

**PRIME CORNER  
EDGEWATER  
DEVELOPMENT SITE**

**FOR SALE**

**2201 BISCAYNE BOULEVARD  
MIAMI, FLORIDA**

**INHOUSE**  
COMMERCIAL SALES



SITE



# EXECUTIVE SUMMARY

The subject property located in Edgewater, is a rectangular lot consisting of 19,000 SF. Currently, there are two short term tenants in the existing buildings paying below market rents. The property consists of 4 separate folios with vehicular access by use of alleys surrounding the site. 2201 Biscayne is a prime site for a mixed use, residential or hotel development in one of the fastest growing luxury residential sub markets in Miami.

**ADDRESS** 2201, 2219, 2229 Biscayne Boulevard

**LOT SIZE** +/- 19,000 SF

**EXISTING BUILDINGS** +/- 4,000 SF

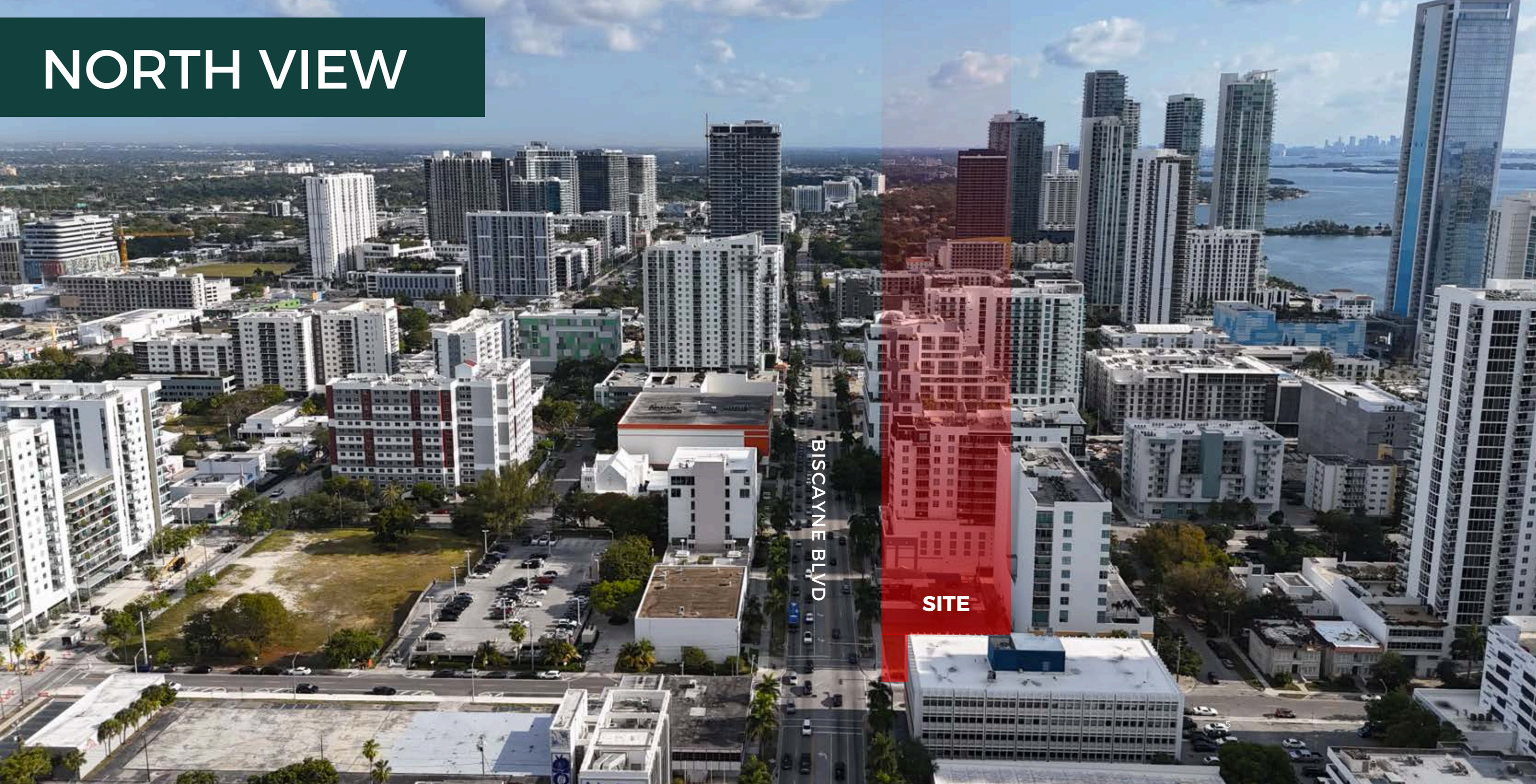
**ZONING** T6-36A-O

**LOCATION** The subject property is located along NE corner of 22nd Street along Biscayne Boulevard. 22nd Street East takes you straight down to the Bay and future development site of the Edition Residences. This location is East of Wynwood, North of Downtown, South of Design District, and West of the Bay. It is easily accessible to and from the highways and neighborhoods.





# NORTH VIEW





# SOUTH VIEW





# ZONING OVERVIEW

**Zoning**  
T6-36a-O

**Lot Size**  
Approximately 19,000 SF

**Lot Coverage**  
80%

**Maximum Buildable**  
228,000 SF / 319,200 SF with bonus

**Maximum Buildable Height**  
36 stories

**Maximum Buildable Units**  
141 Residential Units or 282 Hotel Keys (as per architectural plans)

**Density**  
64 residential units or 129 hotel keys

**Floor Lot Ratio**  
12 / 40% additional public benefit

**Buildable Square Footage**  
198,185 SF (8 stories) with bonus

**Folio ID**  
ID 01-3124-002-1930

BUILDING DISPOSITION	
<b>LOT OCCUPATION</b>	
a. Lot Area	5,000 s.f. min.
b. Lot Width	100 ft min.
c. Lot Coverage	
- 1-8 Stories	80% max.
- Above 8 <sup>th</sup> Story	18,000 sq. ft. max. Floorplate for Residential & Lodging 30,000 sq. ft. max. Floorplate for Office & Commercial
d. Floor Lot Ratio (FLR)	T6-36a: 12 / 40% additional Public Benefit T6-36b: 22 / 40% additional Public Benefit
e. Frontage at front Setback	70% min.
f. Open Space	10% Lot Area min.
g. Density	150 du/ac max.*
<b>BUILDING SETBACK</b>	
a. Principal Front	10 ft. min.; 20 ft. min. above 8 <sup>th</sup> Story
b. Secondary Front	10 ft. min.; 20 ft. min. above 8 <sup>th</sup> Story
c. Side	0 ft. min.; 30 ft. min. above 8 <sup>th</sup> Story
d. Rear	0 ft. min.; 30 ft. min. above 8 <sup>th</sup> Story
e. Abutting Side or Rear T5	0 ft. min. 1 <sup>st</sup> through 5 <sup>th</sup> Story 10 ft. min. 6 <sup>th</sup> through 8 <sup>th</sup> Story 30 ft. min. above 8 <sup>th</sup> Story
<b>BUILDING CONFIGURATION</b>	
<b>FRONTAGE</b>	
a. Common Lawn	prohibited
b. Porch & Fence	prohibited
c. Terrace or L.C.	prohibited
d. Forecourt	permitted
e. Stoop	permitted
f. Shopfront	permitted (T6-36 L and T6-36 O only)
g. Gallery	permitted by Special Area Plan
h. Arcade	permitted by Special Area Plan
<b>BUILDING HEIGHT</b>	
a. Min. Height	2 Stories
b. Max. Height	36 Stories
c. Max. Benefit Height	24 Stories Abutting all Transects Zones except T3

**BUILDING PLACEMENT**

**PARKING PLACEMENT**

**BUILDING HEIGHT**

**BUILDING HEIGHT**





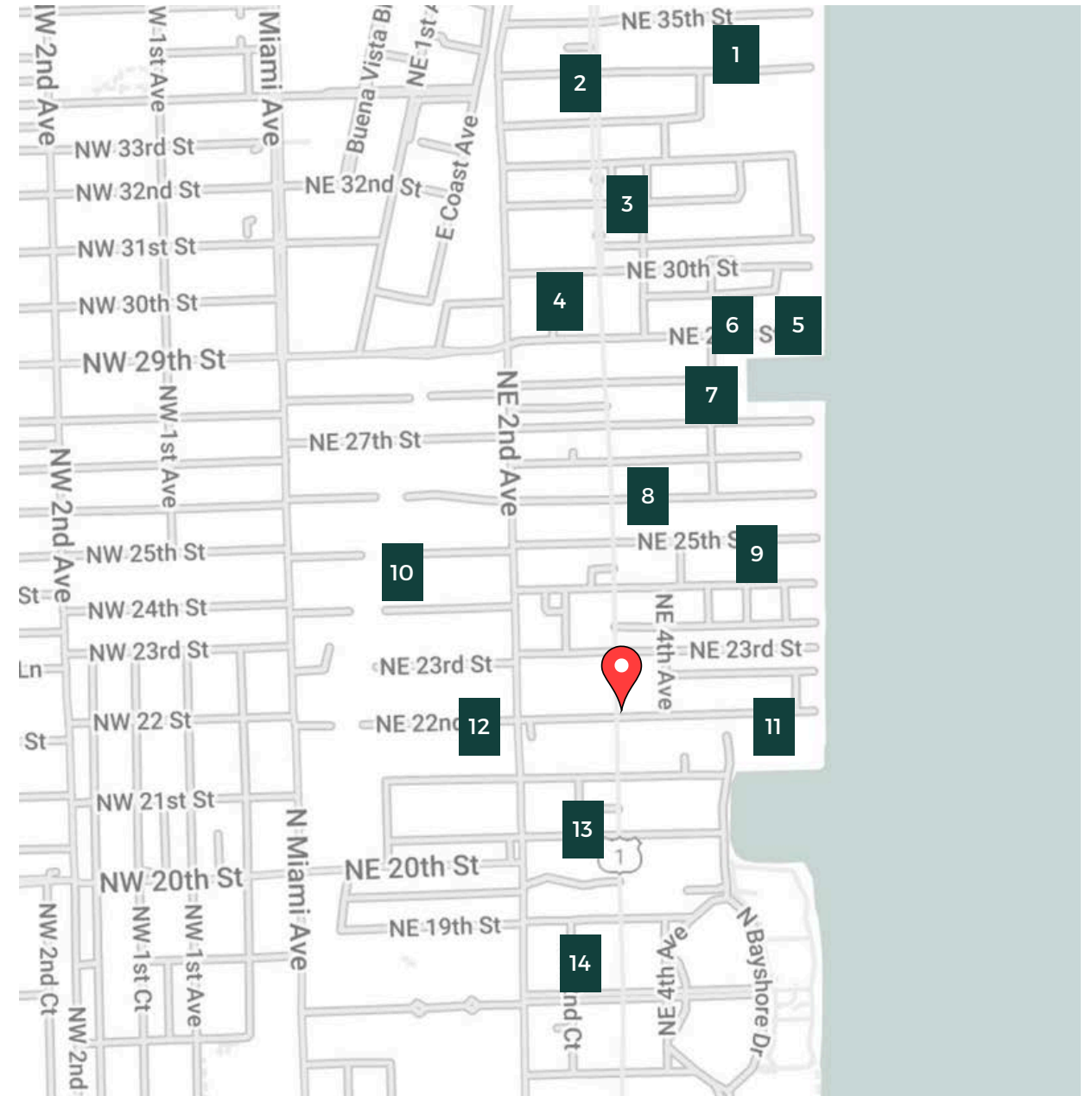
+/- 96 FEET

+/- 197 FEET



# NEW SURROUNDING DEVELOPMENTS

1. **Hamilton Redevelopment:** 271-unit building
2. **3333 Biscayne:** ~600-unit building with retail
3. **Metro Edgewater:** 279-unit building
4. **Forma:** 588-unit building anchored by Whole Foods
5. **Villa by Major Food Group:** 60 waterfront condo units
6. **Cove Miami:** 116-unit building
7. **423 NE 27 St:** residential tower by Groupe City
8. **2501 Biscayne Blvd:** 250-unit building by Granite Cos.
9. **Aria Reserve:** 800-unit building by Melo Group
10. **116 NE 24 St:** 100-unit building by Omni New York
11. **Edition Residences:** 191-unit luxury condo tower
12. **2140 NE 2 Ave:** 120-unit rental project
13. **2000 Biscayne:** 3-tower development with 1,300 apartments
14. **1836 Biscayne Blvd:** 364-unit luxury apartment building



# LOCAL NEIGHBORHOODS



## WYNWOOD

Previously an industrial focused area, Wynwood was home to bottling plants and garment factories but has undergone a transformation into Miami's de facto art district starting in the early 2000's. Wynwood now accounts for one of the largest open-air street-art installations in the world, having more than 70 galleries and museums, over 200 street murals.



## MIDTOWN

The embodiment of urban revitalization, Midtown Miami is Miami's equivalent of New York's Soho. High-rise residential towers with exposed concrete ceilings and ground floor retail add to the existing retailers and restaurants to form an open-air shopping center. Midtown Miami is also home to a hotel; two parks, and a few offices including co-working operator, Buro.



## DOWNTOWN

Downtown Miami is the heart of Miami and is undergoing one of the most far reaching revitalizations in local history. Projects like SkyRise Miami, Miami World Center, Brightline Miami and the PAMM/Frost Science Museum are all changing the way the community perceives and interacts within the supermarket in a way never before conceived.



## PERFORMING ARTS DISTRICT

Home to the largest arts center in Florida, the District was the first of a long line of world-class amenities that has brought Miami to the world stage. The Arsht Center for the Performing Arts, Ziff Ballet Opera House and Knight Concert Hall anchor the district.



## LITTLE HAITI

Little Haiti is one of Miami's most dramatically developing submarkets as gentrification and new development floods the area. Little Haiti has a complex and rich cultural history and has evolved into a colorful beacon in Miami's arts communities. Small pop up businesses like record stores, photography studios, galleries, and authentic eateries have flourished here.



## DESIGN DISTRICT

The Miami Design District is a creative neighborhood and shopping destination dedicated to innovative fashion, design, art, architecture, and dining. The District is home to more than 120 high-end flagship stores like Balenciaga, Hermes, Fendi, Dior, Cartier, and more, making it one of the world's greatest shopping areas.



## EDGEWATER

Primarily a residential neighborhood, Edgewater is home to many highrise, luxury residential towers. Major developers such as The Related Group, Melo Group and Missoni have been active in the neighborhood finding value in its proximity and community feel. The neighborhood is anchored by Margaret Pace Park, an 8-acre, bayfront dog friendly park



## BRICKELL

Brickell is home to some of the world's largest and most well-recognized retailers and professionals. Leveraging Brickell City Centre, the profile of the submarket has been elevated to one comparable to the most iconic 24-hour cities across the world. Brickell offers the ideal live-work-play environment through its high-rise residential and office towers.





# EDGEWATER

Edgewater is a neighborhood with close proximity to Wynwood, Miami Design District, Downtown, Midtown and Brickell Miami.

- Edgewater is one of Miami's hottest, fastest growing residential neighborhoods bounded to the east by Biscayne Bay where condos offer incredible water views
- The most recent construction boom saw developers swoon over Edgewater, not only due to the beautiful views it has to offer, but also due to its proximity to surrounding neighborhoods
- 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

## NEIGHBORS INCLUDE

**Adrienne Arsht Center**  
FOR THE PERFORMING ARTS OF MIAMI-DADE COUNTY

*Klan*  
MIAMI



**MISSONI** baia  
MIAMI RESIDENCES

**YoungArts**  
The National Foundation  
for the Advancement of Artists

**CASADONNA**







FOR MORE INFORMATION, PLEASE CALL

**305.981.6268**

**JORDAN GIMELSTEIN**  
**JORDAN@INHOUSECRE.COM**

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MARKETING PROCESS In The investment opportunity is offered on an "as-is, where-is" basis without any representation or warranty and only to select investors registered through an executed Confidentiality Agreement. Preference will be given to those investment offers that reflect the most comprehensive underwriting and the fewest or no due diligence requirements or other conditions to close. Investors should be prepared to disclose their sources of funds and any approval process necessary to close the transaction. COMMUNICATION All communications, inquiries and requests should be addressed directly to INHOUSE COMMERCIAL. In no event shall Prospective Purchasers contact any employee, consultant, or tenant with regards to the offering, without the prior express written consent of the Owner or INHOUSE COMMERCIAL. Any unauthorized contact will result in the Prospective Purchaser being disqualified from consideration to purchase the Property. TRANSACTION COSTS Each Prospective Purchaser shall be responsible for any and all costs, expenses (including legal fees) associated with their inspection and due diligence efforts pertaining to the Property Documents provided upon request.