

MiMo District

7222 Biscayne Blvd, Miami, Florida 33138

FOR LEASE

Retail / Office / General Commercial



All information has been secured from the seller/lessor and Chariff Realty Group, Inc. and its agents, employees and representatives (collectively "Chariff") make no representations and/or warranties as to the accuracy thereof, all of which are expressly not warranted, disclaimed and must be verified by the buyer/lessee prior to purchase/lease. All information from Chariff is subject to errors, omissions, change, and withdrawal without notice. Any reference to age, market data, condition, suitability and/or square footage must be verified and is not guaranteed by Chariff. Buyer/lessee bears all risk of information provided by Chariff.

www.chariff.com
(305) 576-7474



Exclusive Commercial Building in MiMo District

7222 Biscayne Blvd is a prime commercial opportunity located in Miami's Upper East Side, one of the city's fastest-growing corridors. This highly visible property offers **exceptional frontage** along Biscayne Boulevard, benefiting from steady vehicle and pedestrian traffic. Surrounded by a mix of national retailers, boutique shops, and restaurants, the site sits in a **vibrant, walkable** neighborhood with **strong demographics**. Its strategic location between Miami Shores and Edgewater makes it ideal for retail, showroom, or creative office users looking to capitalize on the area's continued growth and **urban energy**.

Property Highlights

- 12' 8" Ceiling Height
- Interior features an **Open Floor Plan** suitable for Retail, Gallery, or Creative Office
- Prominent Signage Opportunity Maximizing **Street Exposure**
- **Expansive Storefront Windows** provide Abundant Natural Light and Visibility

All information has been secured from the seller/lessor and Chariff Realty Group, Inc. and its agents, employees and representatives (collectively "Chariff") make no representations and/or warranties as to the accuracy thereof, all of which are expressly not warranted, disclaimed and must be verified by the buyer/lessee prior to purchase/lease. All information from Chariff is subject to errors, omissions, change, and withdrawal without notice. Any reference to age, market data, condition, suitability and/or square footage must be verified and is not guaranteed by Chariff. Buyer/lessee bears all risk of information provided by Chariff.

www.chariff.com
(305) 576-7474



EXECUTIVE SUMMARY



AVAILABLE SPACE:

2,658 SF ±



ASKING RATE:

\$45/SF NNN



POSSESSION:

Immediate



AMENITIES:

**2 Bathrooms +
Kitchenette**

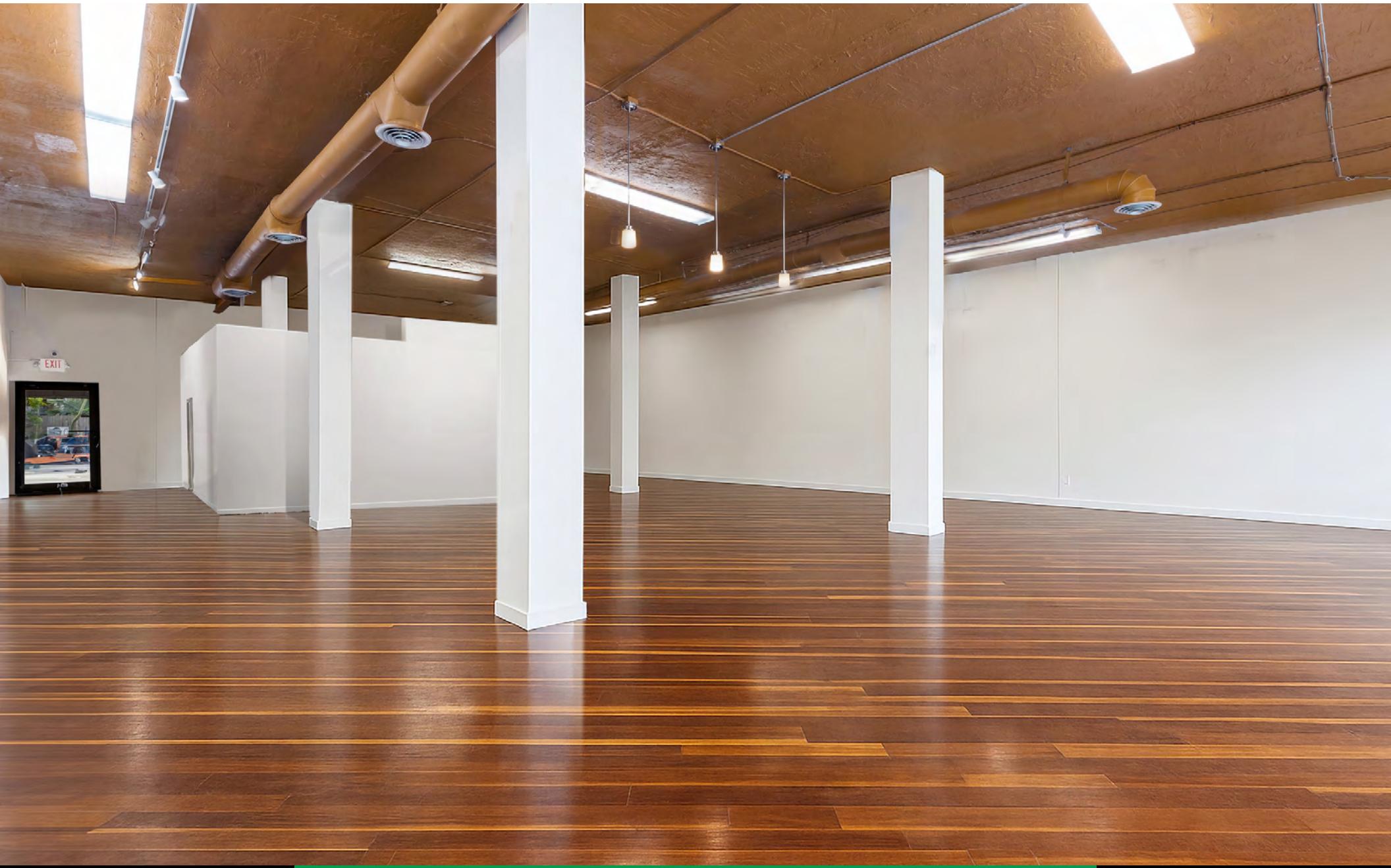


Area Highlights

- \$121,277 +/- Average Household Income
- \$77,158 +/- Median Household Income
- Close proximity to North Bay Village, Aventura, Design District & Wynwood
- Walking distance to Cafe Bastille, Caracas Bakery, Luna Pasta, and more

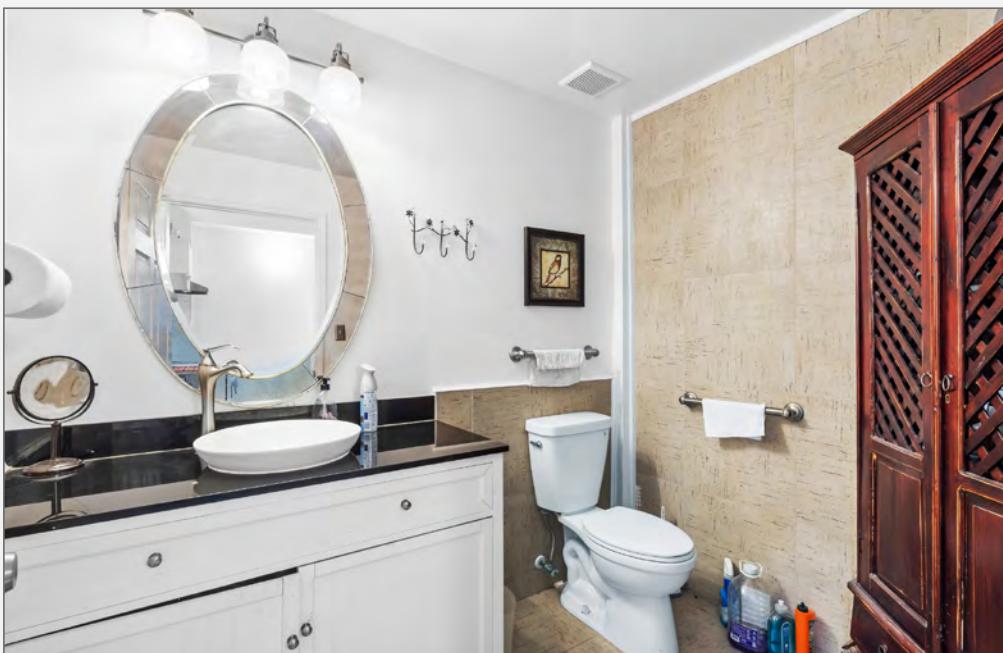


OPEN FLOORPLAN



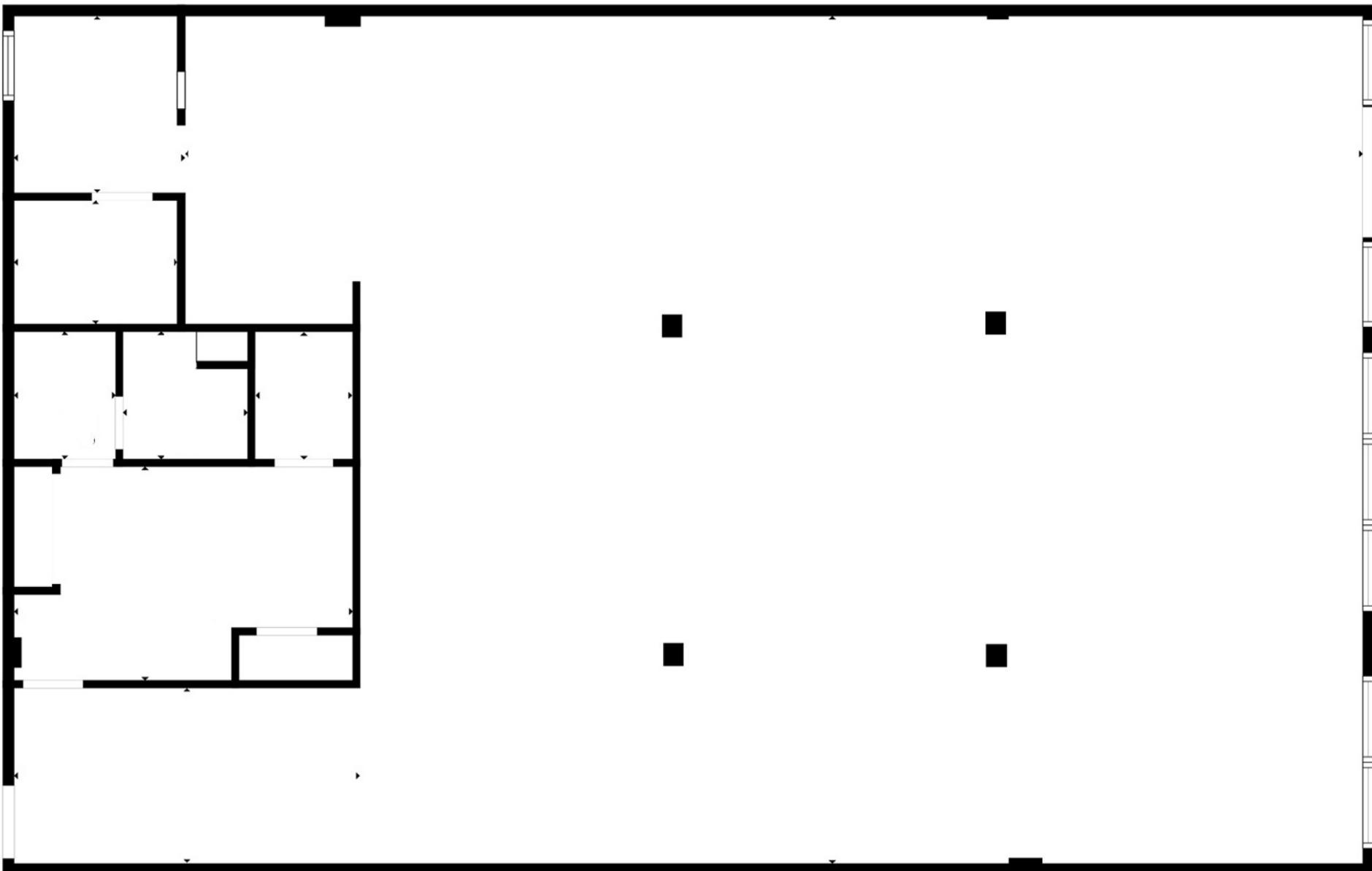


ADDITIONAL PHOTOS





FLOORPLAN



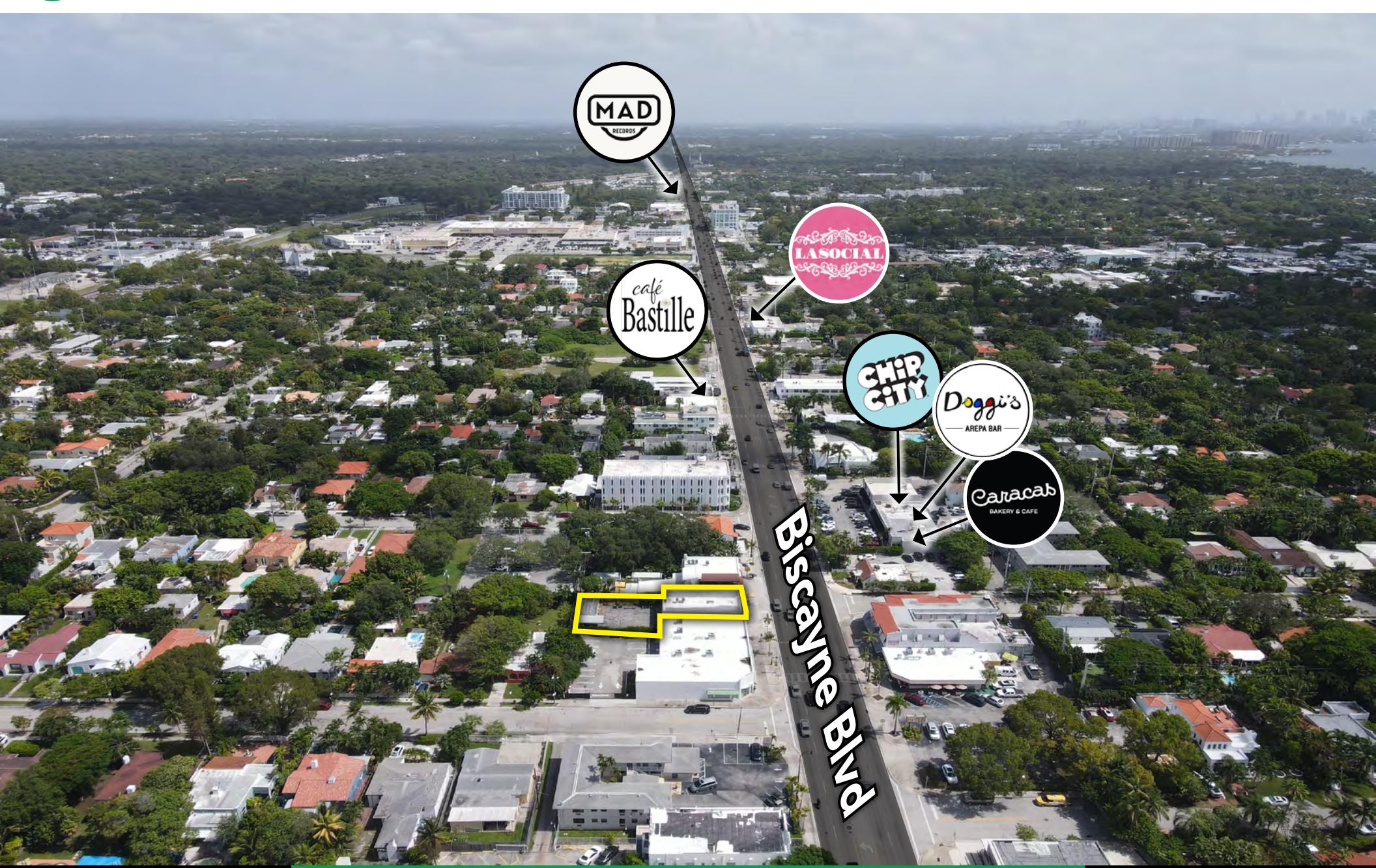


AERIAL VIEW (Top-Down View)

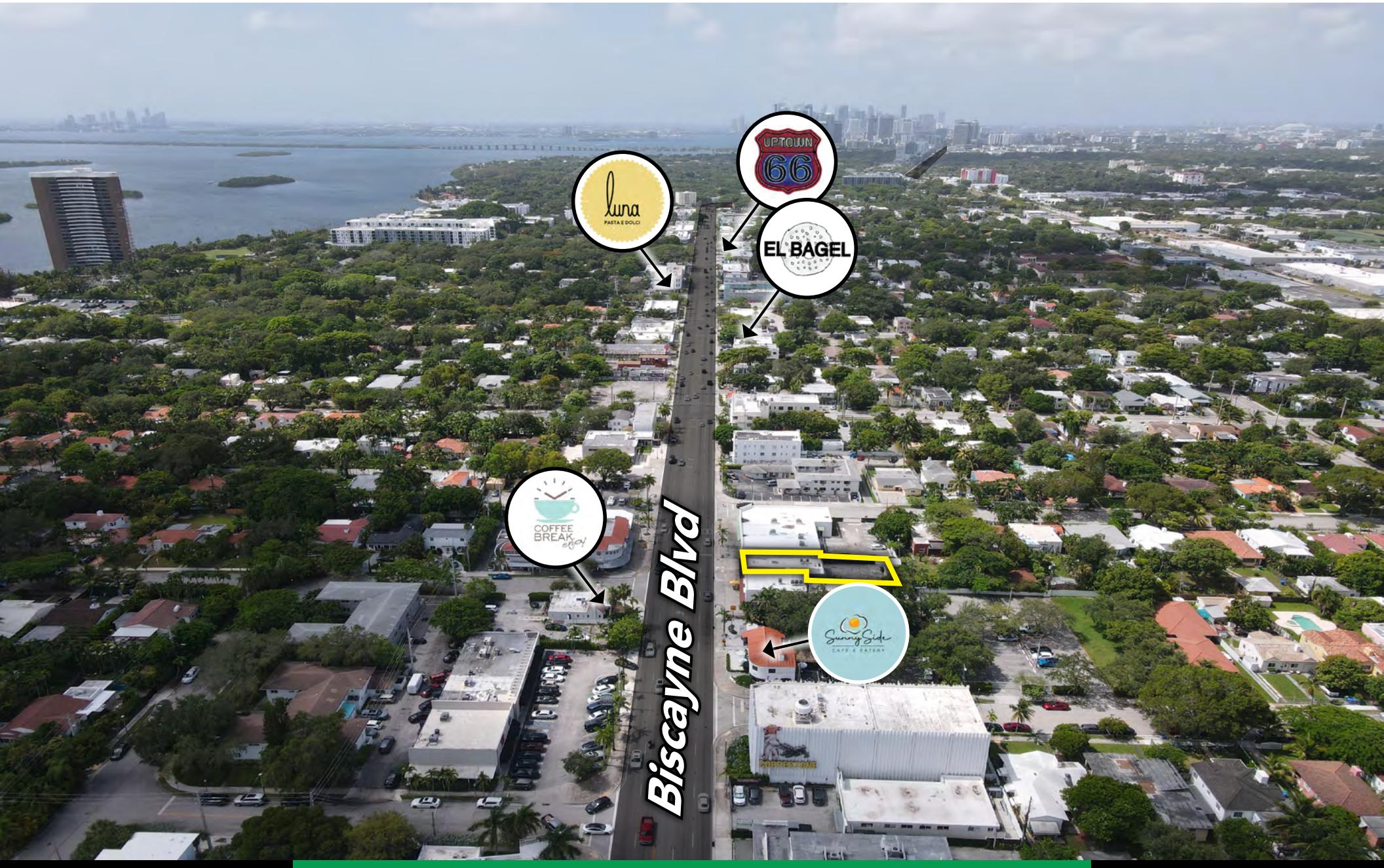


All information has been secured from the seller/lessor and Chariff Realty Group, Inc. and its agents, employees and representatives (collectively "Chariff") make no representations and/or warranties as to the accuracy thereof, all of which are expressly not warranted, disclaimed and must be verified by the buyer/lessee prior to purchase/lease. All information from Chariff is subject to errors, omissions, change, and withdrawal without notice. Any reference to age, market data, condition, suitability and/or square footage must be verified and is not guaranteed by Chariff. Buyer/lessee bears all risk of information provided by Chariff.

AERIAL VIEW (South To North View)



AERIAL VIEW (North To South View)





5801 BISCAYNE BOULEVARD
MIAMI, FLORIDA 33137

www.chariff.com

(O) 305-576-7474
(F) 305-576-7494

 @chariff

 @chariff

 @chariffrealty

Main Contact:

Lyle Chariff

President/Broker
(305) 576-7474
lyle@chariff.com

Mauricio Zapata

Principal/Broker
(305) 576-7474
mauricio@chariff.com

All information has been secured from the seller/lessor and Chariff Realty Group, Inc. and its agents, employees and representatives (collectively "Chariff") make no representations and/or warranties as to the accuracy thereof, all of which are expressly not warranted, disclaimed and must be verified by the buyer/lessee prior to purchase/lease. All information from Chariff is subject to errors, omissions, change, and withdrawal without notice. Any reference to age, market data, condition, suitability and/or square footage must be verified and is not guaranteed by Chariff. Buyer/lessee bears all risk of information provided by Chariff.