

# MiMo District

7222 Biscayne Blvd, Miami, Florida 33138

## FOR LEASE

### Retail / Office / General Commercial







## 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



# EXECUTIVE SUMMARY

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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

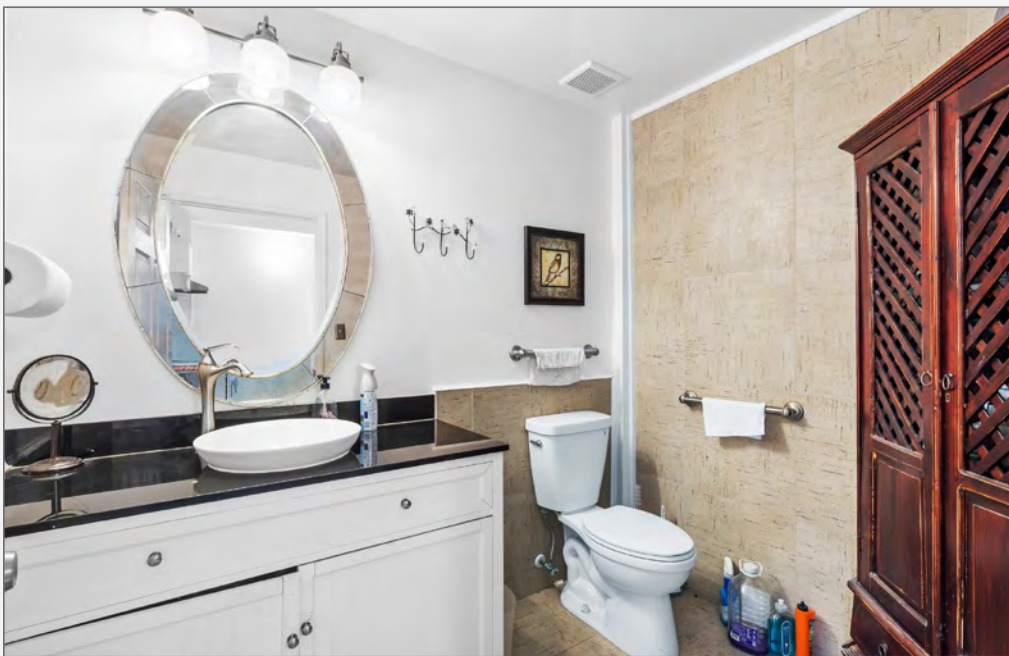






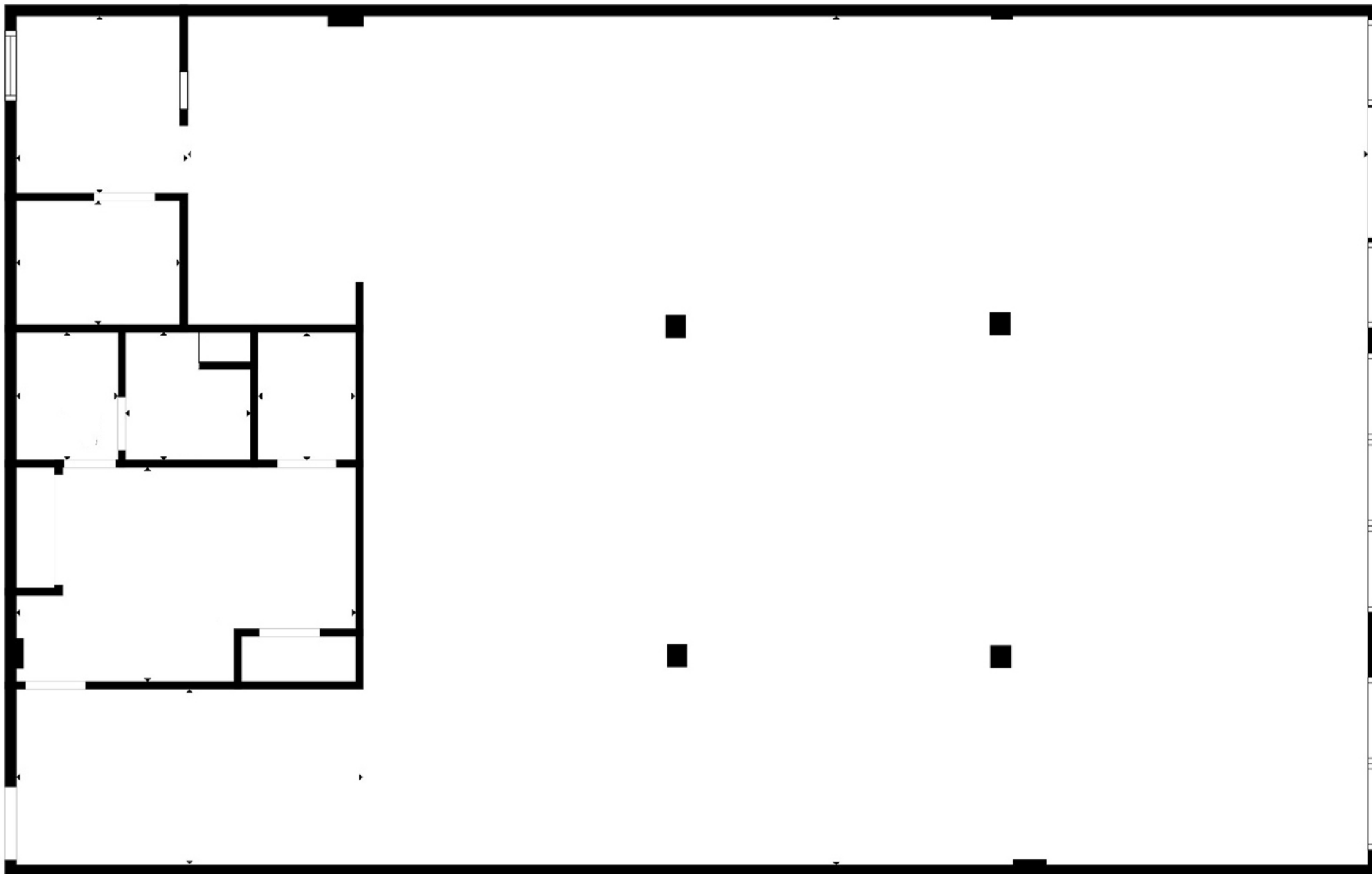
# ADDITIONAL PHOTOS

5





# FLOORPLAN







# AERIAL VIEW (*Top-Down View*)

7



**NE 72nd St**

**NE 73rd St**

**Biscayne Blvd**





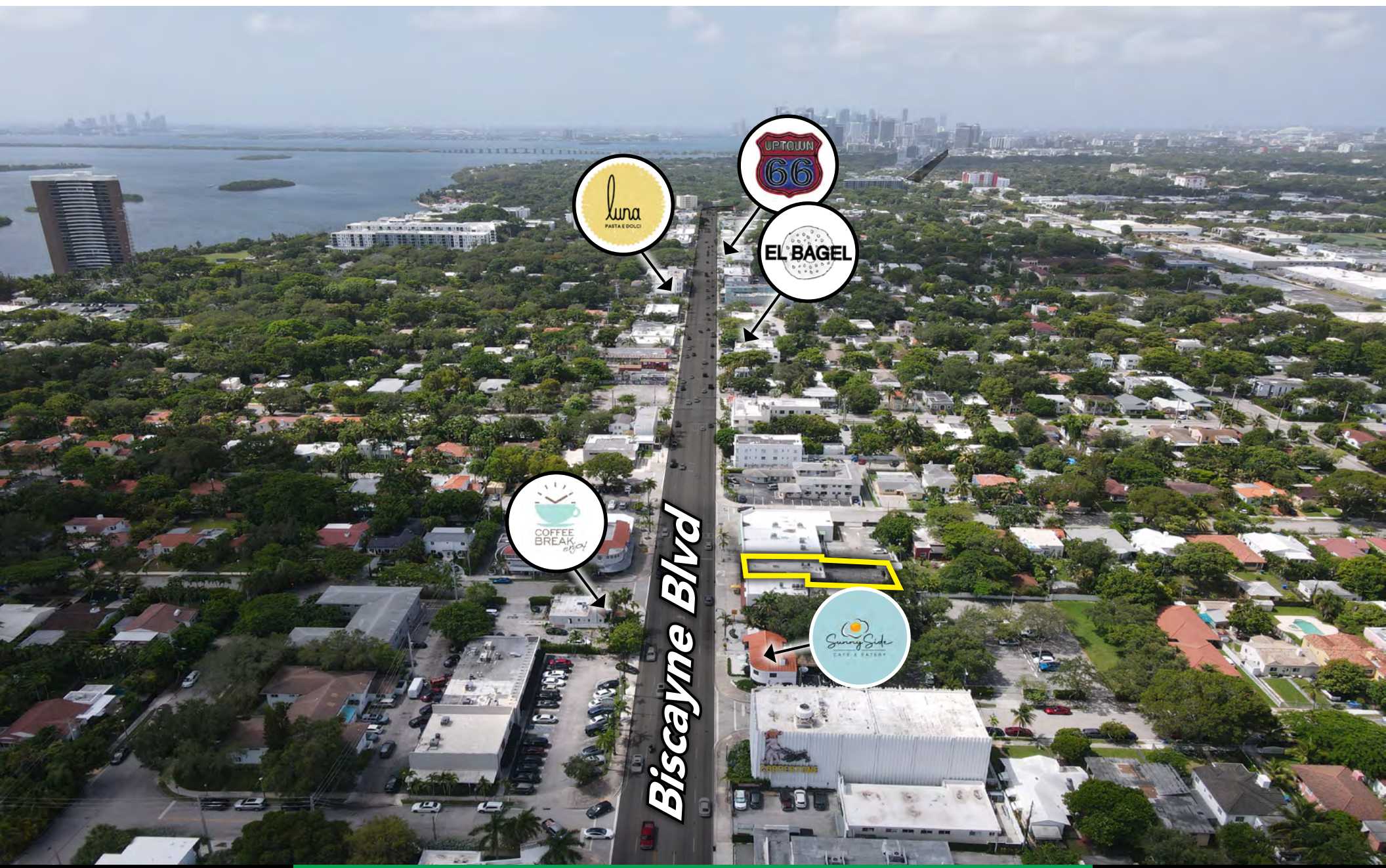
# AERIAL VIEW (*South To North View*)







# AERIAL VIEW (*North To South View*)







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