

**FOR LEASE**

*SUPPLY & ADVISE BUILDING*

**223 SE  
1ST ST**

33131 MIAMI, FL

**GRIDLINE**  
PROPERTIES



# Executive Summary

Introducing the historic Supply & Advise Building in the heart of Downtown Miami. This two-story jewel in the heart of Miami's Central Business District offers a rare opportunity to lease a free-standing building built in 1926, located in one of the most dynamic corridors in Dade County. Once housing the celebrated retail store, Supply & Advise, the historic building recently completed a substantial remodel of the structure, which elevated the asset into an elegant emblem of Downtown Miami. A staircase and fully refurbished elevator connect both floors to provide potential users with the most efficient use of the space. The building boasts abundant natural light, expansive ceilings, and impeccably maintained finishes.

Additionally, the property offers substantial foot traffic, excellent visibility, access to major parking garages, and is just steps away from major transportation arteries. The property's attributes make it an ideal choice for those seeking to acquire their own standalone building. It would be perfectly suited for a flagship retail store, private office, or restaurant/bar.

For a private tour, please call us to schedule an appointment.



# Property Highlights

- For Lease
- Type: Retail / Commercial
- Building Size: 4,464 SF
- Total Lot Size: 2,294 SF
- Zoning: T6-80-O
- Year Built: 1926
- 2 Stories Interior Elevator

○ Price: \$55 PSF NNN



## Location Overview

The property is located in the heart of Downtown Miami. Its strategic location provides immediate access to I-95 and major transit routes.

Additionally, the site sits minutes away from some of Miami's densest neighborhoods such as Midtown Miami, Wynwood, Edgewater, and Downtown Miami.



# Interior Images



# Neighborhood Map



Met 1

Southeast  
Financial  
Center

JW Marriot  
Marquis Miami

The Bond

Miami Tower

Bank of America  
Financial Center

500  
Brickell

Brickell  
on the  
River

Suntrust  
Building

Muze at Met  
Apartments

Ocean Bank

Hyatt Regency  
Miami

James L.  
Knight  
Center

Chase Bank

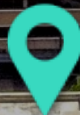
Metromover

Huntington Building

Bayfront  
Executive  
Center

Ingraham Building

Van Gogh  
The Immersive  
Experience



# GRIDLINE

PROPERTIES

## 223 SE 1ST ST

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