

Downtown Miami
1731 N Miami Ave
Miami, Florida 33136

FOR LEASE

PRIME COMMERCIAL PROPERTY



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PROPERTY OVERVIEW

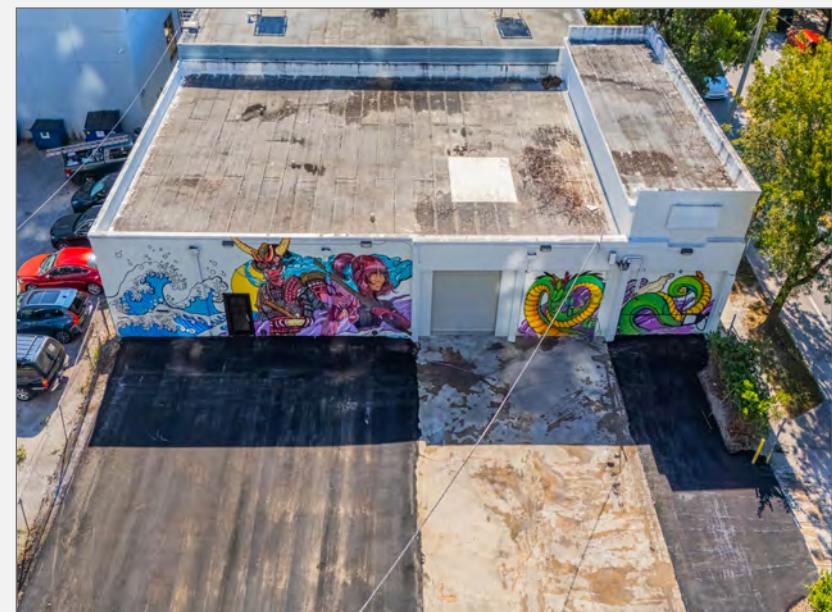
1731 N Miami Ave, Miami, FL 33136 is a **prime** commercial property in Downtown Miami, offering 4,500 square feet of commercial space with a street-level entrance. This space offers **excellent visibility** and **accessibility** in a vibrant urban environment, complemented by a **diverse population** that provides a rich customer base for businesses. The property benefits from **excellent transportation** links, including nearby Metrobus routes, Metrorail, and Metromover stations, as well as proximity to the I-95. Situated in a dynamic part of **Downtown Miami**, the property is surrounded by a mix of commercial and residential developments, government offices, and cultural attractions.

The area has experienced **significant growth**, with Downtown Miami seeing more than a 40% population increase since Covid. This growth, coupled with ongoing high-rise construction in nearby neighborhoods and **increasing demand** for office and retail space in the urban core, presents **substantial potential** for businesses establishing a presence in this location. The property's central position in Miami's thriving downtown district offers strong potential for foot traffic, accessibility, and exposure to a diverse and growing urban population.

Property Highlights

- Brand New Renovation
- Low Ceiling: 12' 8" +/-
- High Ceiling: 18' 3" +/-
- Additional Street Parking
- Convenient street-level access for customers and clients
- Within Omni CRA

***The Omni CRA may provide Business Improvement Grants to help businesses complete buildouts and expansions.**





EXECUTIVE SUMMARY



AVAILABLE SPACE:

4,500 SF ±



LEASING RATE:

\$45 /SF NNN



PARKING:

On-site + street



AVAILABILITY:

Move-in ready



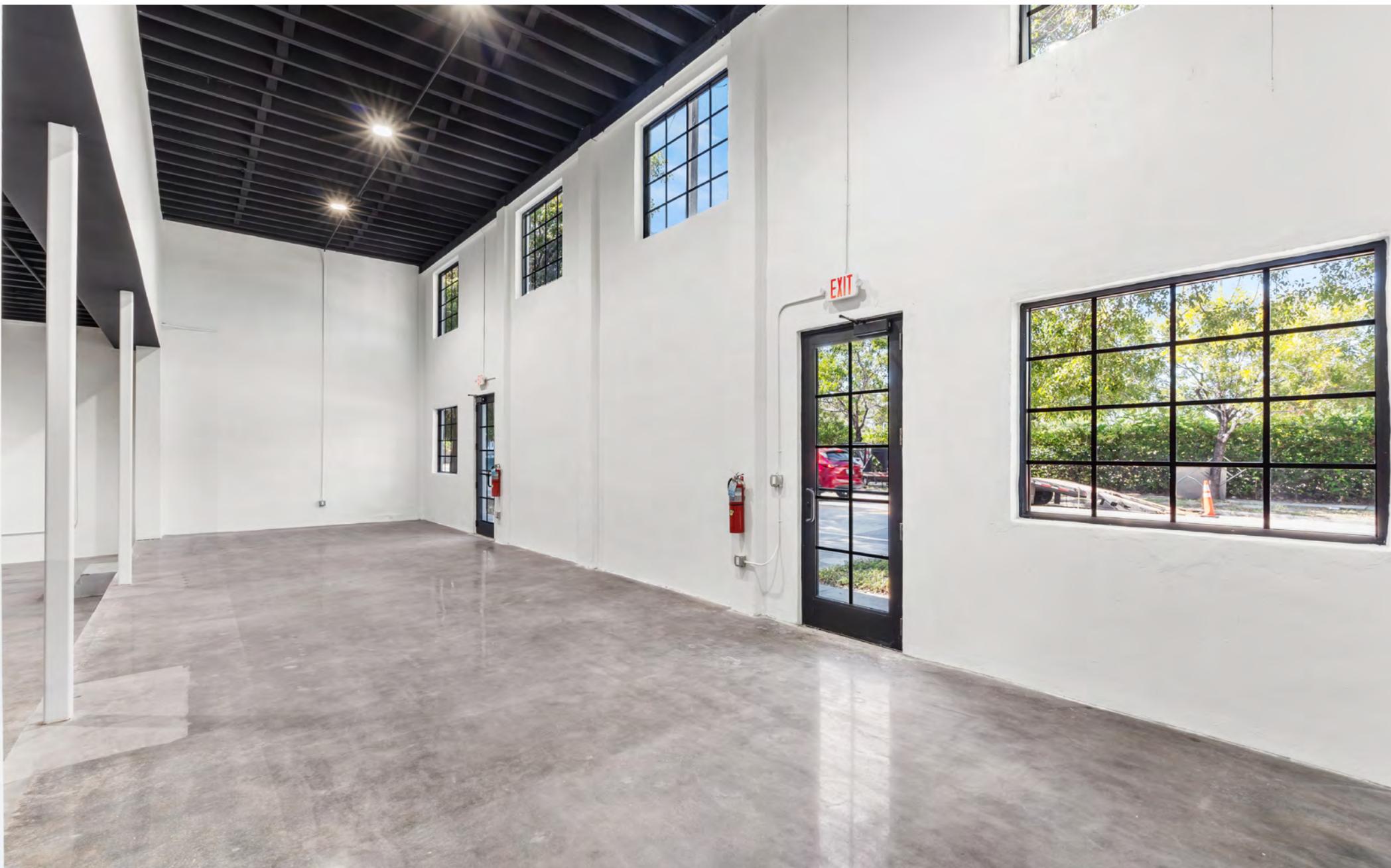
Area Highlights

- Situated in the heart of Downtown Miami, offering easy access to **Wynwood, Edgewater & Brickell**
- Close proximity to major public transportation routes, I-395, I-95 and Biscayne Blvd
- Demographics reflect an Average Annual Household Income: **+- \$97,364**
- Near art galleries, theaters, and museums that enrich the local cultural landscape



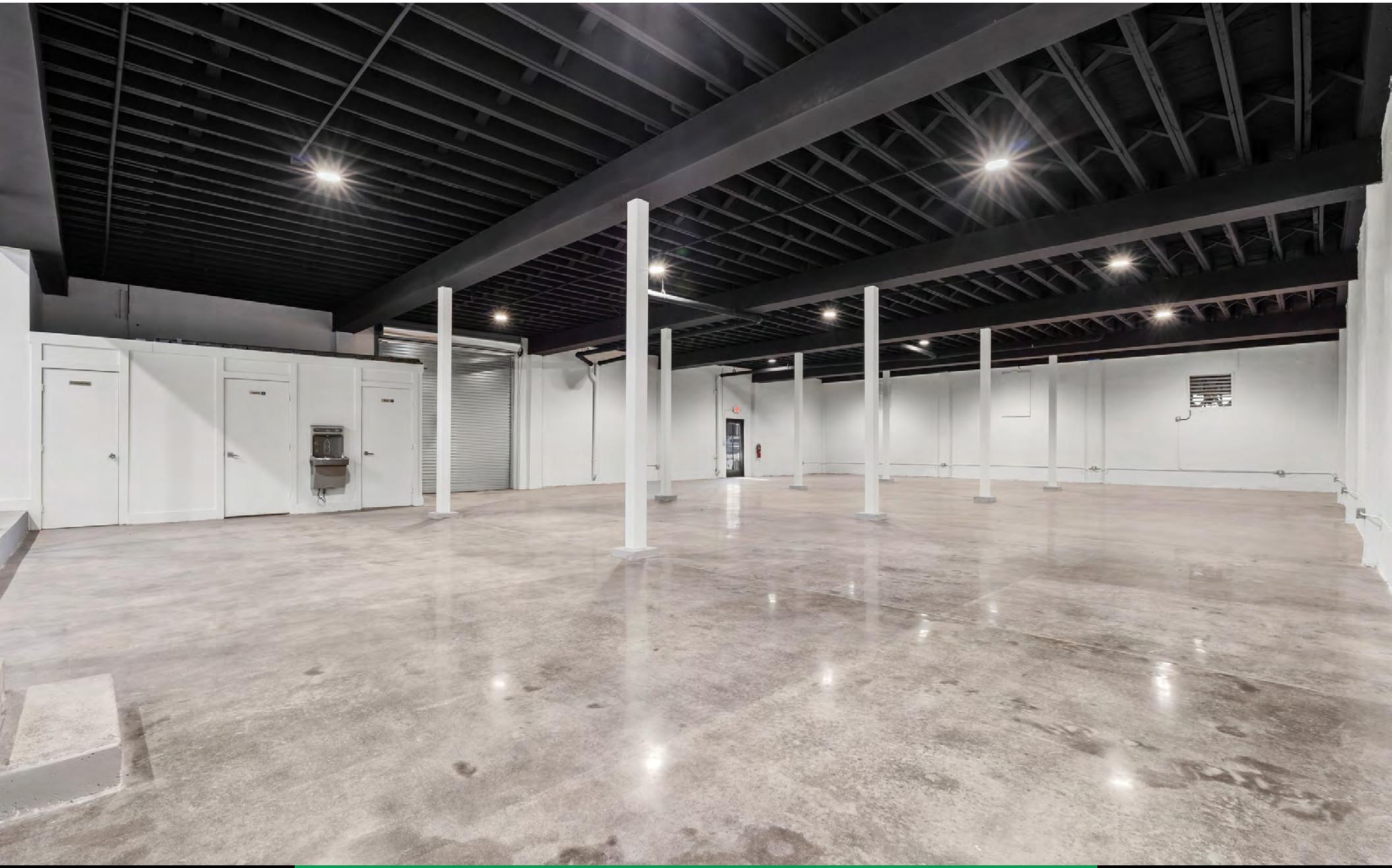


FRONT ENTRANCE





INDOOR





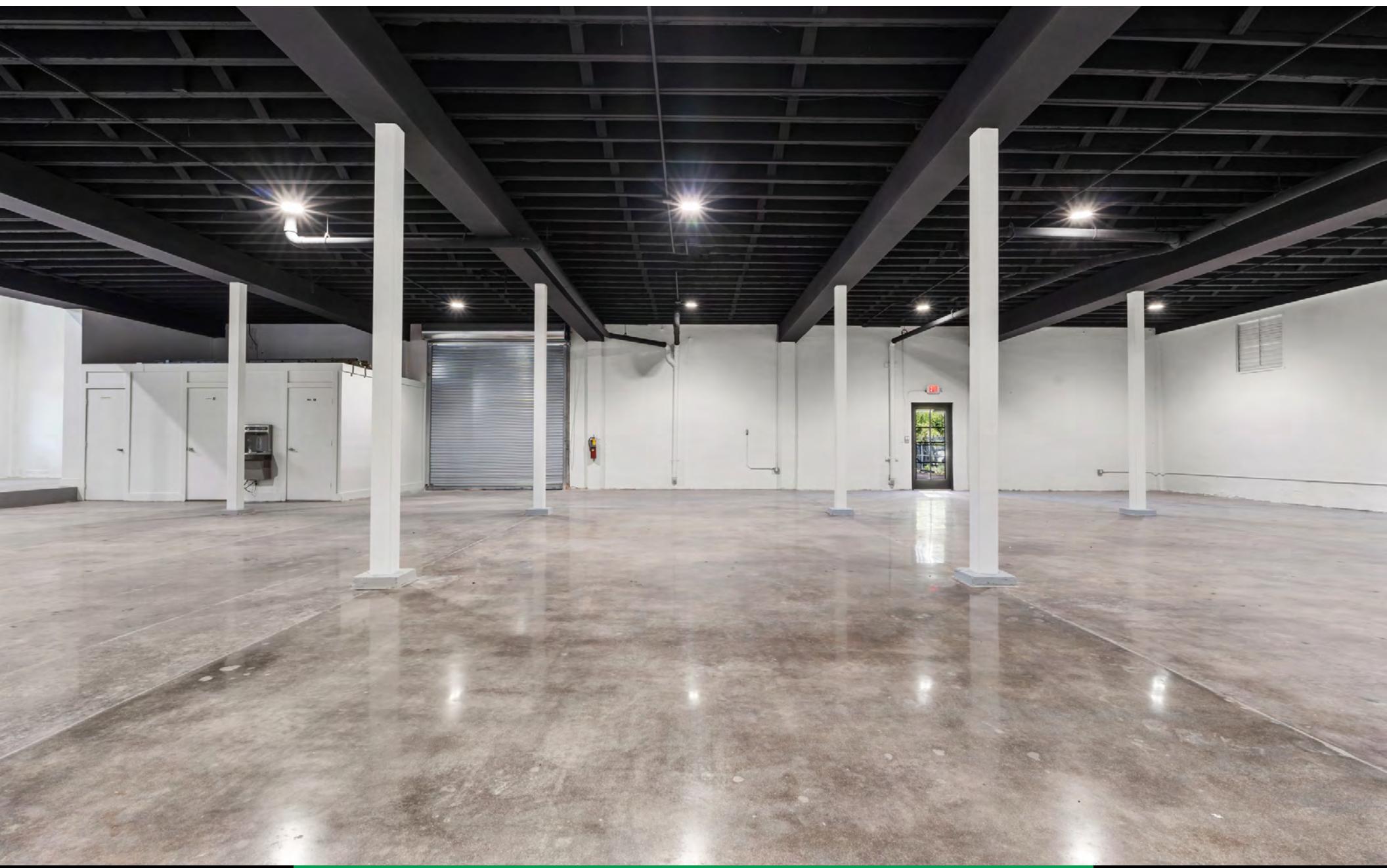
INDOOR





ROLL UP DOOR ENTRANCE

7





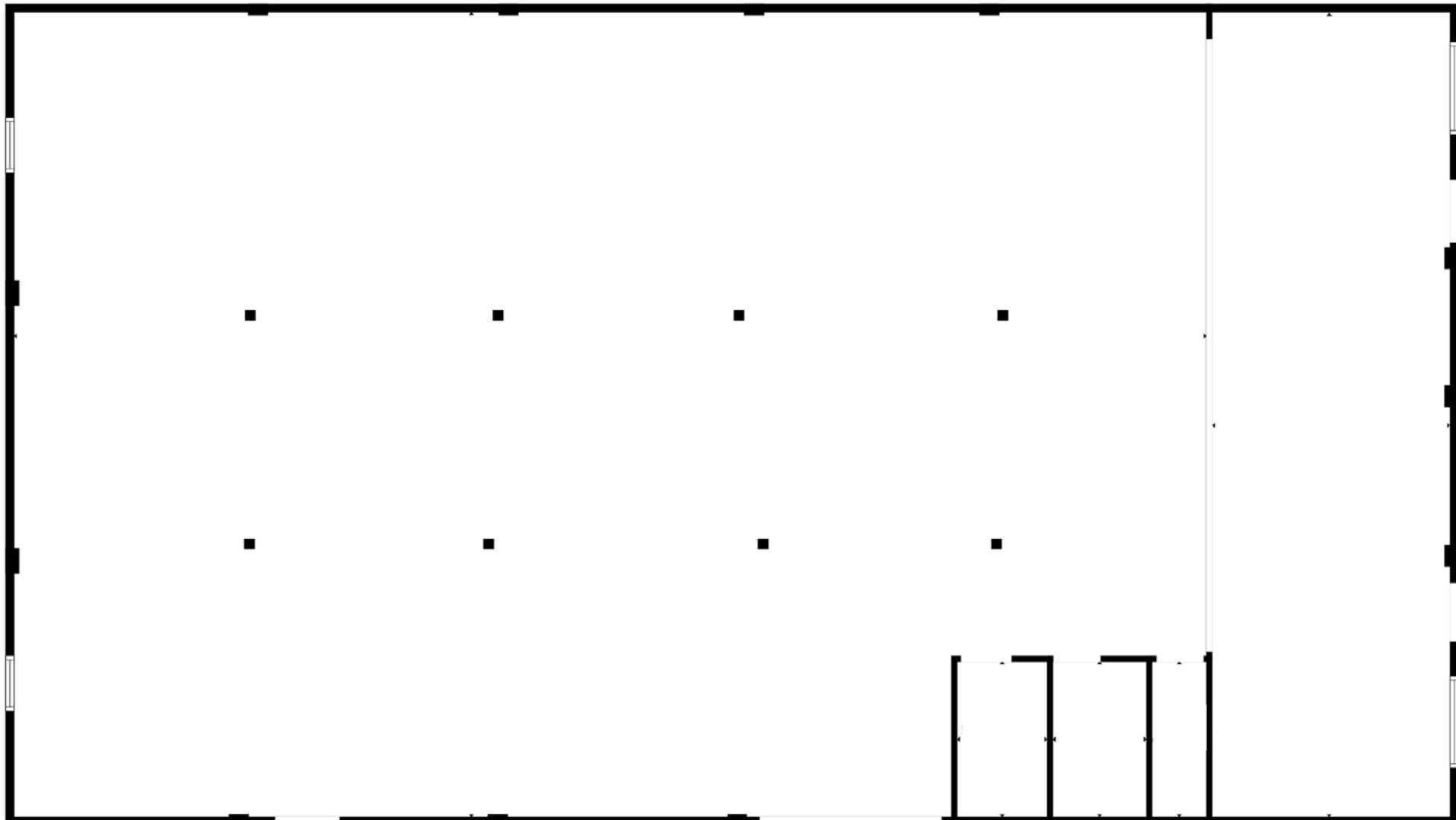
BATHROOM (SPACE COMES WITH 2 BATHROOMS)

8





FLOORPLAN





EXTERIOR PARKING LOT



AERIAL VIEW (South to North View)



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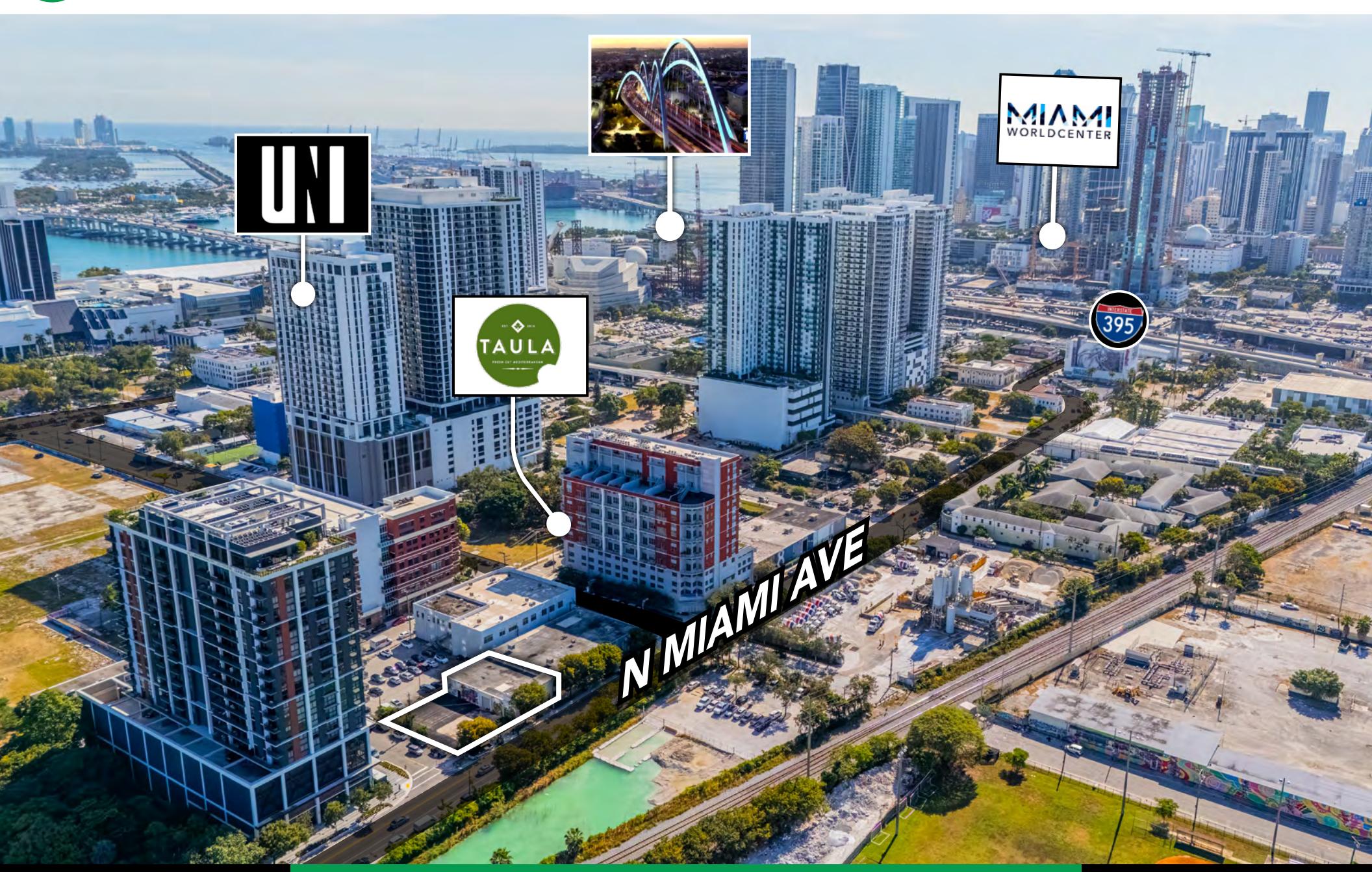
AERIAL VIEW (S.W. to N.E. View)



AERIAL VIEW (West to East View)



AERIAL VIEW (N.W. to S.E. View)



AERIAL VIEW (N.E. to S.W. View)

loanDepot
park



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