



**FOR LEASE**

**DWN  
TWN**  
REALTY ADVISORS  
25.77°N -80.19°W

**Edgewater Creative Office**

163 NE 24<sup>th</sup> St, Miami, FL 33137

# Edgewater Creative Office

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$30 NNN
CAM Estimate:	\$10/ft
Available SF:	6,500 SF
Ideal Uses:	Office, Fitness, Retail
Submarket:	Edgewater
Zoning:	T6-8/12-Open- Liberal Commercial

### LEASING OVERVIEW

DWNTWN Realty Advisors has been retained exclusively to arrange the leasing of this excellently appointed Edgewater creative office at 163 NE 24th St in Miami, Florida. Move-in ready professional space in Miami's Edgewater featuring a welcoming reception, multiple private offices including an executive office, a dedicated conference room, a shared workroom, and a spacious open-layout main area to support team collaboration. A kitchen and ADA-compliant bathrooms with showers elevate daily comfort and wellness, making this a flexible fit for creative agencies, tech teams, boutique professional services, co-working, showroom, or fitness/wellness operators seeking a clean, functional build out in the Miami's urban core.

### LEASING HIGHLIGHTS

- Excellent location in the heart of Edgewater, close to the intersection of Wynwood/Midtown
- Fully built space. Includes 5 Individual Offices, Reception Area, Conference Room, Executive Office, Shared Work Room, an Open-Layout Main Room, Kitchen, ADA Bathrooms and Showers.
- Steps away from the Soho Miami Pool House, Sacred Space Events and the future Wynwood Train Station

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[View Inventory](#)



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## LOCATION OVERVIEW



**Edgewater is bounded by 18th Street and 29<sup>th</sup> street, along Biscayne Boulevard and NE 2<sup>nd</sup> Ave. The high density of residential units in a ~15-block compact neighborhood presents a great advantage to retail.**

### LOCATION DESCRIPTION

Edgewater is a residential condo neighborhood nestled between Downtown to the South, Wynwood & Midtown to the West, and the Design District to the North. It also has close access to Miami Beach through the I-195.

The most recent construction boom saw developers swoon over Edgewater Miami, not only due to the beautiful views it has to offer, but is also just 5 minutes from Wynwood Miami and the Miami Design District, 7 minutes from South Beach, and 20 minutes from the Miami International Airport. The “East Edgewater” area east of Biscayne Boulevard is the most active development area within the submarket with several projects under construction and several additional projects and/or phases of current projects planned. The waterfront projects in East Edgewater are commanding the highest \$/SF and present the strongest absorption of pre-sale units. Several projects are either actively selling or planned along Biscayne Boulevard.

Edgewater Miami includes a large, bayfront park called Margaret Pace Park which includes a basketball court, two tennis courts, two sand volleyball courts, a gated dog park, a children's playground, and an outdoor fitness area.

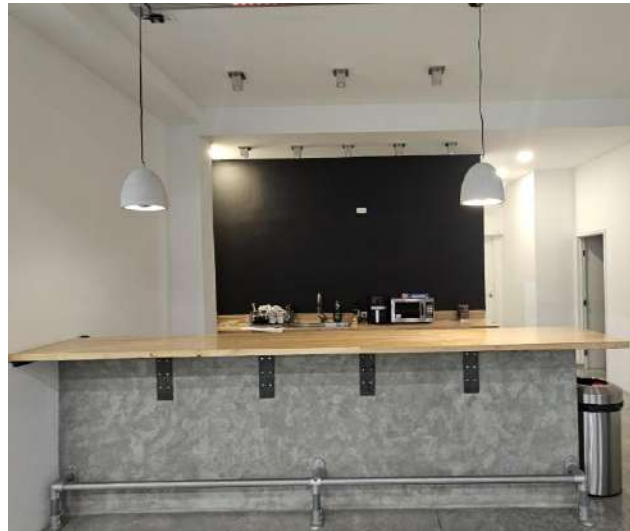
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## INTERIOR PHOTOS



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## EDGEWATER NEIGHBORHOOD CONTEXT



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## EXTERIOR PHOTOS

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## EDGEWATER

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## AERIAL



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for Luxury Living

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Article](#)

Is Edgewater  
Miami's new real-  
estate hotspot?

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Edgewater Miami  
Development  
Guide:  
New Condo  
Projects

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Melo Group  
Proposes Biscayne  
18, Twin 46-Story  
Towers with 1,178  
Units at 331 NE  
18th St in  
Edgewater Miami

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Article](#)

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