

# THE ALPHA COMMERCIAL

OFFICE BUILDING FOR LEASE

901 NE 79<sup>th</sup> ST  
MIAMI, FL 33138



## NEIGHBORHOOD EXPERTS



# THE ALPHA COMMERCIAL

## THE ALPHA COMMERCIAL ADVISORS

375 NE 54<sup>th</sup> Street, Suite 8  
Miami, FL 33137

🌐 [www.thealphacomm.com](http://www.thealphacomm.com)

📷 [thealphacommercial](https://www.instagram.com/thealphacommercial)

Based in the Little River area, we are rewriting the narrative of the brokerage industry. Our mission is to empower professionals to redefine their careers, fostering a culture where work meets play and success knows no bounds. Led by a team with over \$200MM in closed transactions in the span of only a few years, we specialize in peripheral urban core neighborhoods with a unique focus on covered land and creative deals that seamlessly connect people with the places they love.

## LISTING BROKER

**JAMIE ROSE MANISCALCO**  
President & Managing Broker



[jamie@thealphacomm.com](mailto:jamie@thealphacomm.com)



201-264-0113

# OFFERING SUMMARY



## 901 NE 79<sup>th</sup> ST MIAMI, FL 33138

Neighborhood: Shorecrest / Little River

Total Bldg Area: 2,895 SF

Total Lot Size: 6,600 SF (0.15 acres)

Zoning: T5-0

Allowable Uses: Office, Recreational, Retail

Traffic Count: 26,000 AADT

Lease Rate: \$25/SF NNN

The Alpha Commercial is pleased to present the ideal end-user office space on Little River's main NE 79<sup>th</sup> Street corridor.

The flexible layout can accommodate an open-concept work environment while still providing plenty of privacy, with spacious conference room and 6 private offices already built-out. Features include front reception-style entry, kitchen w/ dishwasher, and modern industrial style. The tenant will enjoy the high-exposure to passing traffic w/ exterior signage opportunity, private on-site gated parking lot and community-oriented neighborhood with direct walkability to dining and amenities in this sought-after pocket just before the 79<sup>th</sup> Street Causeway bridge.

# INTERIOR PHOTOS



# INTERIOR PHOTOS



RECEPTION-STYLE ENTRY



# INTERIOR PHOTOS



**STOREFRONT-STYLE ACCESS  
TO MAIN STREET W/ PRIVACY WALL**

# EXTERIOR PHOTOS



**PRIVATE GATED PARKING LOT**



# NORTHWEST VIEW





# EAST VIEW

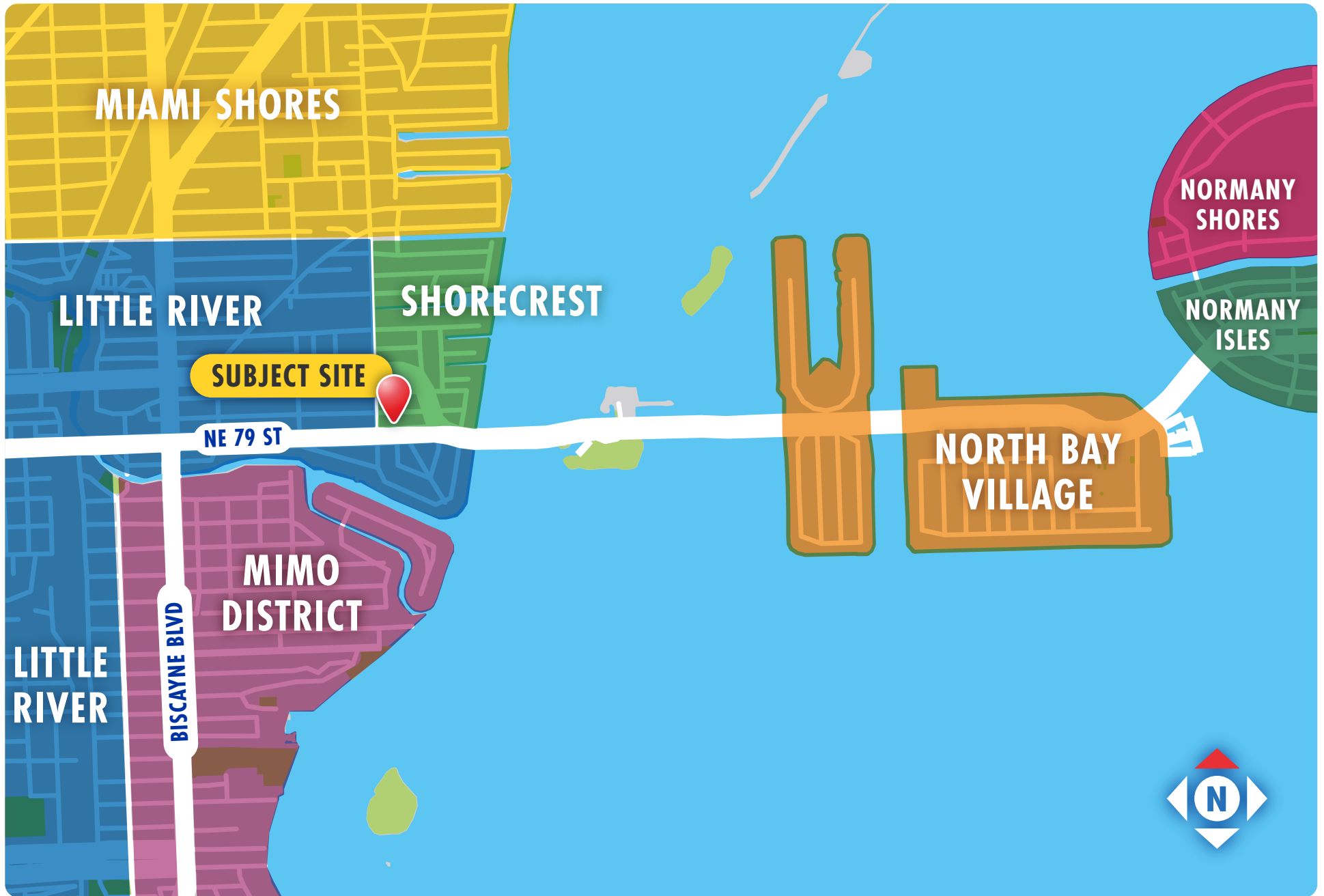


**BIRD'S EYE VIEW**

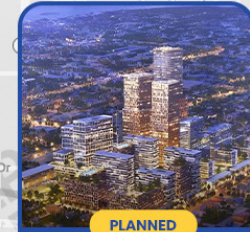
**6,600 SF (0.15 acres)**

**NE 79 ST**

# NEIGHBORHOOD MAP



# THE ALPHA COMMERCIAL



**PLANNED**  
**Holland Park**  
 8060 NW Miami Ct  
 Massive 11+ acre Soar Park development slated as largest Live-Local project in SFL - 3,990 units, 250,000 SF of retail, 107,800 SF of office, and 312 hotel rooms



**PLANNED**  
**River Haus**  
 123 NE 79th St  
 From Rock Soffer, Cade Capital Partners & Gaudi Castro - 218,548 SF mixed-use development with 154 apartments & 5,200 SF of commercial space.



**COMPLETED**  
**The Citadel**  
 8300 NE 2nd Ave  
 Pioneering Little River's growth with it's 2019 opening, this 80,000 SF food hall with swanky rooftop bar is home to 15+ concepts and has catalyzed the local F&B scene.



**PROPOSED**  
**Future Project**  
 8038 NE 2nd Ave  
 Infinity Collective and MVW Partners proposes Live Local project w/ 454 apartments (40% workforce housing), plus 19,900 square feet of commercial space & 697 parking spaces in 28 stories.



**PLANNED**  
**Evvo House Hotel**  
 8001 NE Bayshore Ct  
 A 12-story, 81-room boutique 59,000 SF hotel with a rooftop pool, ground-floor retail with direct boardwalk access and a penthouse suite.



**UNDER CONSTRUCTION**  
**Pagani Residences**  
 7940 West Dr  
 Boutique luxury residential building featuring 70 corner units, a 240-foot waterfront boardwalk, private boat slips, and entertainment spaces.



**PLANNED**  
**Continuum Club and Residences**  
 1755 79th St Causeway  
 Continuum Company in partnership with Aksoy Holdings plans a 32-story, 198-unit luxury condo with 50,000 SF of indoor and outdoor amenities plus a waterfront restaurant.



**PLANNED**  
**Palm Tree Club**  
 1855 79th St Causeway  
 Luxury waterfront restaurant by DJ Kygo's hospitality group, will serve as the ground-floor concept for Continuum Club's project complete with 118 room hotel complex & dock-and-dine marina.

## 79TH ST CORRIDOR

## 79TH ST CORRIDOR





**JAMIE ROSE MANISCALCO**

President & Managing Broker

✉ [jamie@thealphacomm.com](mailto:jamie@thealphacomm.com)

☎ 201-264-0113

**THE ALPHA**  
**COMMERCIAL**

🌐 [www.thealphacomm.com](http://www.thealphacomm.com)

📷 [thealphacommercial](https://www.instagram.com/thealphacommercial)

📍 375 NE 54th Street, Suite 8. Miami, FL 33137