



Disruptive.

AVAILABLE FOR SALE

Class A Riverfront Office Building



Disruptive Real Estate has been retained on an exclusive basis to offer the opportunity to purchase 528 NW 7th Avenue, a Class A riverfront office asset positioned within Miami’s urban core, minutes from Downtown Miami, Brickell, and the Health District. The property is located along the Miami River within a high-barrier waterfront submarket benefiting from sustained public and private investment.

The asset comprises approximately 29,420 SF of gross building area, including 15,784 SF of usable office across three stories. Designed for single-tenant headquarters or flexible office use, the building features modern construction, efficient layouts, and limited near-term capital requirements.

The property’s direct riverfront setting delivers a rare combination of water access, visibility, and experiential appeal seldom found in the Miami office market. A private 70+ foot dock, covered on-site parking with 32 spaces, and uninterrupted river views significantly enhance tenant demand, branding potential, and long-term marketability.

With immediate access to I-95 and SR-836, the location provides seamless connectivity to Downtown Miami, Brickell, Wynwood, and Miami International Airport. This offering represents a scarce opportunity to acquire a modern waterfront office asset in one of Miami’s most tightly held urban corridors, supported by strong fundamentals and long-term appreciation potential.

Address:	528 NW 7th Ave, Miami, FL 33136
Folio ID:	01-3135-027-1410
Total Building Area:	29,420 SF
Useable Space:	15,784 SF Across 3 Floors
Lot Size:	18,375 SF 0.42 Acres
Zoning:	D1
Building Height:	Four Stories (4)
Signage:	Marquee Signage Opportunity
Parking:	32 Spaces
Year Built:	2016
Asking Price:	\$26,000,000

Designed by the world-renowned firm Oppenheim Architecture & Design, the building pairs strong architectural identity with practical, user-driven functionality. The property features two elevators, an on-site generator, an electric parking gate, and luxuriously finished restrooms on each floor outfitted with European fixtures. Exterior balconies extend usable space and take advantage of the building’s riverfront orientation.

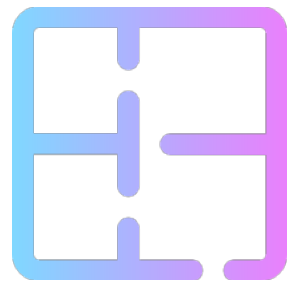
A defining feature of the asset is its 70+ foot private dock with approximately 3.5 feet of draft, providing direct access to the Miami River. This level of waterfront functionality is exceptionally rare for office product in Miami’s urban core and represents a meaningful differentiator in an increasingly competitive market.





Trophy Riverfront Office Asset

A modern, Class A office building positioned directly on the Miami River, offering a rare combination of waterfront presence, visibility, and central urban access. Riverfront office product of this quality remains extremely limited within Miami’s core markets.



Efficient Three-Story Office Layout

The property offers 15,784 square feet of usable office space across three floors, designed to function efficiently as a single-user headquarters or adapt to flexible office configurations. Clean layouts and strong natural light support a wide range of tenant uses.



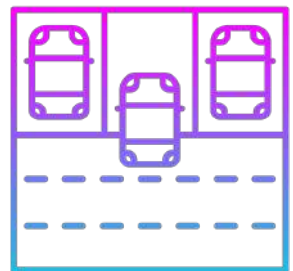
Turnkey Construction with Modern Infrastructure

Completed in 2016, the building delivers immediate functionality with modern systems, elevators, an on-site generator, and high-quality finishes, reducing near-term capital expenditure and execution risk.



Private Dock and Waterfront Access

A 70+ foot private dock with approximately 3.5 feet of draft provides direct access to the Miami River and a true point of differentiation for office users seeking waterfront functionality and lifestyle appeal.



Parking and Operational Advantage

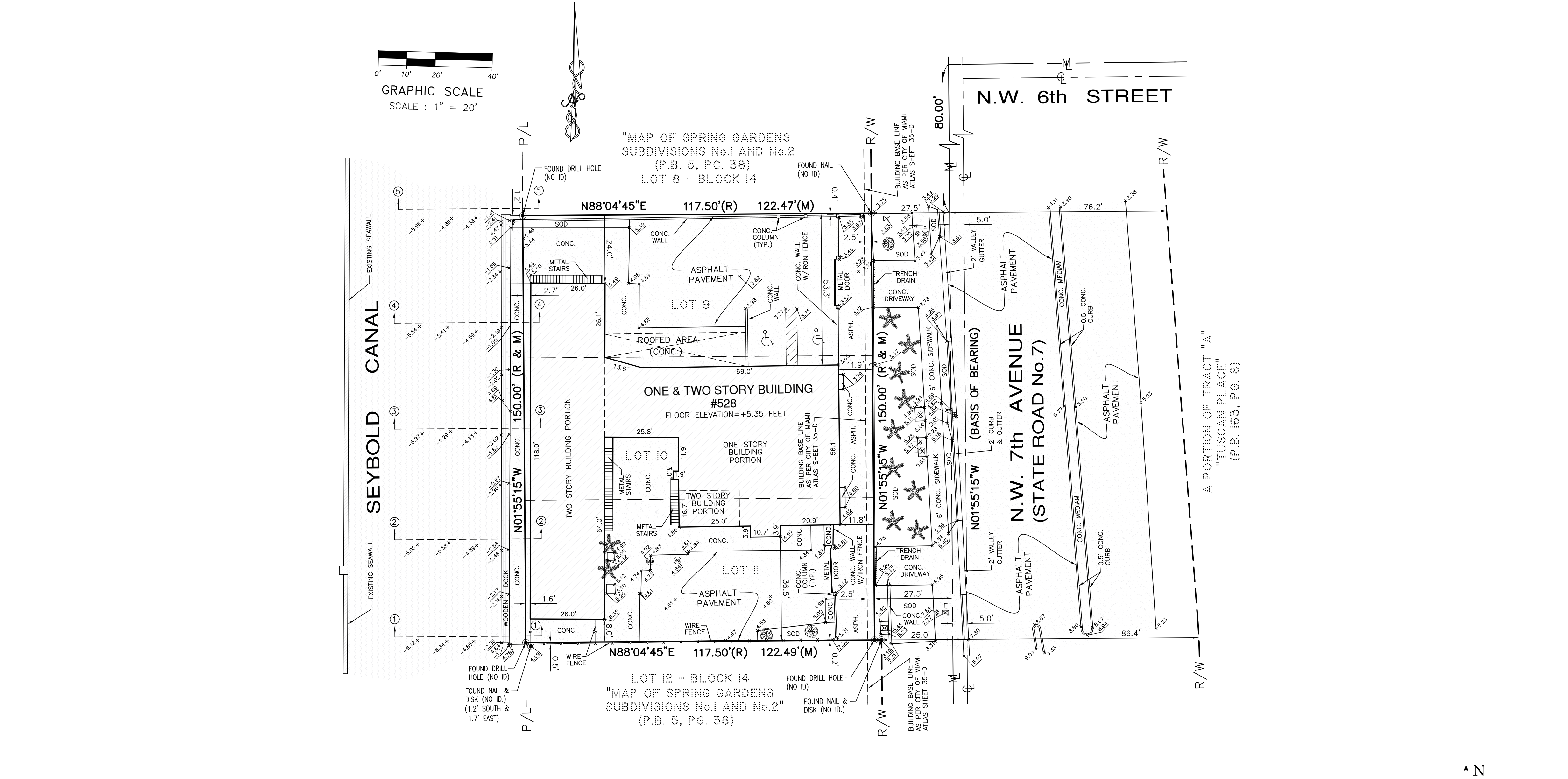
The asset includes 32 covered parking spaces, electric gated access, and on site power generation, features that materially enhance daily operations and tenant retention in a dense urban environment.

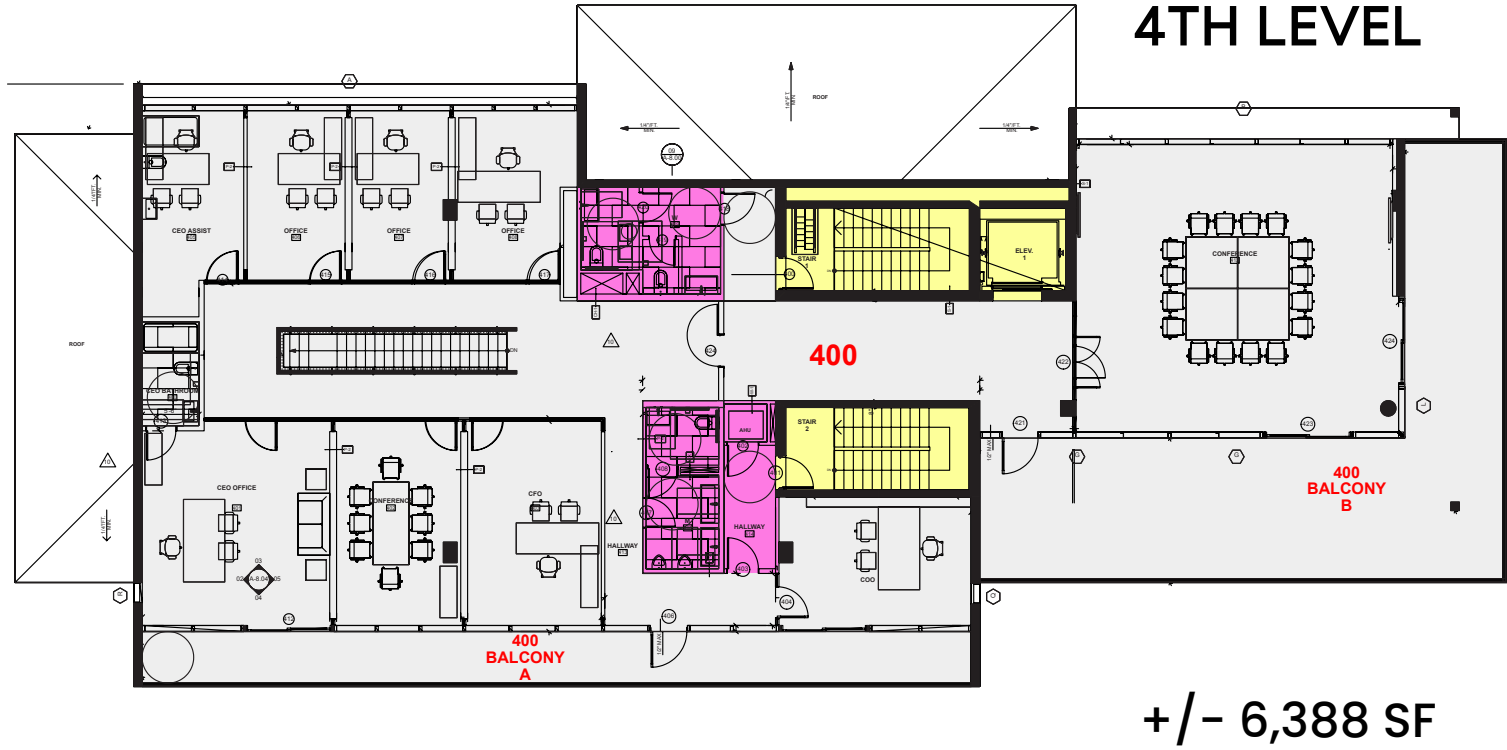
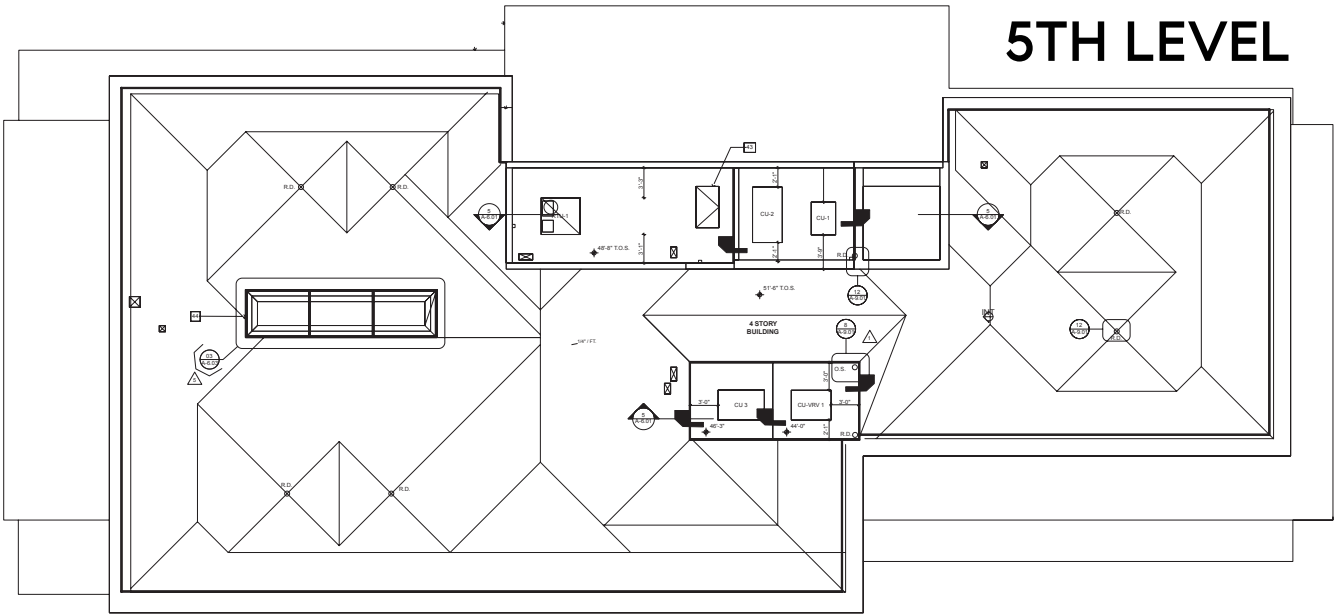
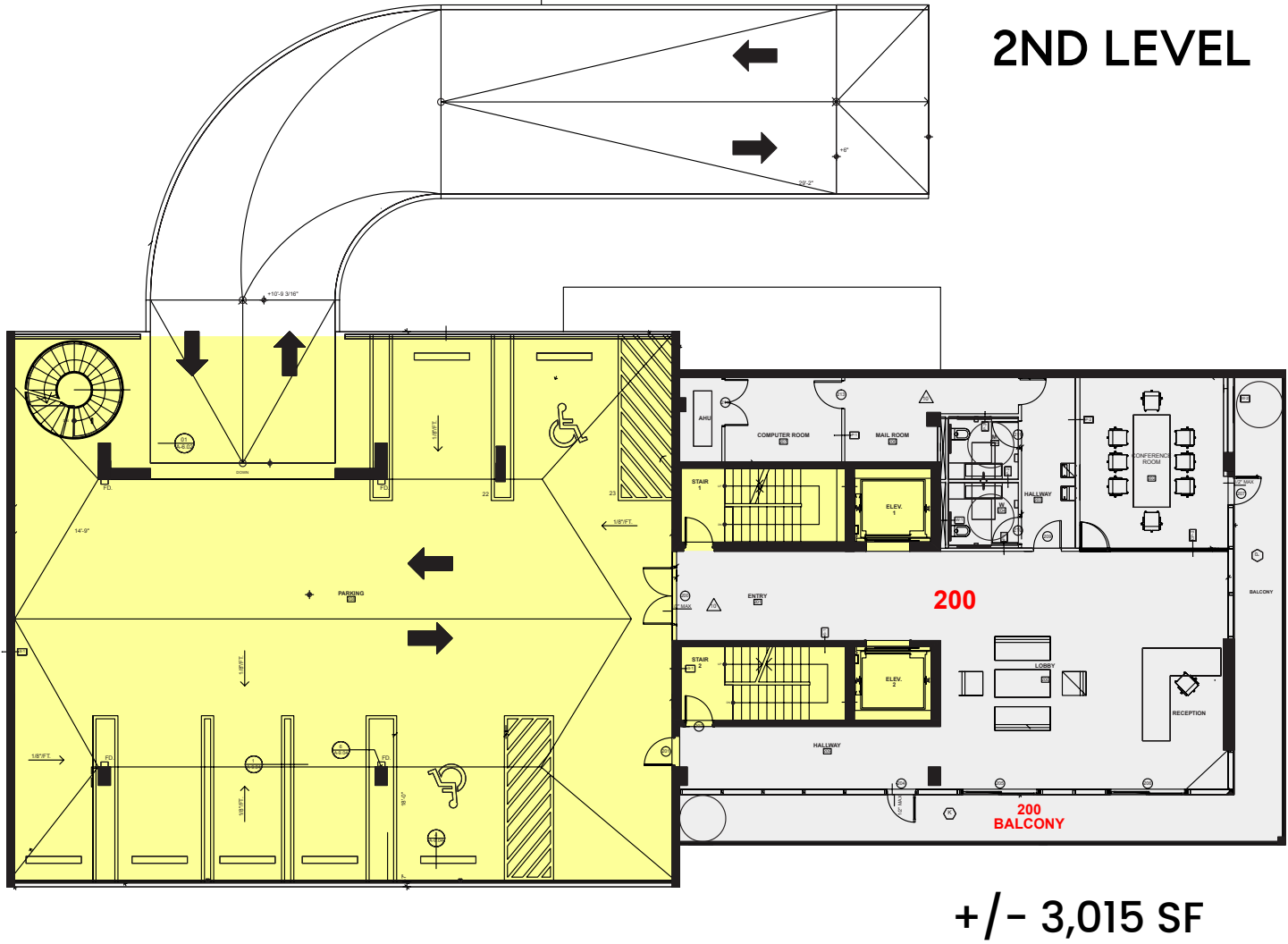
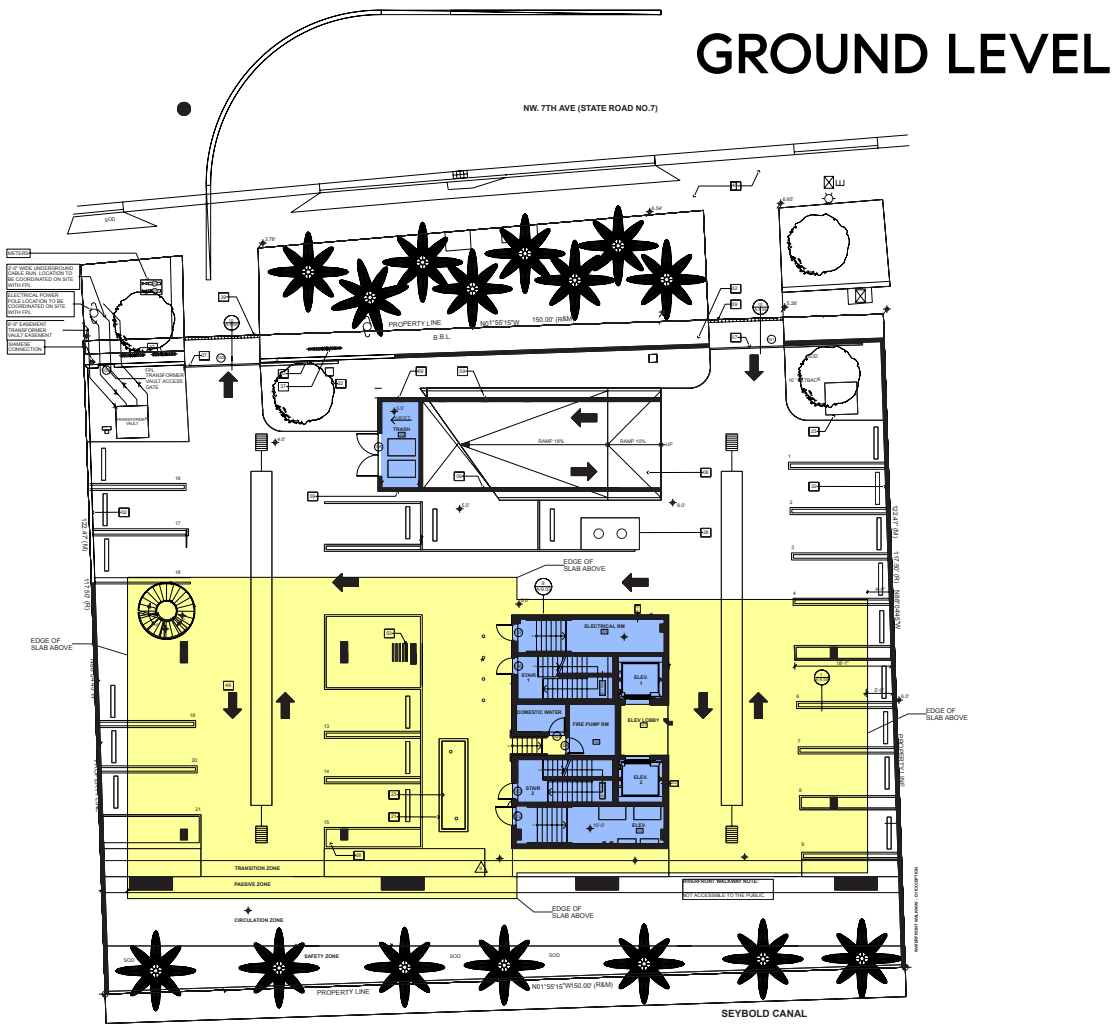


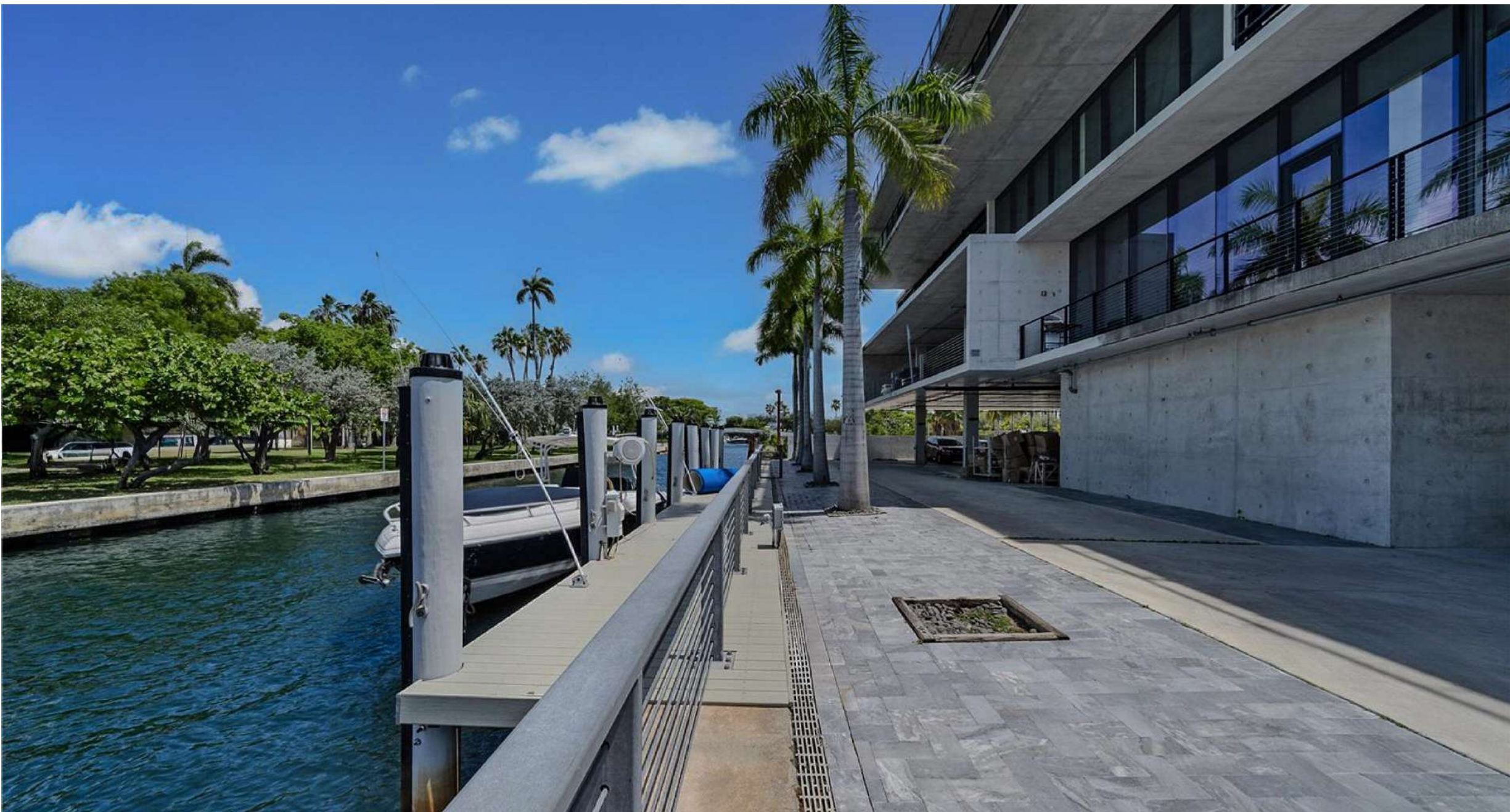
Supply-Constrained Urban Core Location

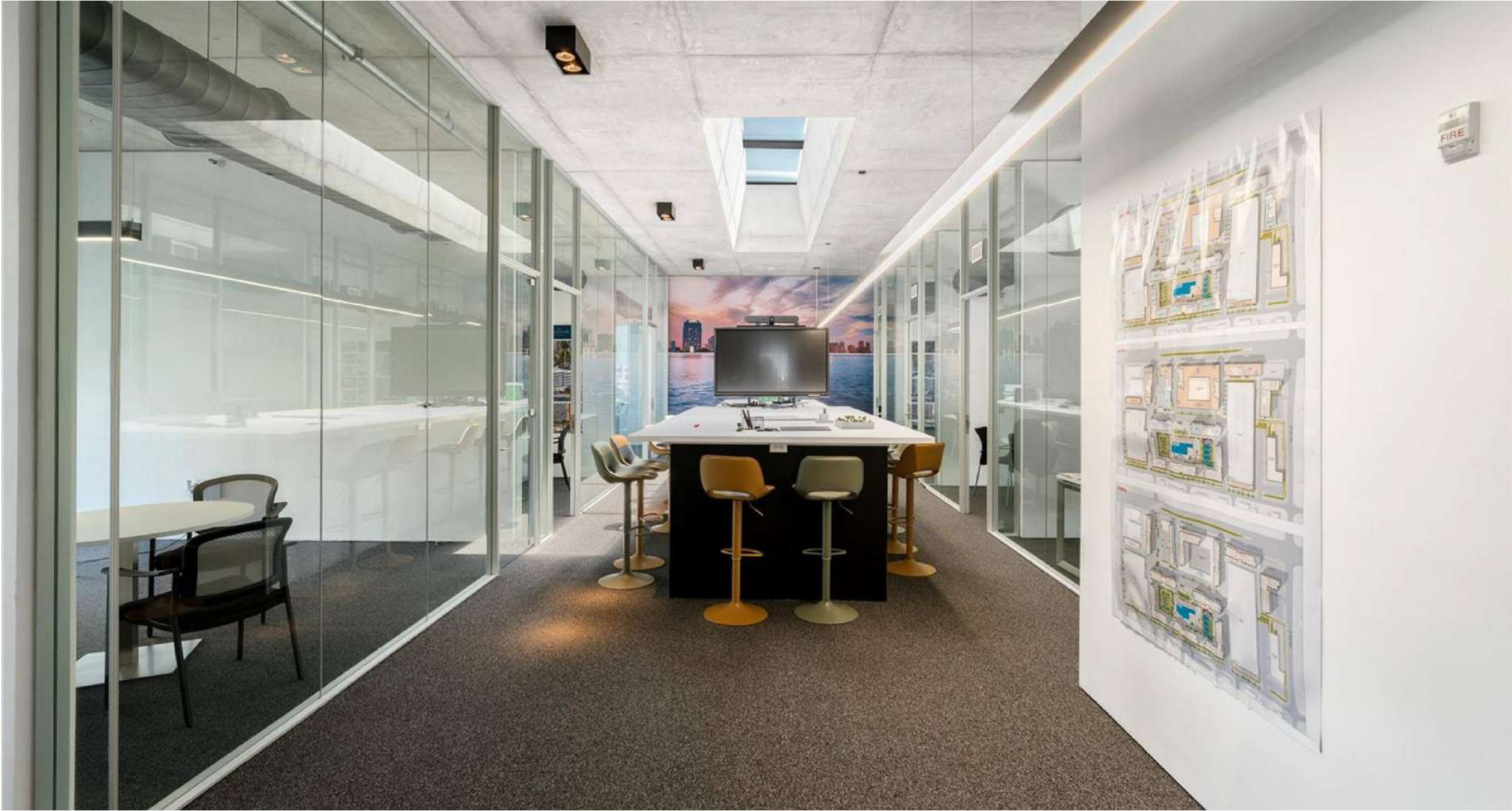
Located minutes from Downtown Miami, Brickell, and the Health District with direct access to I-95 and SR-836, the property benefits from strong connectivity and a limited competitive set along the Miami River.

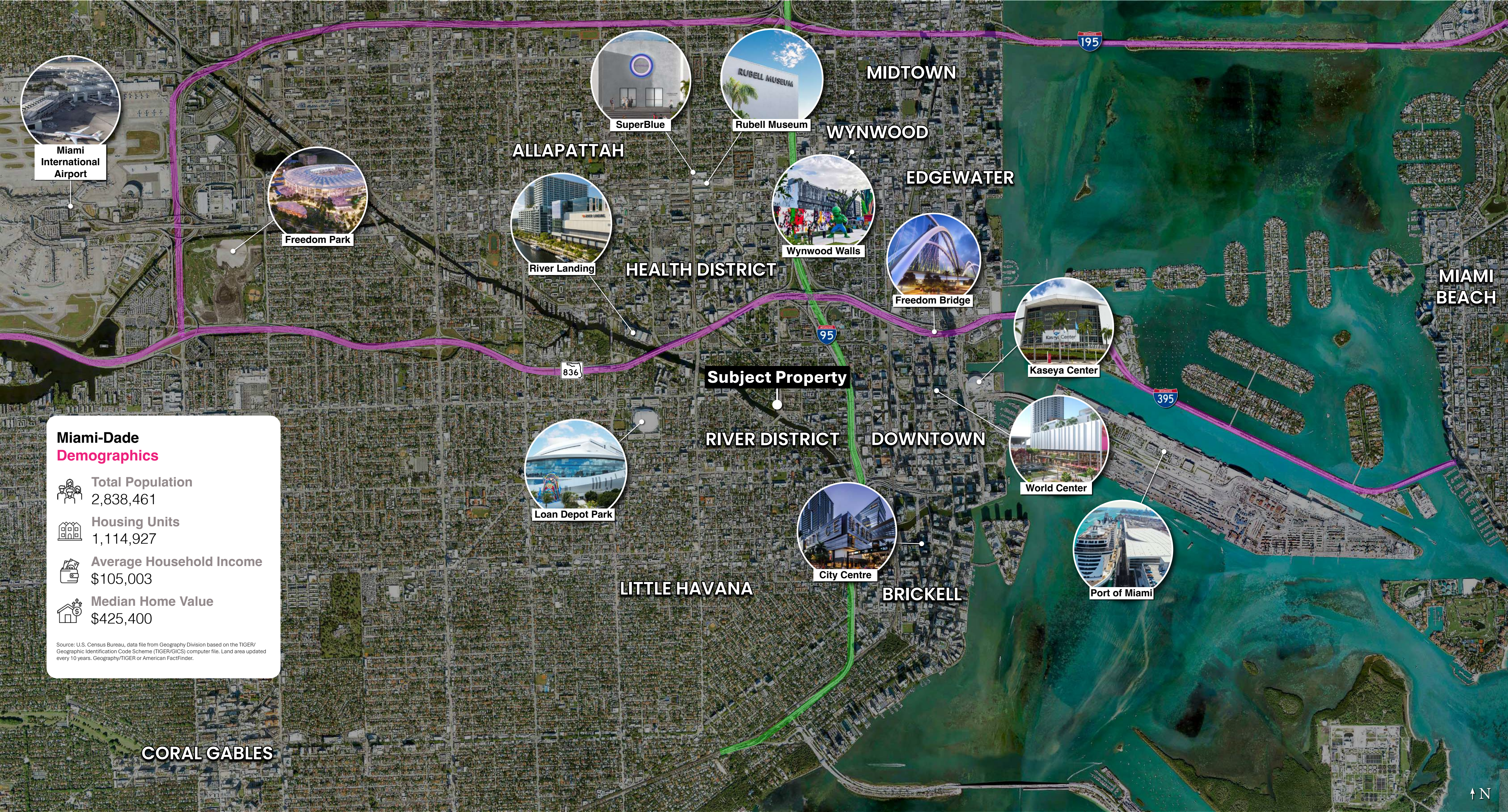












Miami-Dade
Demographics

- Total Population**
2,838,461
- Housing Units**
1,114,927
- Average Household Income**
\$105,003
- Median Home Value**
\$425,400

Sources: U.S. Census Bureau, data file from Geography Division based on the TIGER/Geographic Identification Code Scheme (TIGER/GICS) computer file. Land area updated every 10 years. Geography/TIGER or American FactFinder.











Large-scale development continues to redefine the district. The River District Brickell, a transformative six-acre mixed-use project, is planned to deliver approximately four million square feet across multiple towers, incorporating residential, office, and retail components. River Landing has emerged as a major urban destination, anchored by retail, dining, and essential services, while projects such as River District 14, designed to accommodate short-term rentals, reflect the area’s expanding residential and hospitality appeal.

Despite this growth, the Miami River remains an active working river, supporting international trade, shipping terminals, and marine services. This rare coexistence of industry, culture, and lifestyle is what sets the district apart. Together, these elements position the Miami River District as one of Miami’s most dynamic and sought-after waterfront neighborhoods, offering long-term appeal rooted in connectivity, character, and continued investment momentum.

The Miami River District is a rapidly transforming, pedestrian-friendly urban neighborhood set along a 5.5-mile historic waterway stretching from the Everglades to Biscayne Bay. Framed by the Miami River and located just west of Downtown and Brickell, the district blends the character of a working river with modern, high-density residential, commercial, and lifestyle-driven development.

Once defined by maritime and industrial uses, the area has evolved into a vibrant urban destination anchored by luxury high-rise condominiums, waterfront dining, parks, and the Miami Riverwalk. Today, the district offers a distinct live-work-play environment that balances authenticity with contemporary design, drawing residents, businesses, and visitors seeking a more connected and experiential version of Miami’s urban core.

The Miami River District functions as a central hub, linking Brickell, Downtown Miami, and the Health District while maintaining its own identity. Seamless connectivity is supported by major roadways, water taxis, and pedestrian infrastructure, including the Riverwalk, which continues to activate the waterfront. Recreational amenities such as Lummus Park, neighborhood cafes, boutiques, and riverfront promenades enhance daily livability and contribute to a growing sense of place.





\$28,500,000

55 Miracle Mile
Retail + Office | **Sold** - June 2025



\$12,500,000

976 Arthur Godfrey
Development Site | **Sold** - Dec 2025



\$53,000,000

1300 S Miami Avenue
Hotel | **Sold** - October 2023



\$22,500,000

2947 NE 4th Avenue
Development Site | **Sold** - October 2022



\$54,000,000

31-95 NW 29th Street
Development Site | **Sold** - Dec 2021



\$5,350,000

1000 NW 23rd Street
Industrial | **Sold** - July 2021



\$38,000,000

6747-6757 Collins Avenue
Development Site | **Sold** - August 2019



\$22,000,000

3700 NE 2nd Avenue
Mixed Use| **Sold** - Dec 2017

Disruptive.

The brokerage with a track record of **redefining** what's possible.

Disruptive Real Estate is a comprehensive urban core advisory platform built on experience, creativity, and disciplined execution across Miami, New York, and New Jersey. Our reputation is grounded in thoughtful strategy, accountability, and results that endure beyond a single transaction.

Disruptive Real Estate has successfully closed more than \$300 million in transactions across multiple asset classes. This performance reflects a disciplined approach to underwriting, strategy, and execution, built on long-term client relationships rather than short-term volume.

Our transaction history reflects a focus on complex assets, urban locations, and value-driven execution. From development assemblages to mixed-use, retail, hospitality, and office assets, Disruptive Real Estate delivers results across market cycles.

We believe strong business is built on trust, integrity, and alignment, and we approach every assignment with clarity, conviction, and care. Our goal is to set a new standard for urban core brokerage.

We focus on meaningful transactions and long-term relationships with owners, investors, and developers shaping walkable, design-forward cities defined by quality of life, architectural excellence, and a distinct sense of place.





Disruptive.

Stefano Santoro

 732.241.1940

 Stefano@disruptiverealestate.com

DISCLAIMER

No warranty or representation expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.