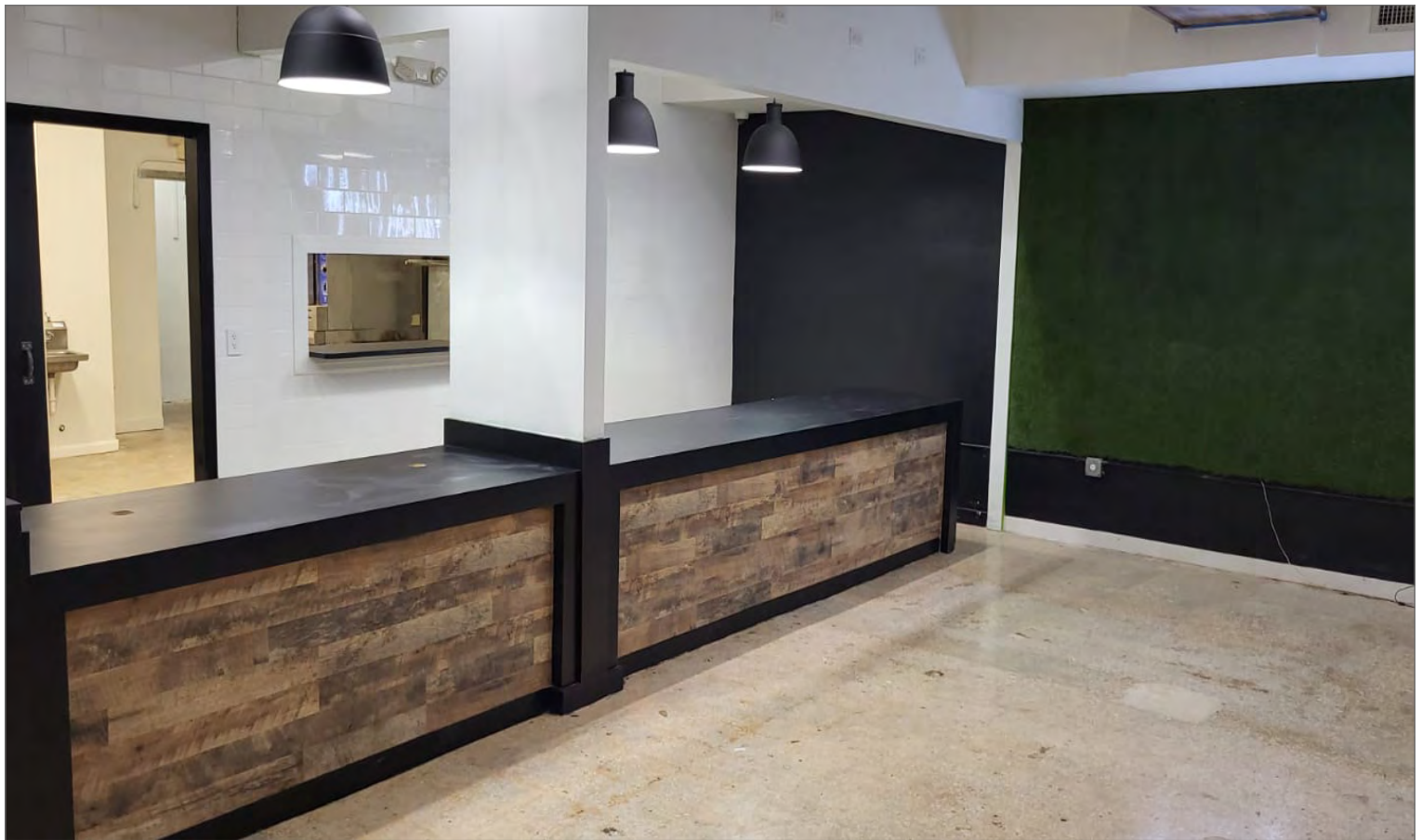
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# EDGEWATER

## New Developments

### 7,000+ Units



#### NEMA

**2900  
Biscayne Blvd**  
Miami, FL 33137

- 588 Units
- Whole Foods



#### VILLA MIAMI

**700  
NE 29th St**  
Miami, FL 33137

- 70 Units
- 20,000 SF Commercial  
Major Food Group  
Restaurant



#### EDGEWATER COLLECTIVE

**1900-2000  
Biscayne Blvd**  
Miami, FL 33132

- 1,292 Units
- 19,300 SF Commercial



#### 2626 BISCAYNE

Miami, FL 33137

- 399 Units
- 109,643 SF Office
- 6,122 SF Commercial



#### RESIDENCE 23

**212  
NE 23rd St**  
Miami, FL 33137

- 369 Units
- 13,500 SF Retail



#### URBAN22 Two Towers

**2200  
NE 2nd Ave**  
Miami, FL 33137

- 441 Units
- 7,168 SF Retail
- 5,692 SF Office



#### BISCAYNE 21 Three Towers

**2121  
N Bayshore Dr**  
Miami, FL 33137

- 705 Units
- 8,433 SF  
Commercial



#### EDITION RESIDENCES

East Tower of  
Biscayne 21



#### 1775 BISCAYNE

**1775  
Biscayne Blvd**  
Miami, FL 33132

- 544 Units
- 50,000 SF Commercial
- 10,000 SF Retail



#### METRO EDGEWATER

**452  
NE 31st St**  
Miami, FL 33137

- 279 Units



#### THE EDGE

**490  
NE 29th St**  
Miami, FL 33127

- 96 Units
- 5,373 SF Retail



#### ARIA RESERVE Two Towers

**710  
NE 24th St**  
Miami, FL 33137

- 792 Units



#### HAMILTON ON THE BAY

**555  
NE 34th St**  
Miami, FL 33137

- 241 Units



#### COVE MIAMI

**456  
NE 29th St**  
Miami, FL 33137

- 116 Units



#### VIDA EDGEWATER

**410  
NE 35th Terr**  
Miami, FL 33137

- 68 Units
- 70 Hotel Rooms



#### 419 NE 19th St

Miami, FL 33132

- 463 Units
- 20,000 SF  
Commercial



#### 445-455 NE 36th St

Miami, FL 33137

- 180 Hotel Rooms
- 7,290 SF Retail



#### 2900 TERRACE

**401  
NE 29th Terr**  
Miami, FL 33137

- 324 Units
- 22,354 SF Office
- 13,108 SF Commercial



# Shopping

NEAR **2322 NE 2ND AVE**

## Miami Design District



## Midtown



## Wynwood



# Dining

NEAR 2322 NE 2ND AVE



## Edgewater



## Design District

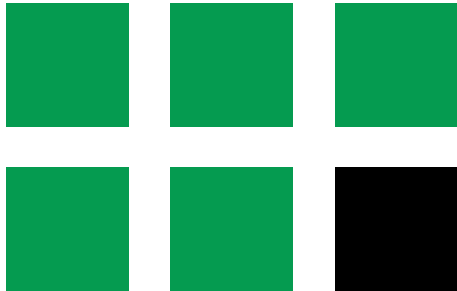


## Wynwood



## Midtown





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