

# MiMo


## HISTORIC DISTRICT

6399 Biscayne Blvd, Miami, Florida 33138


FULLY BUILT OUT  
RETAIL/SHOWROOM

FOR LEASE




 AVAILABLE SPACE: **2,410-4,820 SF ±**

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 LEASING RATE: **\$49/SF NNN**

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 ZONING: **T6-8-O**

Ideal Uses Include:



Design Studio / Showroom



Fabric & Textile / Flooring



Home Decor / Furniture Store



Health & Wellness



Art Galleries



Specialty Retailers

## LOCATION: MIMO

As the MiMo District remains committed to **preserving** its distinctive architectural heritage and vibrant atmosphere, **6399 Biscayne** emerges as a unique gem seamlessly combining **historic elements** with the **innovative spirit of modern architecture**, embodying the essence of "Miami Modern". Given its **diverse and culturally rich demographic profile**, close **proximity to Miami's urban core**, and **ongoing revitalization** efforts, MiMo offers its tenants an opportunity to integrate into a **vibrant, growing** community while benefiting from its **rich historical and cultural backdrop**.



## PRIME RETAIL POTENTIAL

The space boasts **high ceilings** and **glass storefronts** to let in an abundance of **natural light**, **ample parking** for employees & clients, and **unparalleled exposure** to Biscayne Blvd. With its intelligently designed open space, close **proximity to major highways**, **diverse culinary options**, and dynamic demographic, **6399 Biscayne** is perfectly positioned to elevate your brand's success in the highly desired MiMo District.

# PROPERTY HIGHLIGHTS

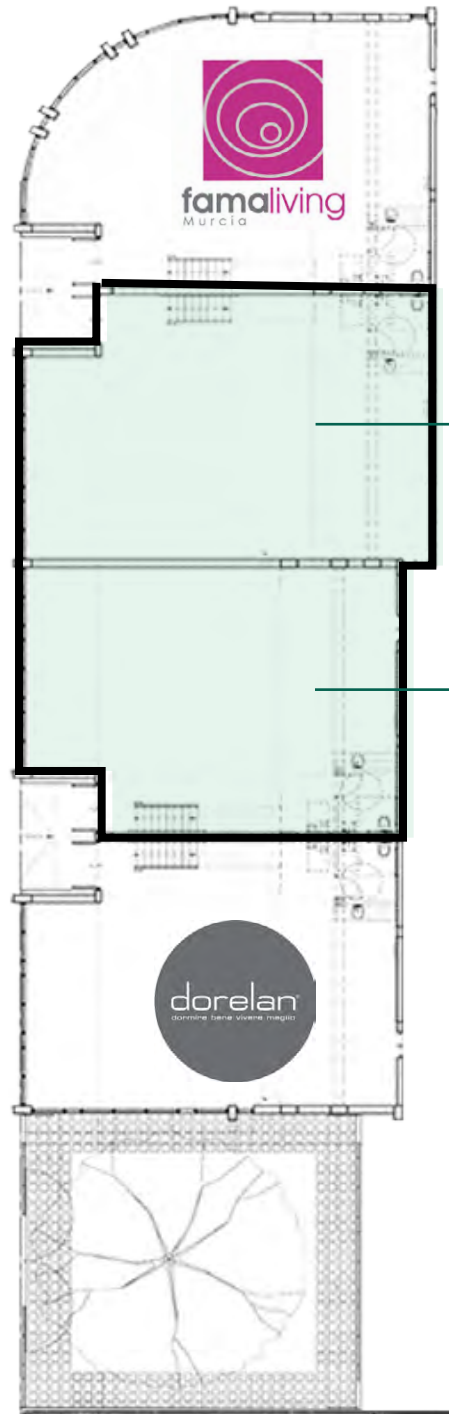
- Move-in ready
- Frontage on Biscayne Blvd
- On-site parking & security
- +/- 36,500 AADT on Biscayne Blvd



# AREA HIGHLIGHTS

- Diverse demographic mix providing broad consumer base
- Strategically located, with easy access to Miami's urban core
- Close proximity to major highways
- Diverse culinary options

**BISCAYNE BLVD**  
(Approx. 75,000+ DTC)



**Subject Property:**  
**6399 Biscayne Blvd**  
**2,410-4,820 SF ±**



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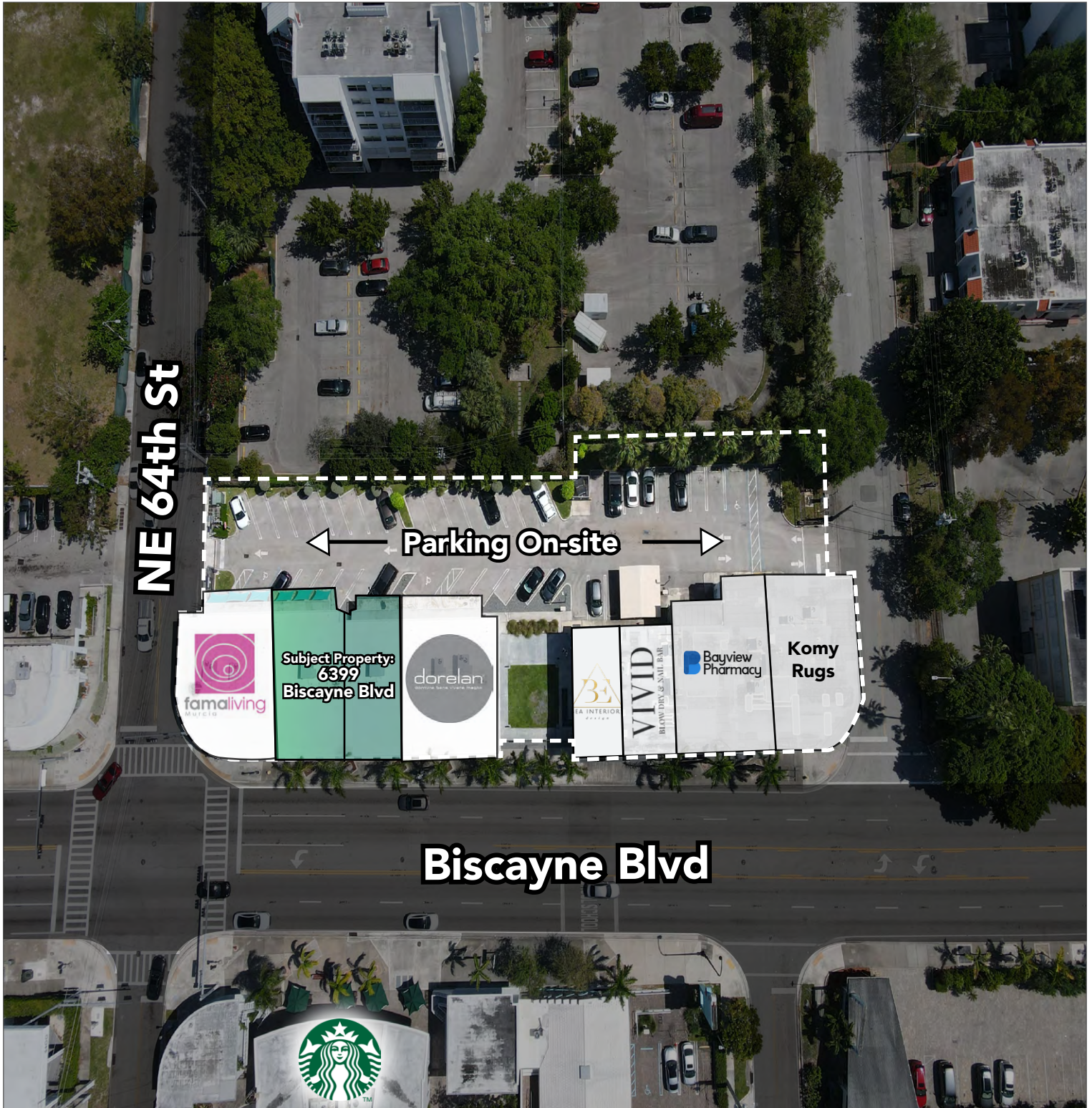
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# MiM<sup>o</sup>

## Proximity Points

M.I.A. AIRPORT



MIAMI BEACH



DESIGN DISTRICT



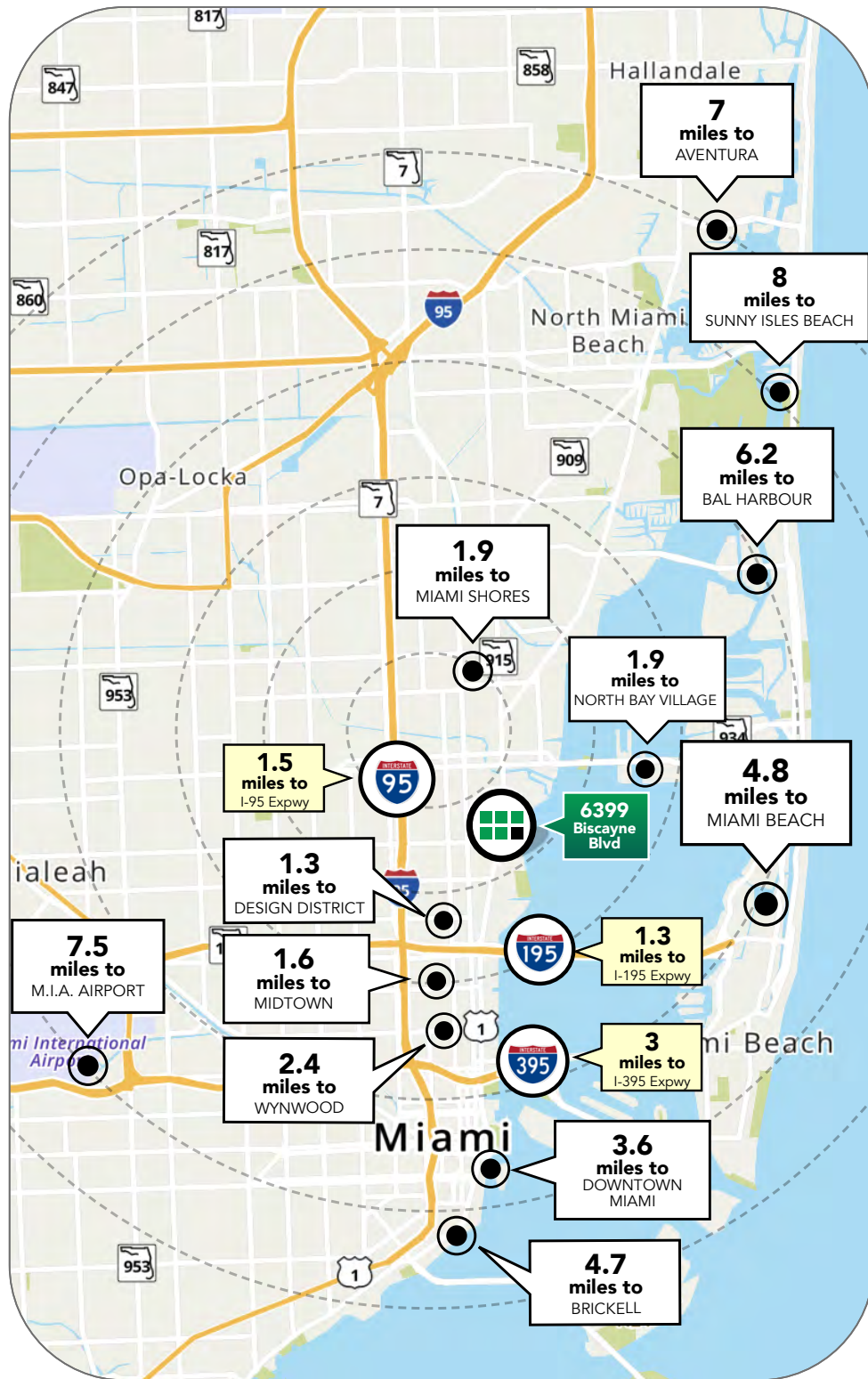
WYNWOOD



MIDTOWN



DOWNTOWN MIAMI



BRICKELL



MIAMI SHORES



AVENTURA



NORTH BAY VILLAGE



SUNNY ISLES BEACH



BAL HARBOUR



# Dining @MiMo



# Dining @MiMo



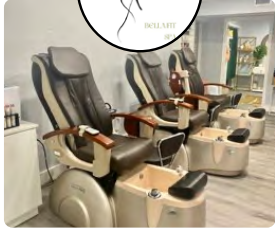
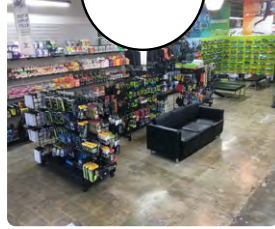
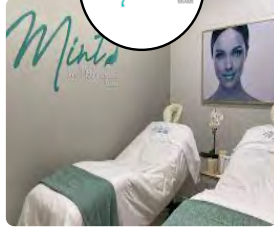
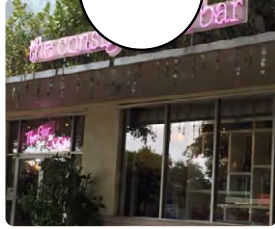
## Coming Soon





# Lifestyle & Wellness

@MiMo



# Hotels/Motels @MiMo

Bianco



Travelodge  
BY WYNDHAM



SEVEN  
SEAS



Shalimar  
MOTEL



New Yorker



Saluna  
MOTEL  
AIR COND  
COLOR TV



Treehouse  
Hotel



King  
Motel



VAGABOND  
HOTEL



Knoxon  
Motel



Royal  
Motel



Selina



Sinbad  
MOTEL



# Fitness @MiMo



## NEAR MiMo



MiMo



Little Haiti



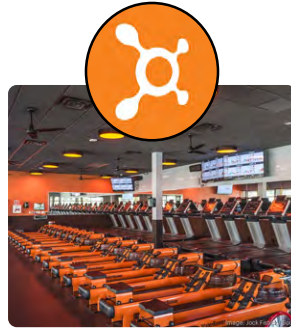
Little Haiti



Midtown



Midtown



Design District



Design District



Edgewater



Edgewater



Wynwood



Wynwood



Wynwood



Upper East Side

# Shopping

NEAR **MiMo**

## Miami Design District



## Midtown



## Wynwood



# Lifestyle & Wellness

NEAR *MiMo*



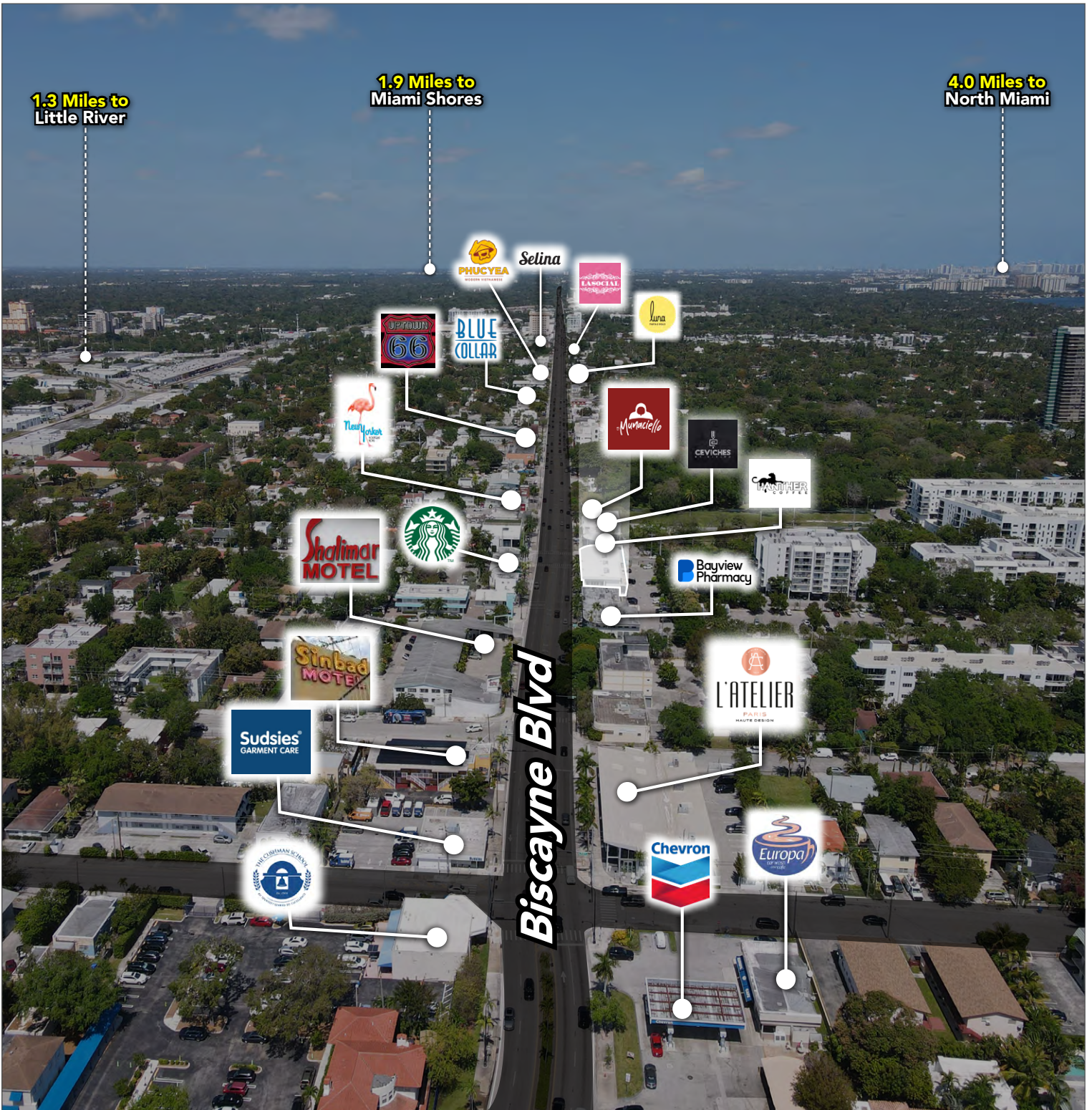
## Miami Design District



## Midtown



## Wynwood



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N.E. TO S.W. VIEW



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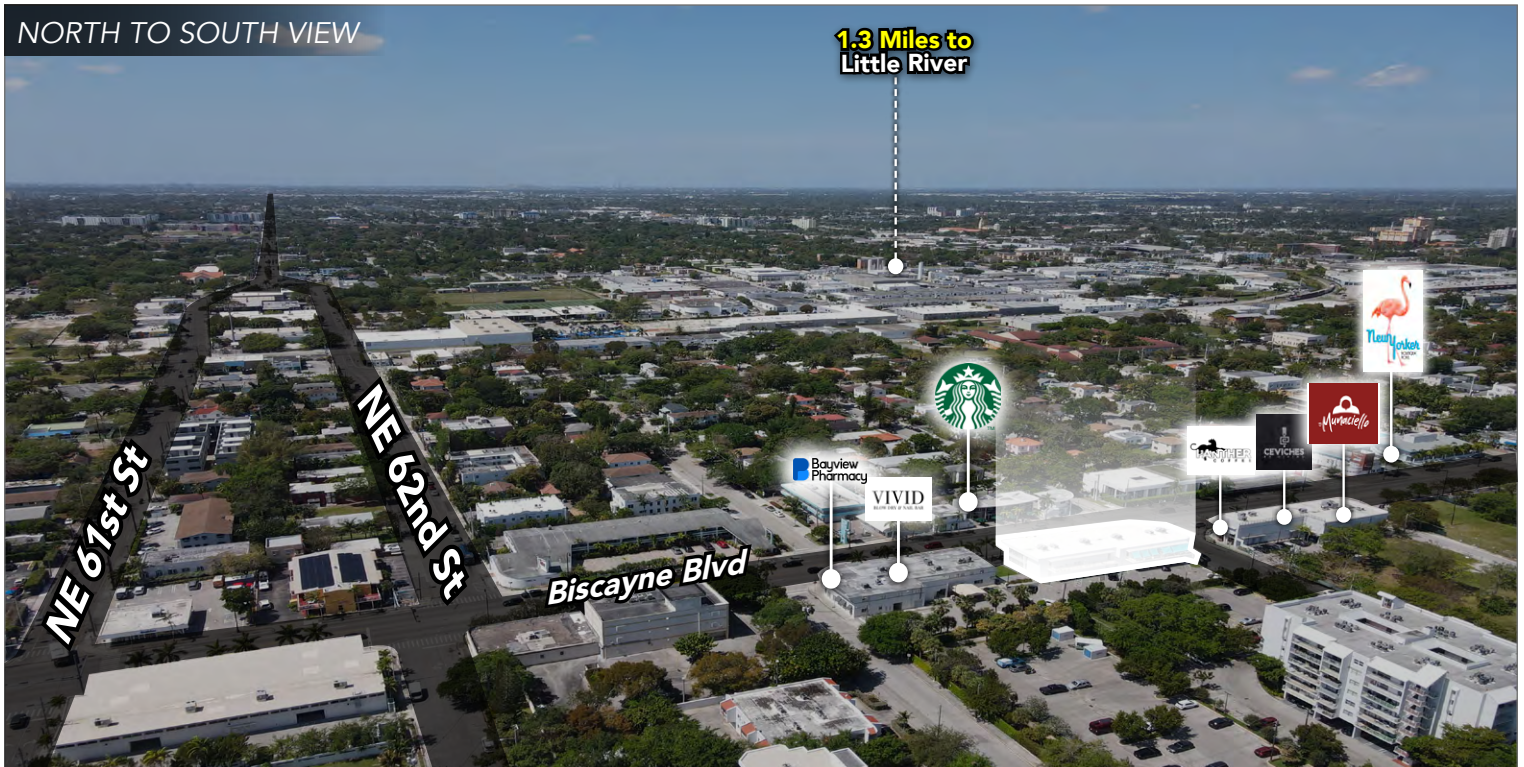
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NORTH TO SOUTH VIEW



N.E. TO S.W. VIEW



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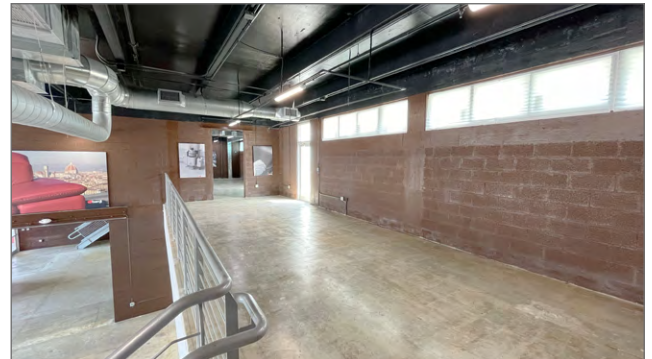
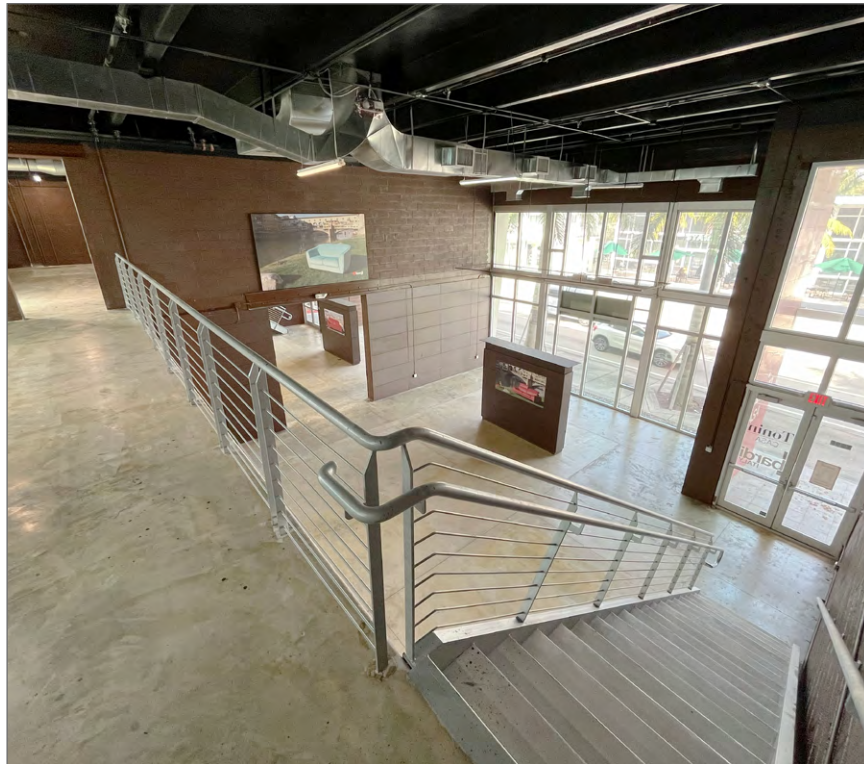
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