

**THE ALPHA
COMMERCIAL**

OFFICE BUILDING FOR LEASE

**901 NE 79th ST
MIAMI, FL 33138**



NEIGHBORHOOD EXPERTS



THE ALPHA COMMERCIAL

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.

THE ALPHA COMMERCIAL ADVISORS

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LISTING BROKER

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OFFERING SUMMARY



901 NE 79th 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

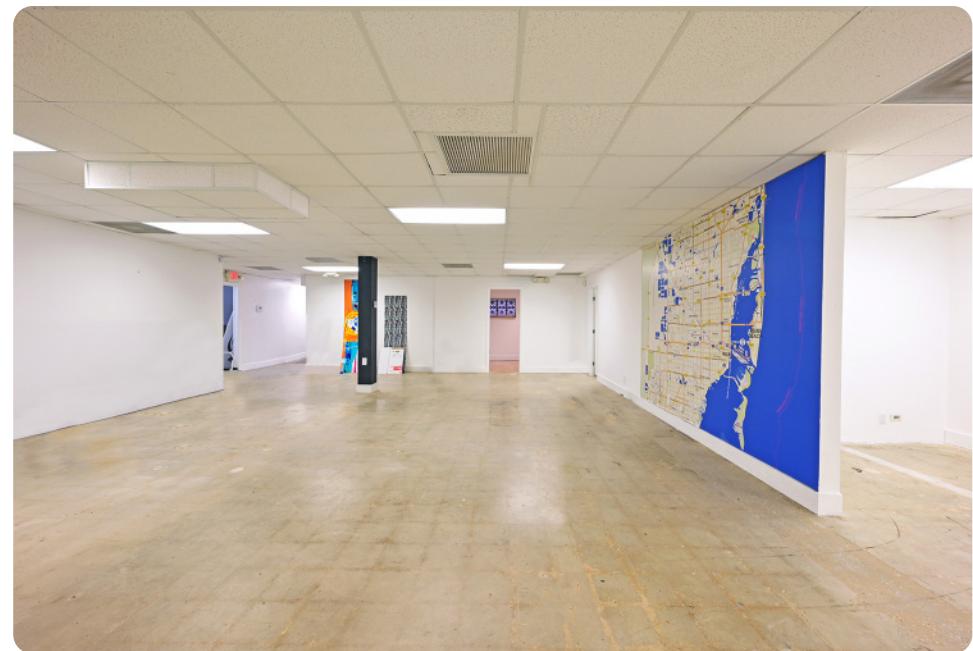
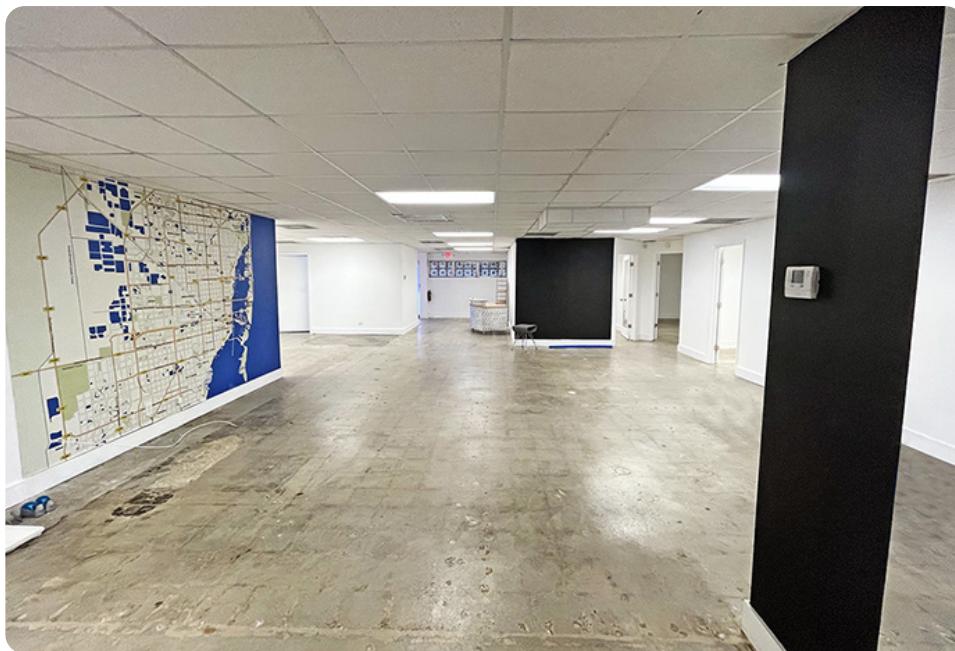
Lease Rate: \$18/SF NNN

The Alpha Commercial is pleased to present the ideal end-user office space on Little River's main NE 79th 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 79th 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



NEIGHBORHOOD MAP



THE ALPHA COMMERCIAL

THE ALPHA COMMERCIAL is a comprehensive guide to the Little River and 79th Street corridor in Miami, featuring the following developments:

- Completed:**
 - The Citadel** (8300 NE 2nd Ave): Pioneering Little River's growth with its 2019 opening, this 60,000 SF food hall with swanky rooftop bar is home to 15+ concepts and has catalyzed the local F&B scene.
- Planned:**
 - River Haus** (123 NE 79th St): From Rock Saffer, Cade Capital Partners & Gaudi Castro - 218,546 SF mixed-use development with 154 apartments & 5,200 SF of commercial space.
 - 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.
 - CEDARst Little River** (7715 - 7737 NE 2nd Ave): Newly funded, site plan includes 191 units and 8,000+ SF of retail. Chicago-based CEDARst is poised to be first-mover for a larger-scale project in this area. Design by ODP Architecture.
 - NoLi75** (7501 NE 2nd Ave): 12 story affordable apartment building with 250 units and 200 parking spaces by Healthy Housing Foundation.
 - Future Project** (8038 NE 2nd Ave): Infinity Collective and MVV Partners propose Live Local project w/ 454 apartments (40% workforce housing), plus 19,900 square feet of commercial space & 697 parking spaces in 28 stories.
 - Padel Courts** (981 NE 79th Street): Padel Courts
 - La Brasserie** (620 NE 78th St): New waterfront restaurant concept from London-based hospitality group, replacing Tigre.
 - Little River Plaza** (279 NE 79th St): 12 story affordable apartment building with 250 units and 200 parking spaces by Healthy Housing Foundation.
 - Shorecrest**: Shorecrest
 - 901 NE 79th ST**: 901 NE 79th ST
 - North Beach Marina**: North Beach Marina
 - North Bay Village**: North Bay Village
 - YAYA Club** (7999 NE Bayshore Ct): A private members club w/ Coastal Cuisine and 14 boat-slips; a luxurious gathering place for the boating community to connect.
 - 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.
 - Pagani Residences** (7940 West Dr): Boutique luxury residential building featuring 70 corner units, a 240-foot waterfront boardwalk, private boat slips, and entertainment spaces.
 - 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.
 - Argentine Youth Soccer Academy** (7540 E Treasure Dr): Argentine Youth Soccer Academy
 - Marina View** (7913 to 7915 West Dr): Proposed 328,277 SF building is set to offer 94 units amid a 22-story tower by S2 Development.
 - Sunbeam Towers** (1400-1401 79th St Cswy): A 13-acre mixed-use development with 8-10 towers will feature 1,936 residential units, a 200,000 SF office building, 300+ room luxury hotel, 670,000 SF of commercial space, marina, and parking.
 - Shoma Bay Condo** (1850 79th St Causeway): Shoma Group plans a 19-story development with 327 condos on 2.8 acres, featuring a 36,000 SF Publix with a rooftop lounge, Shoma Bazaar food hall, co-working space, and electric car charging stations.- Proposed:**
 - Future Project** (8038 NE 2nd Ave): Infinity Collective and MVV Partners propose Live Local project w/ 454 apartments (40% workforce housing), plus 19,900 square feet of commercial space & 697 parking spaces in 28 stories.
- Under Construction:**
 - YAYA Club** (7999 NE Bayshore Ct): A private members club w/ Coastal Cuisine and 14 boat-slips; a luxurious gathering place for the boating community to connect.
- Now Open (Aug 2024):**
 - YAYA Club** (7999 NE Bayshore Ct): A private members club w/ Coastal Cuisine and 14 boat-slips; a luxurious gathering place for the boating community to connect.



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