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875 NE 79th St Free Standing Building for Lease

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For Lease 2,820 SF located on 79th Street, with onsite parking and secure gate. Beautifully renovated, built out, move in ready 2 story building. Ground floor open floor plan, private rooms and kitchen. Upstairs offices, conference room and reception area. Building signage highly visible to pedestrian and vehicular traffic. Perfect for office, healthcare, retail or online business due to centrally located, and easy access to Biscayne and highways. Handicap accessible with lift from ground floor to 2nd floor.

Office, Flex Space, Mixed Use, Retail

875 NE 79th St, Miami



Demographics

Vehicles Per Day 25,000

Population 3 miles 155,000

For Lease

| | |
|------------------------|---------------------------|
| Free Standing Building | 2 Story Building |
| Fully Renovated | Private Offices 2nd Floor |
| Gated Premises | Major Thorough-fare |
| Open Floor Plan Ground | Mixed Use |

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|--------------------|--------------|
| Price | \$30.00 PPSF |
| Total Building Sq. | 2,820 |
| Floors | 2 |
| Number of Offices | 8 |
| Number of Parking | 9 |
| Year Built | 1949 |
| Lot Size | 7,500 SqFt |
| Elevator | 1 |



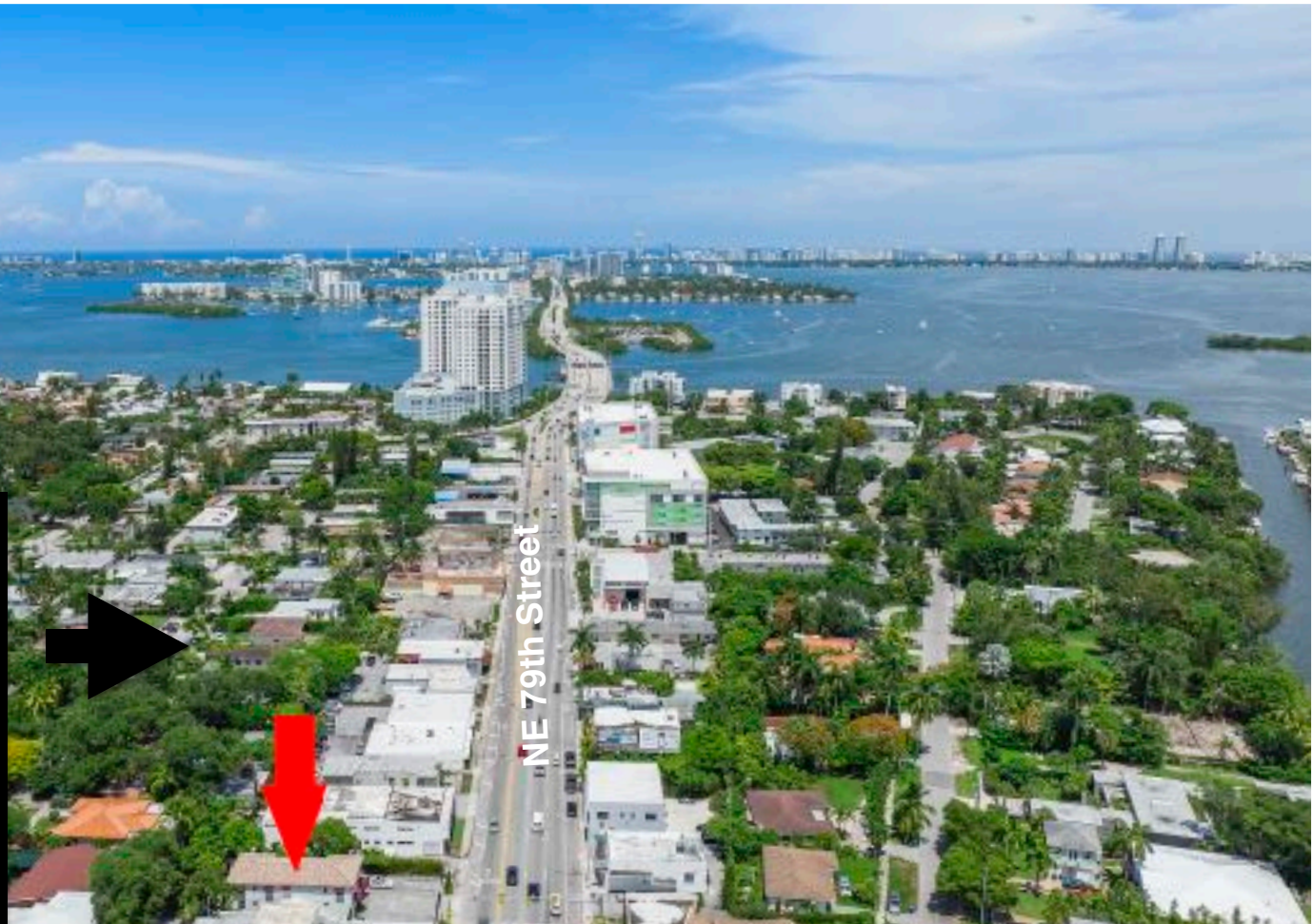
Overview

Close to Downtown Miami, Port of Miami, Airport, Miami Beaches, I-95, Major Thorough-fair, Aventura and Biscayne Blvd

Free Standing

Total Land:
7,500 SF

Building:
2,820 SF





Courtyard



Office



Office



Courtyard



Open Floor Plan



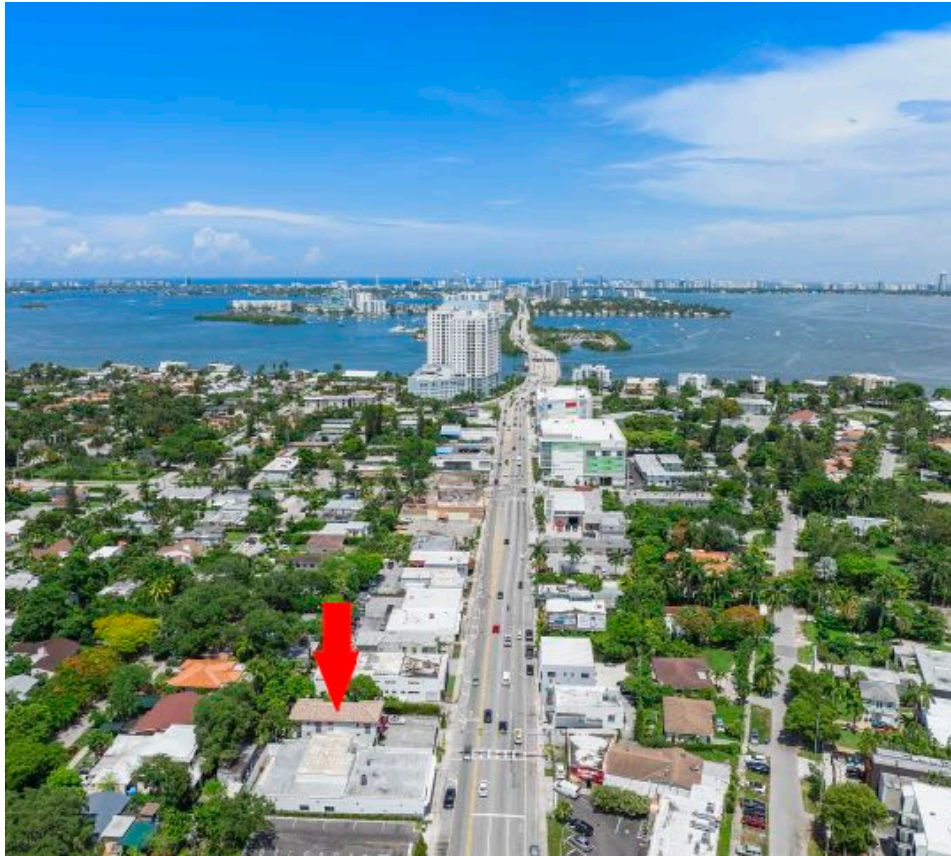
Conference Room



Bathroom



Office



79th St Thoroughfare



Business & Residential District

Area Highlights



- 1 Little Haiti has incredible growth potential and is attracting Miami's creative class and urban enthusiasts.
- 2 Little River is a mix of urban industrial warehouses abutting the FEC railway that house creative flex spaces for company offices, restaurants, galleries and retail art and design showrooms.
- 3 Magic City is an innovation district focused on technology, sustainability, health & wellness, and art & entertainment.
- 4 Historic Buena Vista East is a mostly residential neighborhood with historic single-family homes primarily from the 1920's.
- 5 Buena Vista West is a mostly residential neighborhood with historic single-family homes primarily from the 1920's.
- 6 MiMo District / Upper East Side contains some of the most varied examples of historic architecture in Miami.
- 7 Design District has undergone a remarkable transformation into a center for fashion, luxury, art, design, and culture.
- 8 Midtown Miami is one of the City's preeminent multi-use development areas.
- 9 Wynwood was formerly an under-utilized industrial district and has become a lively neighborhood of art, shops, bars, and creative live/work dwellings.
- 10 Edgewater is an up-and-coming neighborhood to live due to its proximity to adjacent communities.

Neighbors

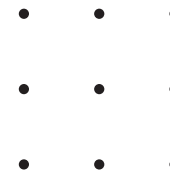
Upper Buena Vista Market

Upper Buena Vista, with its tranquil, minimalist design and unique micro-boutique model, certainly sets a different bar for local retailers. A collection of retail shops, 500-square-foot micro-boutiques, and 250-square-foot "petite boutiques" housed within an airy, open-concept cooperative.



Citadel Food Hall

The Citadel, a roughly 60,000-square-foot space at 8300 Northeast Second Avenue, will have up to 22 food and beverage tenants ranging from 100 square feet to 400 square feet.



Miami Design District

Miami Design District is a luxury shopping destination and cultural hub, filled with designer shops, restaurants, museums, hotels, home furnishings and art collections.



Planned Developments



Eastside Ridge is a 22 acre development located south of Little Haiti and to the corner of Buena Vista. It will house approximately 3,000 units of modestly priced rental apartments.

Approximately 65,000 square feet of affordable office space & retail, and committed to providing two hotels.

Eastside Ridge



Miami Jewish Health Campus Expansion

The nonprofit has obtained approval for an expansion of its campus at 5200 N.E. 2nd Ave in the Buena Vista/Little Haiti neighborhood with 977,283 square feet of new buildings. A parking garage to handle the growth and a 99-bed, 142,708-square-foot memory care center.



In the epicenter of the future Magic City Innovation District

\$1 billion multi-phase project planned to encompass 17 acres in Miami's Little Haiti neighborhood.



Highlights

- 200,000 square feet of rentable space
- 20 unique buildings, warehouses and mixed-use spaces
- 930 annual short-term construction jobs
- Approximately \$500 Million in wages and expenditures
- More than 11,680 direct and indirect full-time jobs
- \$188 million in annual expenditures,

Magic City will establish a series of mixed use commercial, residential and entertainment complexes that apply advanced models of social and environmental design, with a spotlight on local businesses and community networks. It will become a hub for hands-on learning opportunities with leaders in the fields of technology, sustainability, and business innovation.



Private & Confidential Disclaimer

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