

# MiMo District

5700 Biscayne Blvd, Miami, Florida 33137

**FOR LEASE**

## PRIME RETAIL POSITIONING

Design District proximity. Biscayne Boulevard visibility. A fraction of the price.



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# OPPORTUNITY OVERVIEW

5700 Biscayne Blvd offers a rare **retail opportunity** at The Boulevard @ MiMo along Biscayne Boulevard, just minutes from **Miami Design District, Edgewater, Midtown, Wynwood, Downtown Miami, and Miami Beach**. Positioned within a prominent 284-unit mixed-use building, the property delivers a compelling combination of **visibility, accessibility, and built-in neighborhood activity**.

With direct frontage on US-1 / Biscayne Boulevard, **convenient access** from NE 4th Ct, and immediate **connectivity to I-195 and I-95**, the offering is ideal for retailers, showrooms, wellness, beauty, gallery, and service concepts seeking a **highly visible** Miami address without paying the premium commanded by nearby core districts.



**Close to the Demand. Better on the Numbers.**  
Prime Biscayne Boulevard retail.



# PROPERTY DETAILS

SUITE E: **1,320 SF +/-**  
LEASING RATE: **\$60/SF NNN**

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SUITE H: **5,642 SF +/-**  
(Can be subdivided)  
LEASING RATE: **\$55/SF NNN**

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ZONING: **T6-8-L**

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## HIGHLIGHTS

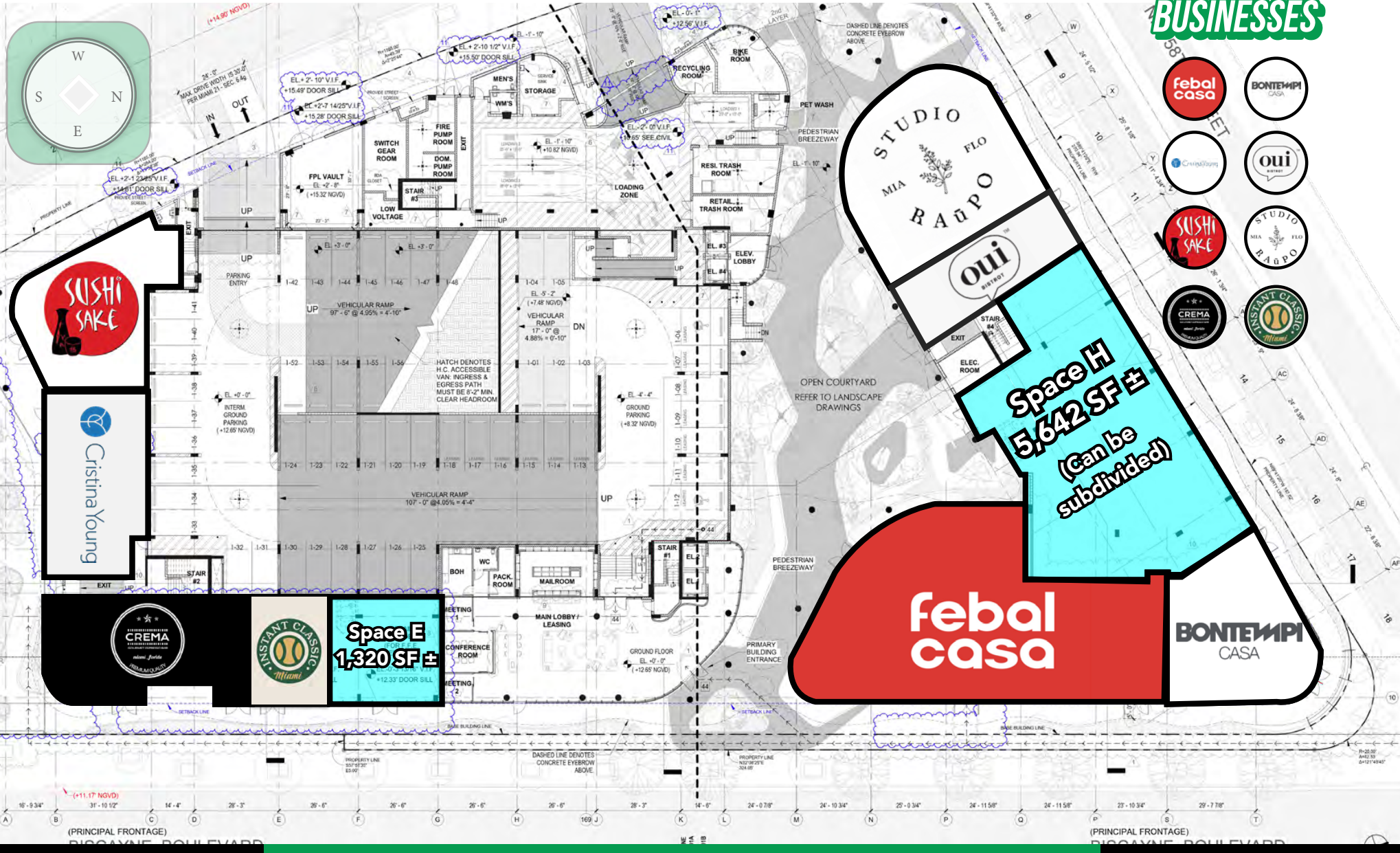
- Prime retail opportunity at The Boulevard @ MiMo
- Direct frontage on Biscayne Boulevard / US-1
- Located within a 284-unit mixed-use residential building
- Excellent visibility and strong daily traffic exposure
- Easy access via Biscayne Blvd, NE 4th Ct, I-195, and I-95
- Minutes to Design District, Edgewater, Midtown & Wynwood
- Close to Downtown Miami, Miami Beach, and Magic City
- Built-in synergy from existing on-site restaurants & retailers

This property is ideal for:



# FLOORPLAN

**JOIN  
THE FOLLOWING  
BUSINESSES**



- febal casa
- BONTEMPI CASA
- Cristina Young
- oui
- SUSHI SAKE
- STUDIO MIA FLO RAPO
- CREMA
- INSTANT CLASSIC

# THIS IS IT.

LOCATION | VISIBILITY | ACCESS | POSITIONING

Space E  
1,320 SF ±

Space H  
5,642 SF ±  
(Can be subdivided)

Retail/Creatives space fronting Biscayne  
Boulevard just minutes from  
**Miami Design District.**

# AERIAL VIEW (North To South View)



# AERIAL VIEW (North To South View)



# AERIAL VIEW (NE To SW View)



# AERIAL VIEW (West To East View)



## JOIN THE CULINARY HUB AT NE 4TH CT!!

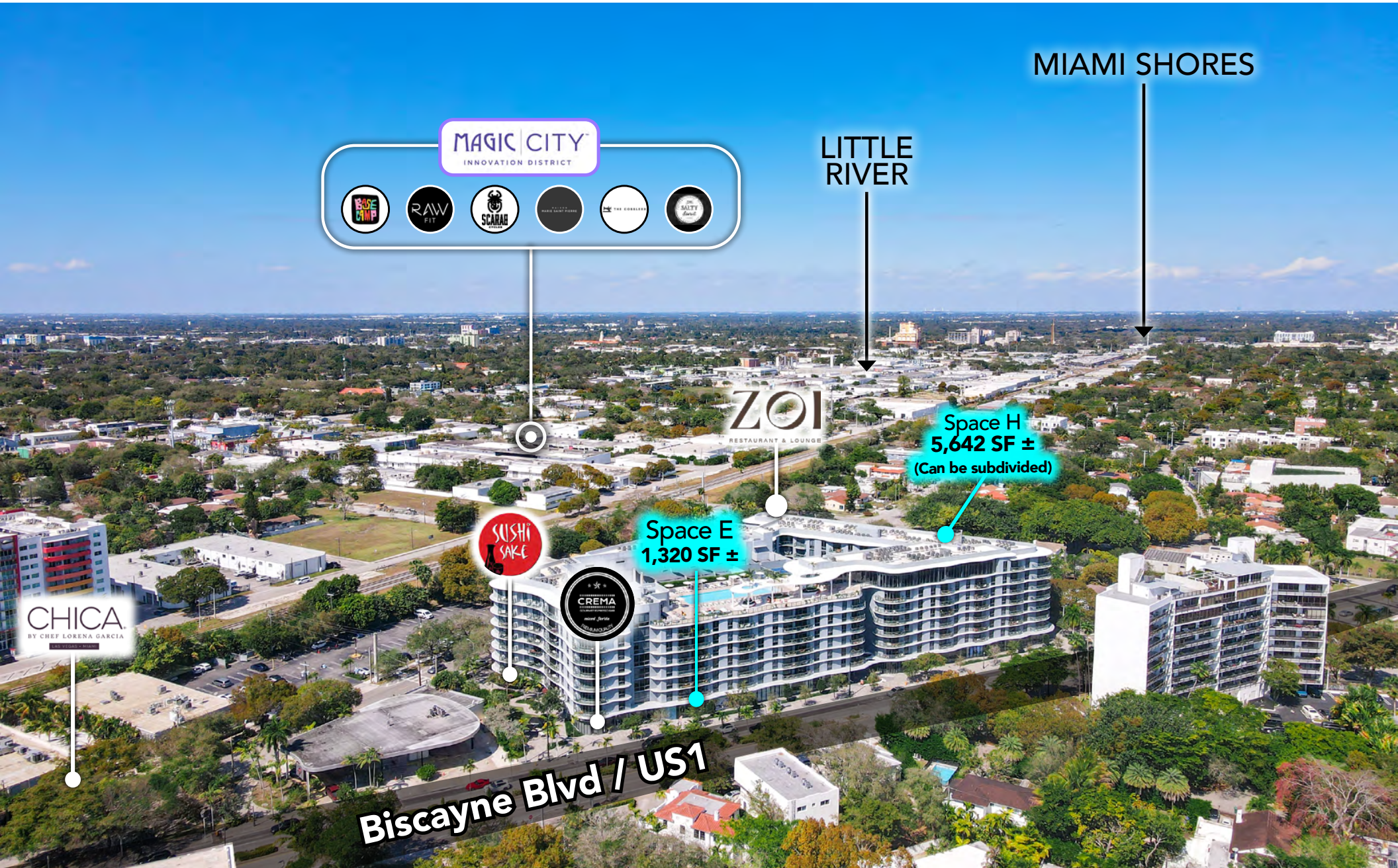
### FEATURING



MIAMI BEACH



# AERIAL VIEW (SE To NW View)



**MAGIC CITY**  
INNOVATION DISTRICT

- ROSE HAMP
- RAW FIT
- SCARAB
- THE COBBLER
- SALTY

LITTLE RIVER

MIAMI SHORES

**ZOI**  
RESTAURANT & LOUNGE

Space H  
5,642 SF ±  
(Can be subdivided)

Space E  
1,320 SF ±

**CHICA**  
BY CHEF LORENA GARCIA

**SUSHI SAKE**

**CREMA**

**Biscayne Blvd / US1**

# AERIAL VIEW (South To North View)



# DESIGN DISTRICT

## PROXIMITY OPPORTUNITY

Over the past decade, Miami Design District has evolved into one of the world's premier luxury retail and design destinations. As the district has matured, showroom availability has become increasingly limited while rental rates have continued to rise.



As a result, many design-oriented brands, furniture showrooms, galleries, and creative retail concepts have expanded into nearby corridors along Biscayne Boulevard.

5084 Biscayne Blvd – Space 102 presents a rare opportunity to establish a design-driven presence just minutes from Miami Design District while benefiting from a larger footprint, on-site parking, strong accessibility, and prominent Biscayne Boulevard visibility.

# MiMo: The Pulse of Miami



Built-in amenities for daily life (coffee, food, fitness)

Close to Miami's core districts in minutes

Biscayne Blvd connectivity + easy I-95 access



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