



**FOR LEASE**

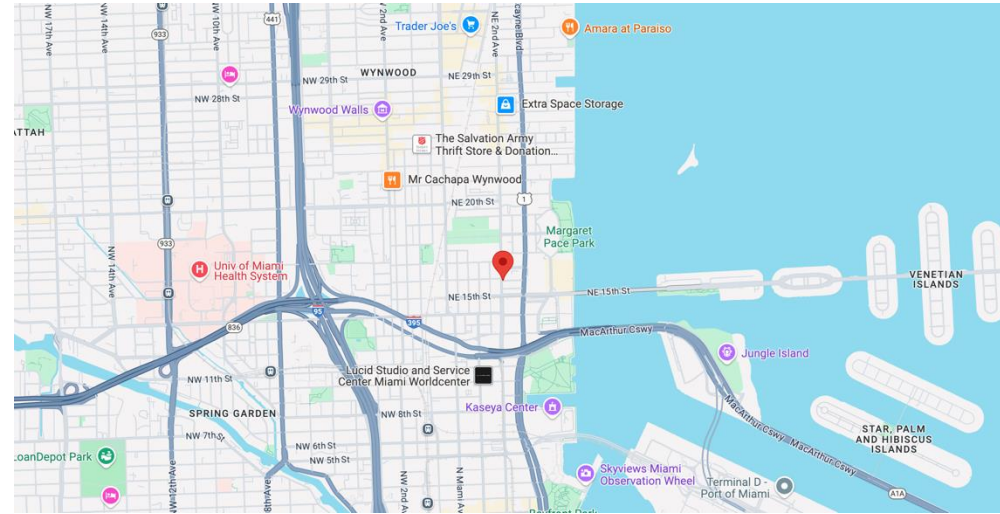
# Turnkey Edgewater Showroom

1601 NE 2<sup>nd</sup> Avenue, Miami, FL 33137

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$50 NNN/SF
CAM Estimate:	\$10/SF
Available SF:	5,944 SF Divisible as 2 spaces 3,828 SF and 2,116 SF
Submarket:	World Center / Edgewater
Ideal Uses:	Retail, F&B, Professional Office, Event/Gallery Space, Childcare, Fitness User, Wine/Food Market
Zoning:	T6-36B-O Liberal Commercial

### LEASING OVERVIEW

DWNTWN Realty Advisors has been retained exclusively to arrange the leasing of 1601 NE 2nd Ave in Edgewater, Miami. This beautiful 5,944 SF space features floor to ceiling windows on the corner of 16th Street and NE 2nd Ave, providing both visibility and natural light to the open floor plan showroom. Located directly adjacent to the prestigious iPrep School and one block from the Omni Mall, and Adrienne Arsht Metromover Station and just two blocks from the Adrienne Arsht Performing Arts Center, the former Miami Herald site and the intercostal waterway. This property offers a turnkey solution for a retail showroom in Miami's Edgewater neighborhood, which is experiencing tremendous growth with the following projects currently underway such as Casa Forma (1,441 units), 1775 Biscayne (522 units), 1900 Biscayne (872 units), or even the Miami World Center a few blocks south.

### LEASING HIGHLIGHTS

- Turnkey Retail Showroom
- Beautiful Historic Building with New Orleans French Quarter Architecture
- One block from Biscayne Blvd on 2nd Ave and 16th Street
- Three Size Options Available // 3,828 SF, 2,116 SF or 5,944 SF

**Andrew Dixon** // Executive  
[ad@dwntwnrealtyadvisors.com](mailto:ad@dwntwnrealtyadvisors.com) // (P) 786.294.6378

**Joe Fernandez** // Executive  
[jf@dwntwnrealtyadvisors.com](mailto:jf@dwntwnrealtyadvisors.com) // (P) 305.647.0981

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## EDGEWATER CONTEXT



**Edgewater Development Context**  
*Under Construction or Proposed*

- 500k SF of Office & Retail
- 10,742 units
- 786 hotel rooms

**Edgewater Context**

- 1.2M SF of Office
- 2.6 M SF of Retail
- 15,572 units
- 1,762 hotel rooms

*Edgewater is bounded by 18th Street and 29<sup>th</sup> street, along Biscayne Boulevard and NE 2<sup>nd</sup> Ave. The high density of residential units in a ~15-block compact neighborhood presents a great advantage to retail.*

### LOCATION DESCRIPTION

Edgewater is a residential condo neighborhood nestled between Downtown to the South, Wynwood & Midtown to the West, and the Design District to the North. It also has close access to Miami Beach through the I-195.

The most recent construction boom saw developers swoon over Edgewater Miami, not only due to the beautiful views it has to offer, but is also just 5 minutes from Wynwood Miami and the Miami Design District, 7 minutes from South Beach, and 20 minutes from the Miami International Airport. The “East Edgewater” area east of Biscayne Boulevard is the most active development area within the submarket with several projects under construction and several additional projects and/or phases of current projects planned. The waterfront projects in East Edgewater are commanding the highest \$/SF and present the strongest absorption of pre-sale units. Several projects are either actively selling or planned along Biscayne Boulevard.

Edgewater Miami includes a large, bayfront park called Margaret Pace Park which includes a basketball court, two tennis courts, two sand volleyball courts, a gated dog park, a children's playground, and an outdoor fitness area.

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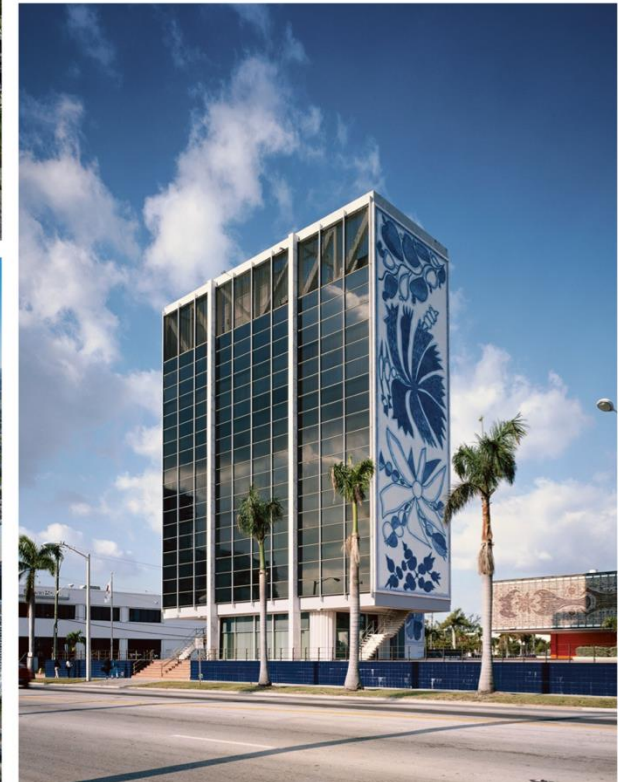
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## EDGEWATER CONTEXT

Demographics	5-mile radius
Population:	504,984
Households:	219,460
Median Age:	42
Population Growth 2023-2028:	4.7%
Average Income:	\$104,260
Businesses:	30,966
Employees:	341,739
Daytime Population:	709,861
Bachelor's Degree or Higher:	35%
Consumer Spending:	\$5.8B
Consumer Spending/Capita:	\$15,000



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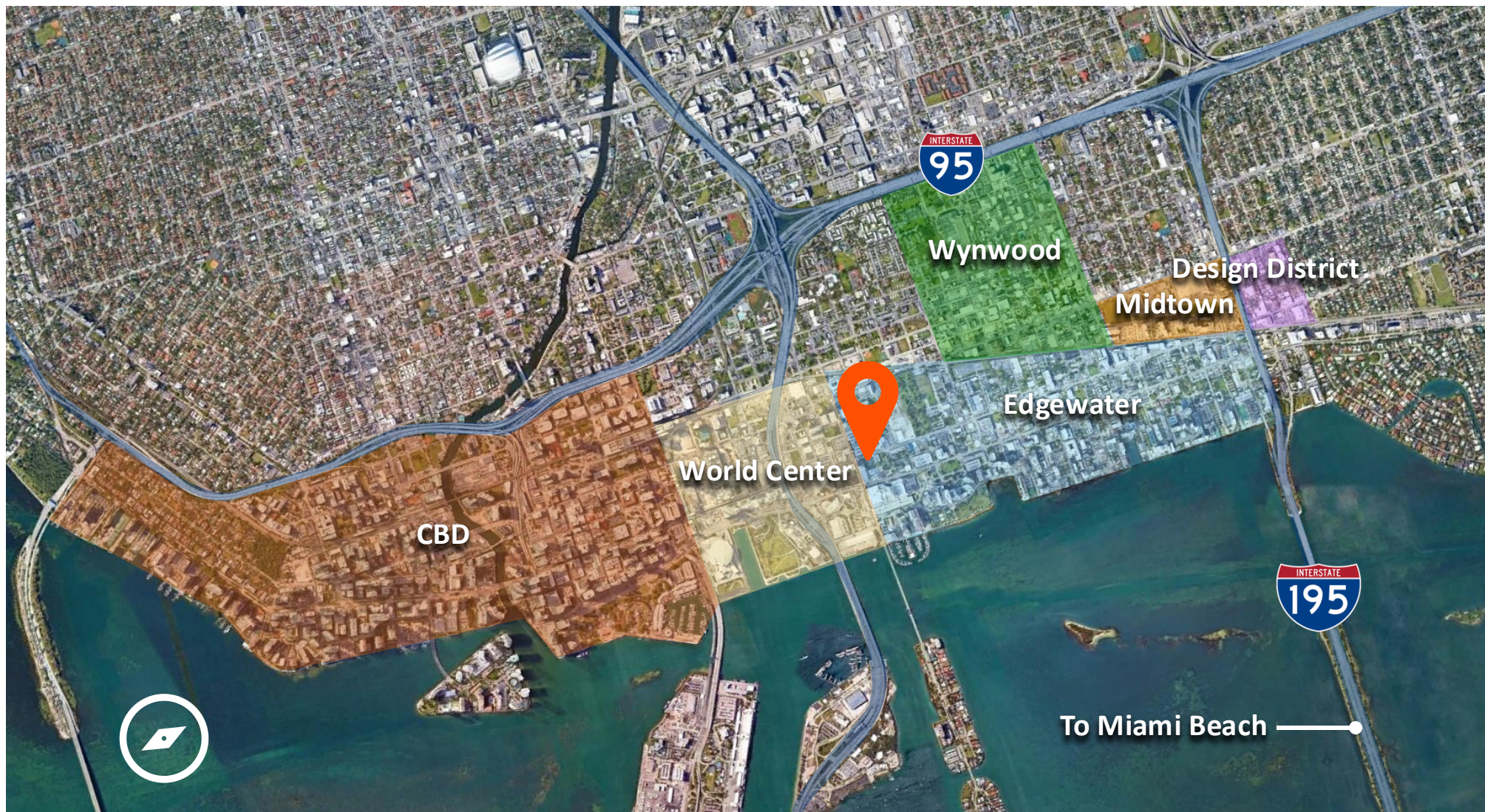
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## AERIAL CONTEXT



Andrew Dixon // Executive  
[ad@dwntwnrealtyadvisors.com](mailto:ad@dwntwnrealtyadvisors.com) // (P) 786.294.6378

Joe Fernandez // Executive  
[jf@dwntwnrealtyadvisors.com](mailto:jf@dwntwnrealtyadvisors.com) // (P) 305.647.0981

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## EXTERIOR PHOTOS



Andrew Dixon // Executive  
[ad@dwntwnrealtysadvisors.com](mailto:ad@dwntwnrealtysadvisors.com) // (P) 786.294.6378

Joe Fernandez // Executive  
[jf@dwntwnrealtysadvisors.com](mailto:jf@dwntwnrealtysadvisors.com) // (P) 305.647.0981

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## INTERIOR PHOTOS



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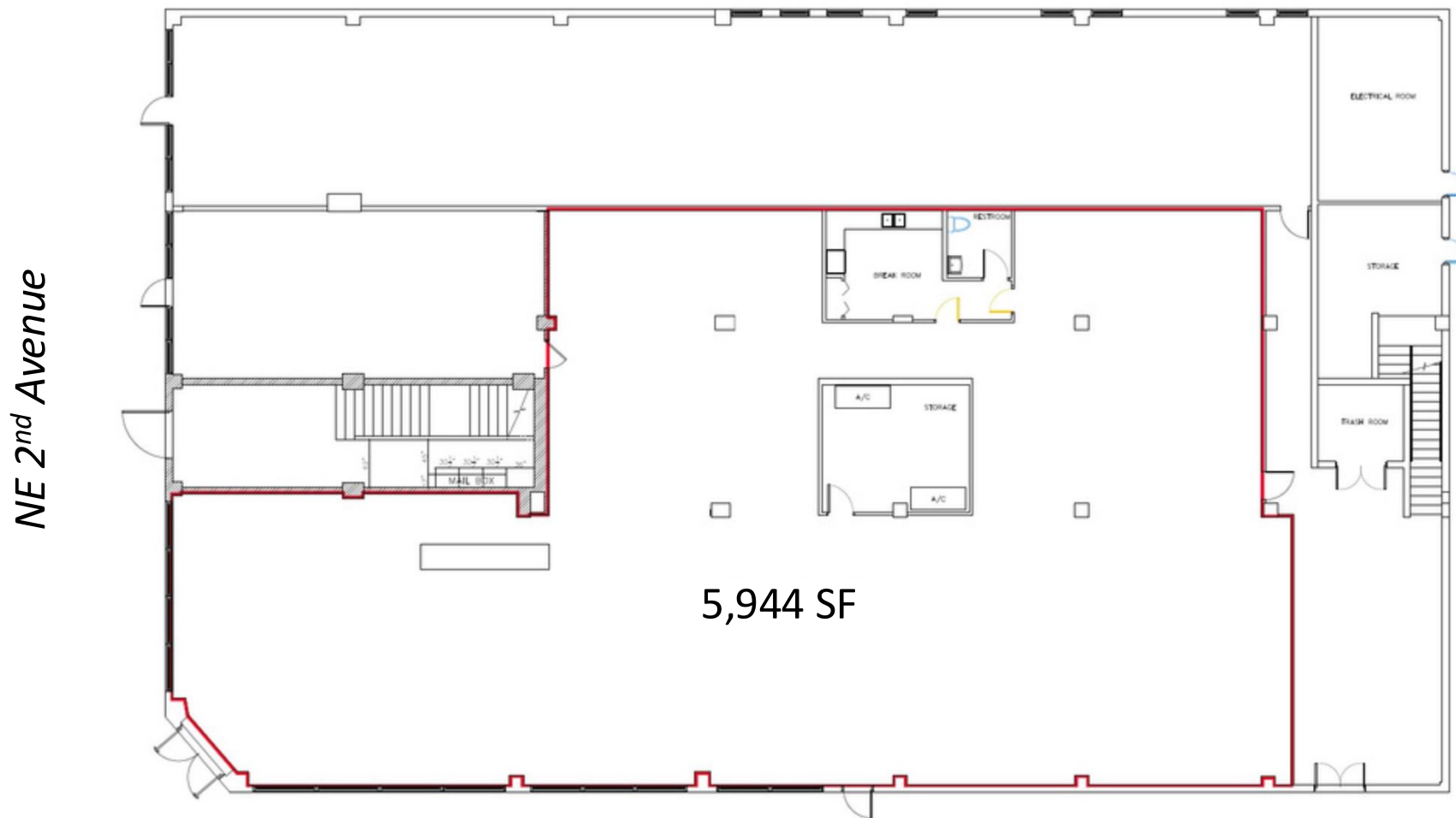
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## FLOOR PLAN



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## RETAIL CONCEPTS



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DWNTWN REALTY ADVISORS  
A Commercial Brokerage Firm

# CONTACT

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## Andrew Dixon

Executive

(C) 305.498.9816

(O) 786.294.6378

[ad@dwntwnrealtyadvisors.com](mailto:ad@dwntwnrealtyadvisors.com)

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## Joe Fernandez

Executive

(C) 305.310.9062

(O) 305.647.0981

[jf@dwntwnrealtyadvisors.com](mailto:jf@dwntwnrealtyadvisors.com)

