



7320 Biscayne Boulevard, Miami, FL 33138

**PRICE REDUCED**

**FOR LEASE**

**7320 Biscayne Blvd**

**Unique Opportunity**

Stand-alone building for  
retail/showroom on US-1  
MiMo District with  
Private Parking

**METRO**

CONSULTING & MANAGEMENT

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# Prime Location Opportunity

Ground Retail / Showroom stand-alone building with direct access and high-visibility from Biscayne Boulevard, in Miami's Vibrant MiMo District.



**Unique Location:** Take advantage of the opportunity to lease this street-level retail/showroom space located at 7320 Biscayne Corridor, with high-impact & visibility, located right next to the famous Coppertone Girl sign – in the heart of Miami's rapidly growing MiMo District.





# Executive Summary



Metro Consulting & Management presents this rare lease opportunity of a second-generation showroom / design studio in the highly sought-after MiMo District of Miami. This standalone building, encompassing 3,200 square feet, is strategically positioned on a 7,500 square foot lot, offering exceptional visibility along the bustling Biscayne Boulevard (US1), one of Miami's main arteries. The property's prime location in the heart of the MiMo Historic District provides convenient access to a vibrant mix of businesses and attractions, including the world-famous Coppertone building located adjacent to the property and the iconic Vagabond Motel just across the street.

The building, built in 1953 and fully renovated in 2020, features floor-to-ceiling glass storefront windows, allowing for an abundance of natural light and creating an inviting atmosphere for potential clients and customers. Ample private parking for 4 vehicles is conveniently located at the rear of the building, ensuring easy accessibility for employees and visitors. The interior boasts a well-designed layout that includes a reception area, a conference room, three private offices, and generous open areas, making it an ideal space for showrooms, design studios, or retail businesses. This move-in ready, high-end space offers a unique opportunity to establish a prominent presence in one of Miami's most dynamic and desirable neighborhoods. Moreover, the property benefits from a signage opportunity, further enhancing its visibility and appeal.

# Highlights

## PROPERTY & BUSINESS

ADDRESS:	7320 BISCAYNE BLVD., MIAMI FL 33138-5151
COUNTY:	MIAMI-DADE
MARKET:	SOUTH FLORIDA
SUBMARKET:	MIMO
LOT SIZE:	7,500 SF
BUILDING AREA:	3,200 SF
YEAR BUILT:	1953
YEAR RENOVATED:	2020
FOLIOS #s:	01-3207-040-1800
LAND USE:	MIXED USE-STORE/RESIDENTIAL
WALKING SCORE:	84
TRANSIT SCORE:	54

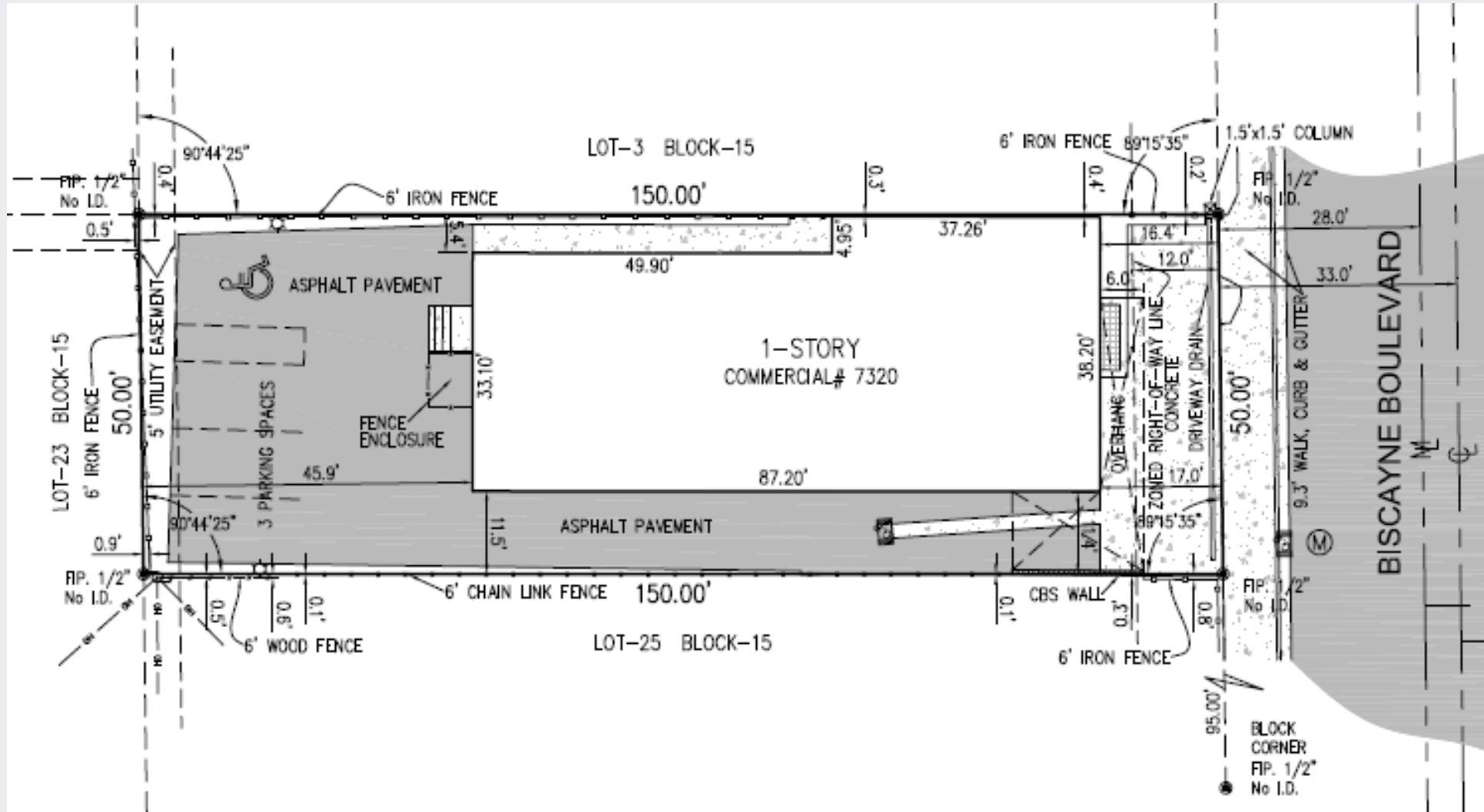
## FINANCIAL

PRICE PER SF	<del>\$55.00</del> \$50.00 NNN
2026 EXPENSES PER SF	\$15.00





# Site Survey

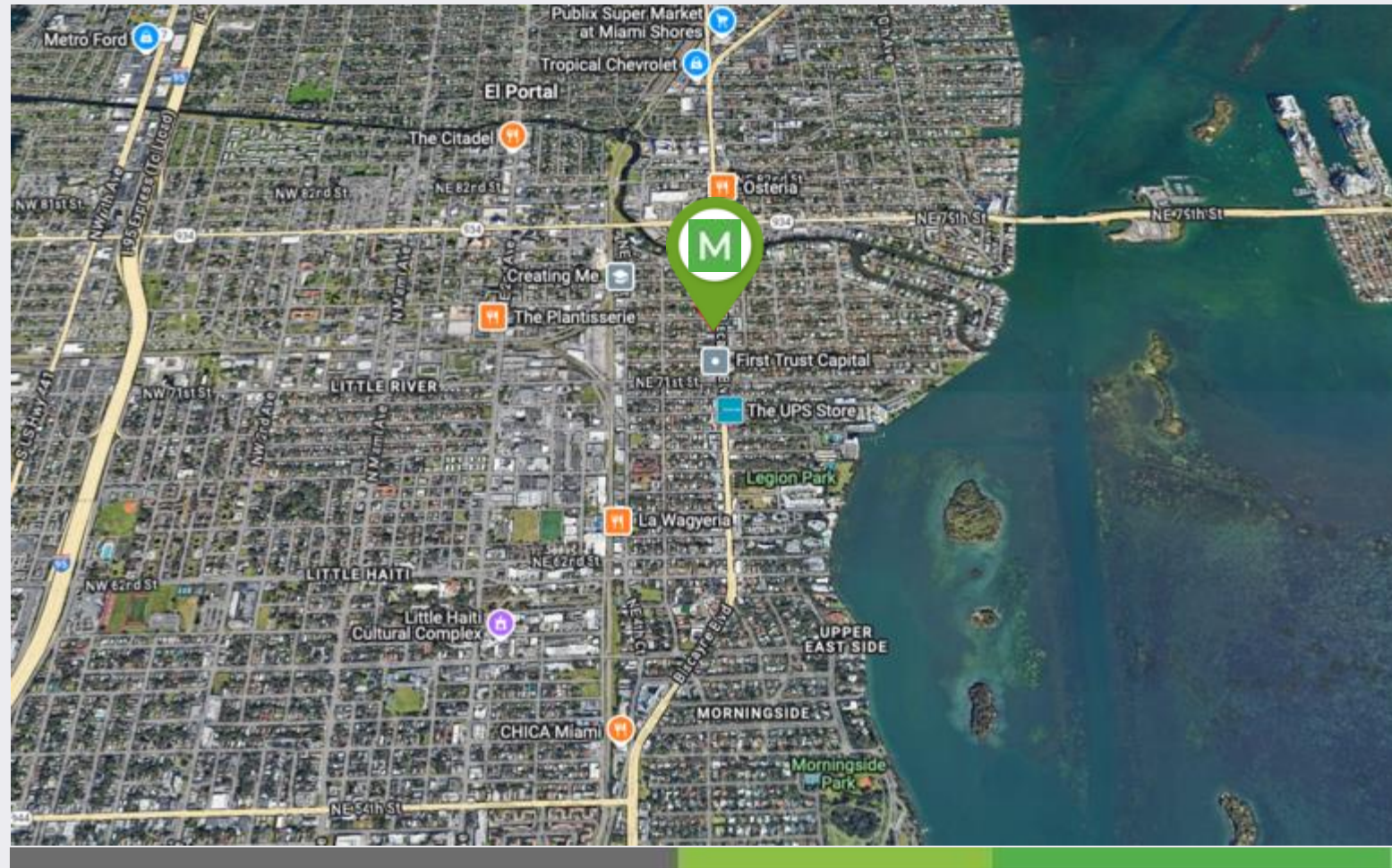


# Location

MiMo (Miami Modern) is a vibrant and architecturally distinct area in Miami that draws creatives, professionals, and trendsetters. Situated along Biscayne Boulevard, it offers quick access to key locations such as Downtown, Brickell, Miami Beach, Design District, Wynwood, and Miami International Airport.

MiMo is undergoing rapid development, with several boutique hotels, residential projects, and new restaurants set to open in the next 24 months. A standout addition is the 15-story Boulevard 57, a mixed-use luxury complex featuring upscale residences and retail space. Just a few blocks south, the renovation of The Vagabond Hotel and new dining spots like Blue Collar have already injected fresh energy into the neighborhood.

Known for its iconic mid-century modern architecture and lively cultural scene, MiMo continues to thrive as one of Miami's trendiest enclaves.



# Points of Interest

## Miami World Center



Situated about two miles south of the Project's Site, the Miami World Center is an enormous mixed-use complex that incurs a total expense of \$4 billion.

The project spans 26-acres of downtown and started delivering its first phases in 2019

Phase I will include 320k sf of retail, 300+ hotel keys, 500k sf of office space and over 1,800 residential units from several renowned developers

Phase II is in planning and will include a mix of uses in world-class architectural designs

## Brightline Miami



The high-velocity train facility, Brightline, will link Miami to Orlando with a 25% shorter duration compared to driving.

In 2018, Miami, Fort Lauderdale, and West Palm Beach began inaugural service

In 2021 and early 2022, three additional local South Florida stops were added in Port Miami, Aventura, and Boca Raton

Construction continues the line to Orlando with first service to begin in Central Florida by June 2023

## Bayfront Park



Located in the heart of Downtown Miami, Bayfront Park is a spacious and publicly accessible urban park that spans across an area of 32 acres.

The park has 1,200 feet of frontage along Biscayne Bay

Bayfront Park was constructed in 1925 and underwent major renovations in 1980

The park hosts several events, including the New Year's ball drop, Ultra Music Festival, several concerts managed by Live Nation and other major community events

## Kaseya Center



Kaseya Center (formerly American Airlines and FTX Arena) the home to the NBA's Miami Heat

Located in the center of Downtown Miami and the Entertainment District, Kaseya Arena hosts 80+ non-basketball events each year, including A-list concerts, family shows, sporting events, national conferences, and more

It has a capacity of 19,600 seats, 2,105 club seats, 80 luxury suites, and 76 private boxes

The Waterfront Theater is Florida's largest theater, which is housed within the arena, and can seat between 3,000 and 5,800

For additional information,  
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