

# T5-L

Retail - Commercial

**STANDALONE  
BUILDING  
FOR LEASE**

**\$47.00 PSF  
TRIPLE NET**



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**Legal Disclaimer:**

Information  
contained therein is  
believed to be  
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## **563 NE 67TH ST, MIAMI, FL 33138**

- 2,590 RSF
- 4 offices / rooms
- 2 restrooms (ADA accessible)
- 7,200 SF Lot
- Rear parking + vehicle entry clearance

# Property Summary

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Historically designated standalone building with 4 rooms and 2 restrooms located in the MiMo District of Miami with close proximity to **Biscayne Blvd.**

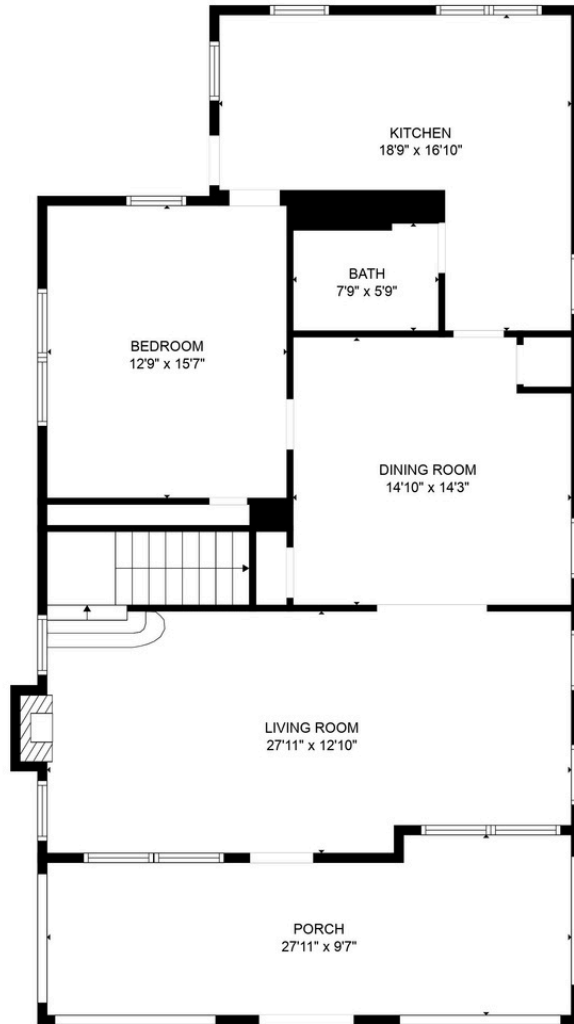
Zoned T-5L: allowed uses range from office to "medium retail." The 7,200 SF lot features paved rear-parking suitable for employees & clientele.

This property is completely renovated and ADA compliant, offering its tenants & clients a turn-key experience with luxury finishes and attractive landscaping.

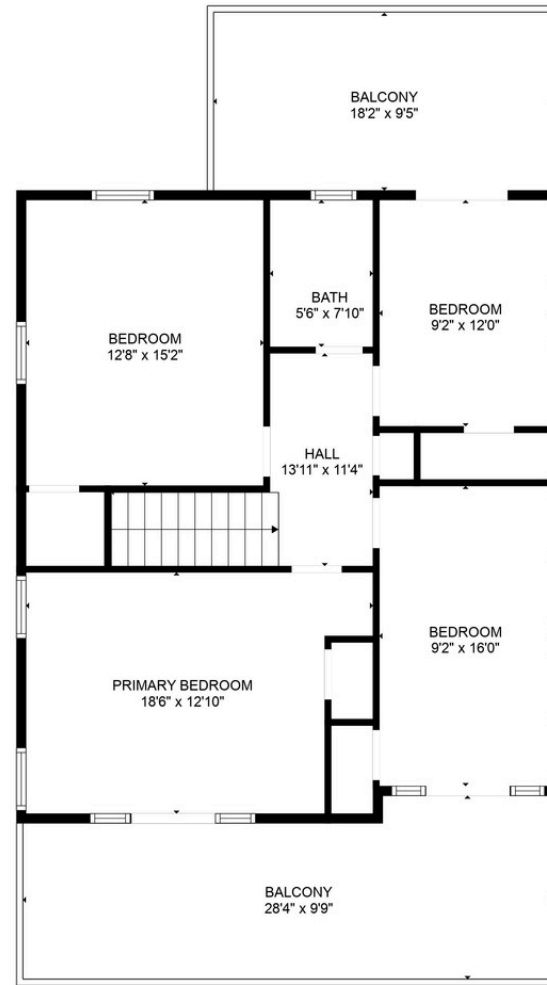
Please see the last page for references regarding City of Miami T-5L allowed uses.



# Floor Plan



FLOOR 1



FLOOR 2

**BISCAYNE BLVD**  
**DAILY VEHICLE**  
**TRAFFIC COUNT:**  
**37,000 vehicles**

**SITE**  
**LOCATION**





## Types of T5 Zones

Regulating use is an important part of any zoning code. Miami 21 Zoning Code prioritizes building form (shape and bulk) over the regulation of use to allow for mixed-use development.

In T5 zones, the emphasis is on limited mixed-use and multi-family residences. T5 creates a small town centre feel and encourages pedestrian activity with options for tourist-driven businesses and small lodging.

**Restricted (R)** single family, ancillary units, two family, & multifamily residences

**Limited (L)** same as above, and limited commercial, office, lodging, & community centres

**Open (O)** additional lodging and entertainment establishments permitted



**Illustration of a T5 Five-story with ground-floor (commercial)**

## T5 The Urban Center Zone

Transect zone 5, or T5, consists of a higher density mixed-use building type, that accommodates retail and office uses with apartments. T5 emphasizes the creation of networks of blocks. Streets have wide sidewalks with consistent street tree planting and buildings with short setbacks (set close to the frontages) with frequent doors and windows to encourage pedestrian activity.



**Click on the boxes below to learn more:**

[Types of T5](#)

[Specific to Zones](#)  
(Article 5)

[Parking and Landscape Standards](#)

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