

# Downtown Miami

1731 N Miami Ave  
Miami, Florida 33136

FOR LEASE

## PRIME COMMERCIAL PROPERTY







# PROPERTY OVERVIEW

2

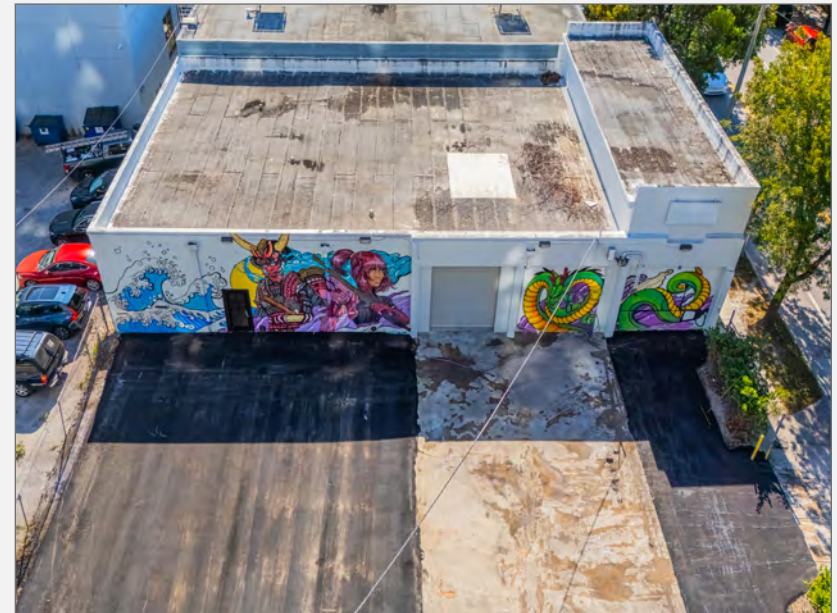
1731 N Miami Ave, Miami, FL 33136 is a **prime** commercial property in Downtown Miami, offering 4,500 square feet of commercial space with a street-level entrance. This space offers **excellent visibility** and **accessibility** in a vibrant urban environment, complemented by a **diverse population** 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

3



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

4







# INDOOR







# INDOOR

6







# ROLL UP DOOR ENTRANCE

7







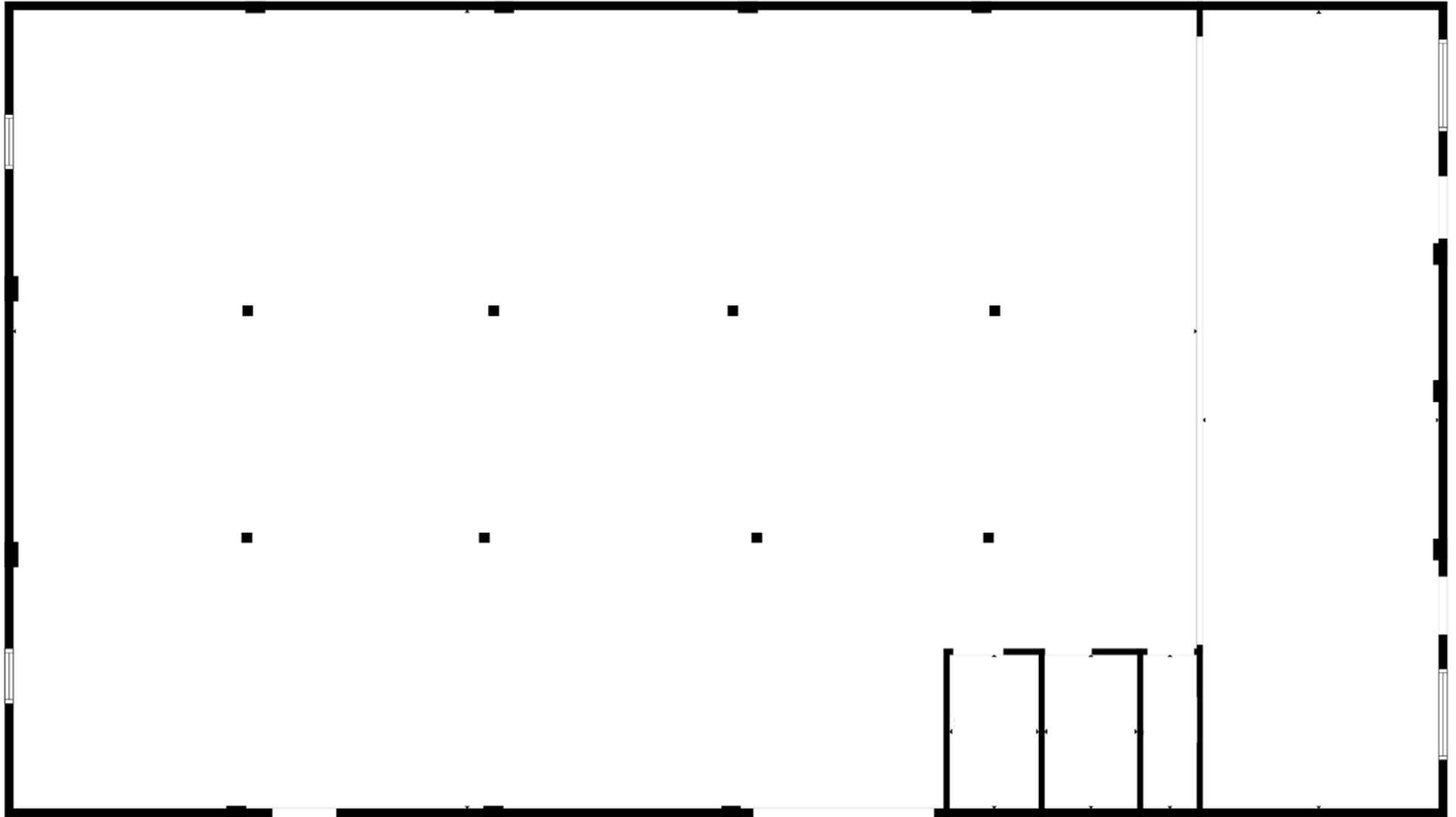
# BATHROOM (SPACE COMES WITH 2 BATHROOMS)







# FLOORPLAN







# EXTERIOR PARKING LOT

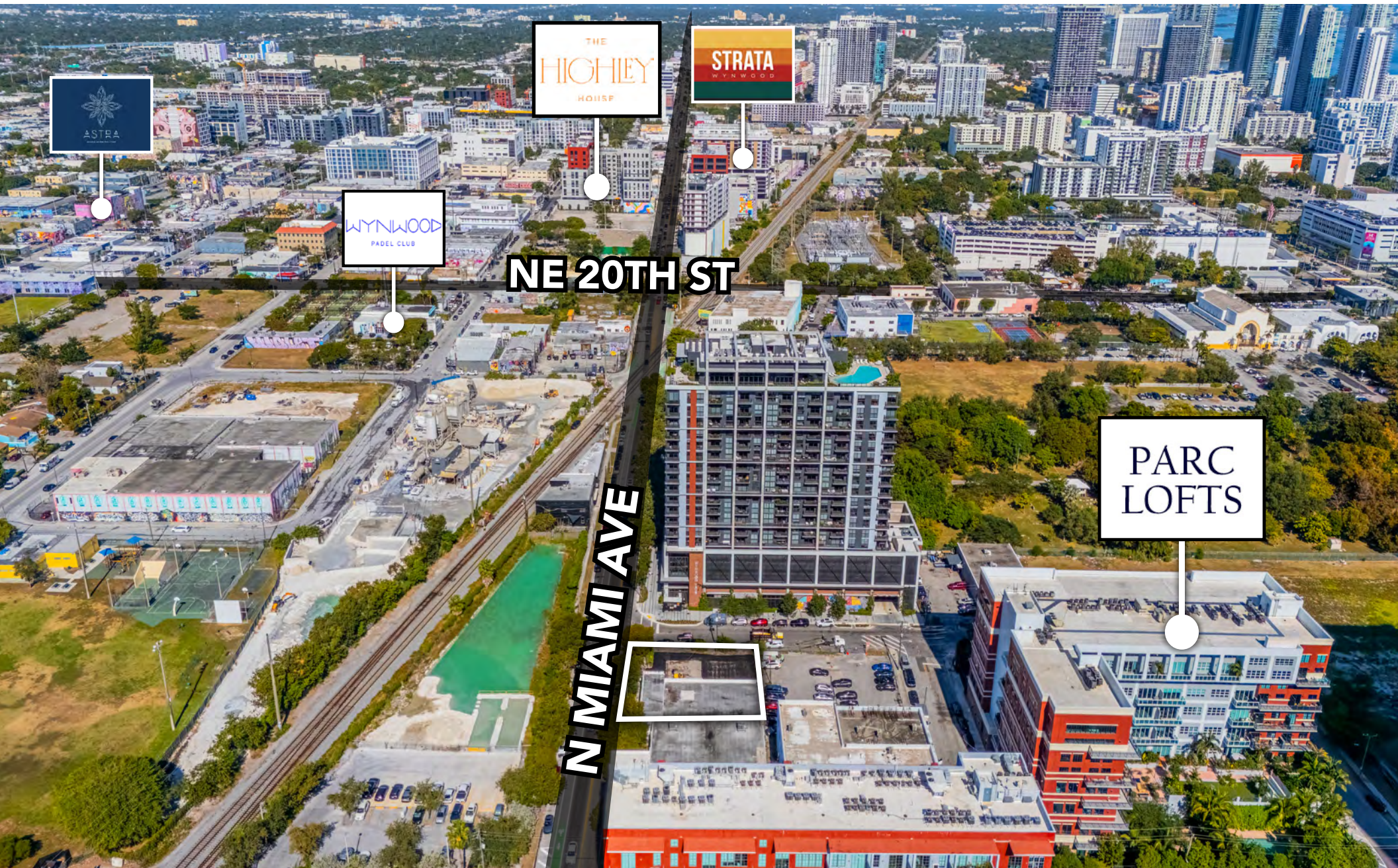
10







# AERIAL VIEW (*South to North View*)







# 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

NADA Miami



N MIAMI AVE







# chariff

REALTY GROUP

5801 BISCAYNE BOULEVARD  
MIAMI, FLORIDA 33137

[www.chariff.com](http://www.chariff.com)

(O) 305-576-7474

(F) 305-576-7494

📷 @chariff

🐦 @chariff

📘 @chariffrealty

## Main Contact:

**Lyle Chariff**

President/Broker  
(305) 576-7474  
[lyle@chariff.com](mailto:lyle@chariff.com)

**Mauricio Zapata**

Principal/Broker  
(305) 576-7474  
[mauricio@chariff.com](mailto:mauricio@chariff.com)

All information has been secured from the seller/lessor and Chariff Realty Group, Inc. and its agents, employees and representatives (collectively "Chariff") make no representations and/or warranties as to the accuracy thereof, all of which are expressly not warranted, disclaimed and must be verified by the buyer/lessee prior to purchase/lease. All information from Chariff is subject to errors, omissions, change, and withdrawal without notice. Any reference to age, market data, condition, suitability and/or square footage must be verified and is not guaranteed by Chariff. Buyer/lessee bears all risk of information provided by Chariff.