

# 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: \$18/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







NE 79 ST



**BIRD'S EYE VIEW**

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

**NE 79 ST**



## NEIGHBORHOOD MAP





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