

**FOR LEASE**



STANDALONE BUILDING AVAILABLE FOR SHORT TERM RENTAL

**2140 NE 2<sup>nd</sup> AVE**

MIAMI, FL 33137



# EXECUTIVE SUMMARY

Exceptional opportunity to rent a a creative office / retail standalone building located on a main avenue in Edgewater in Miami. This recently built state of the art facility includes:

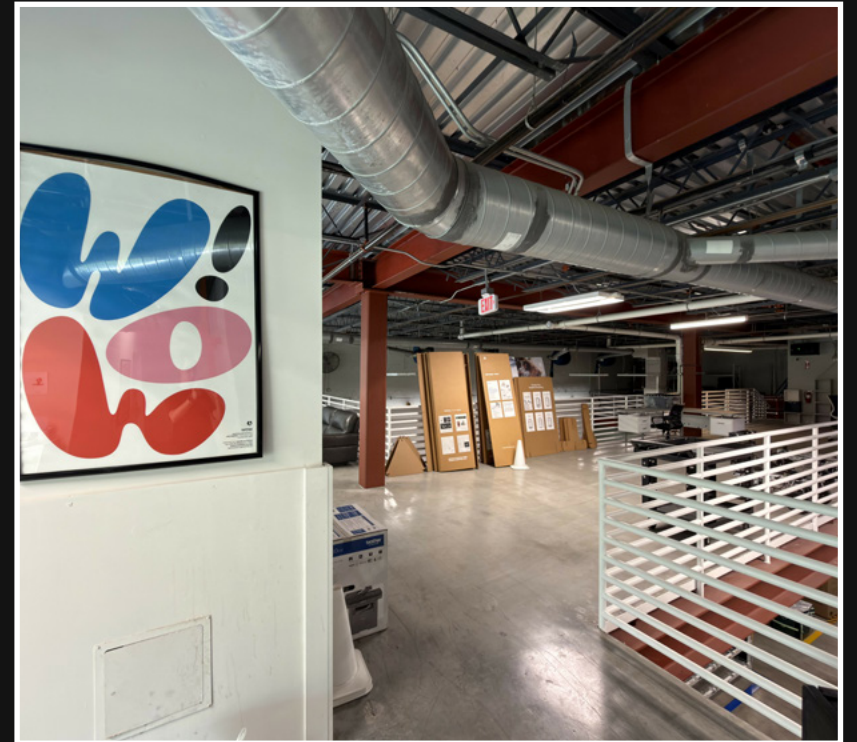
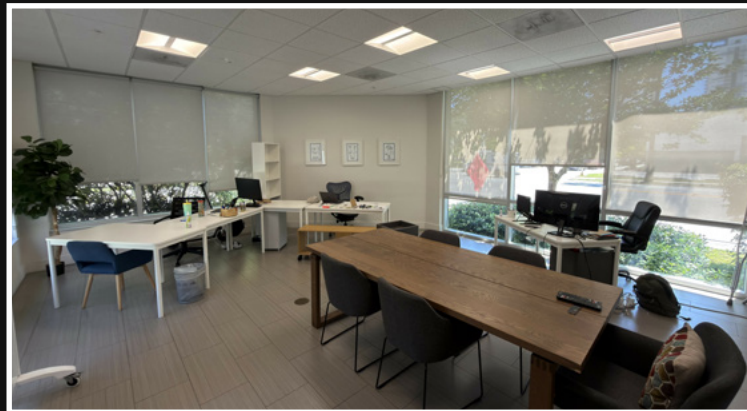
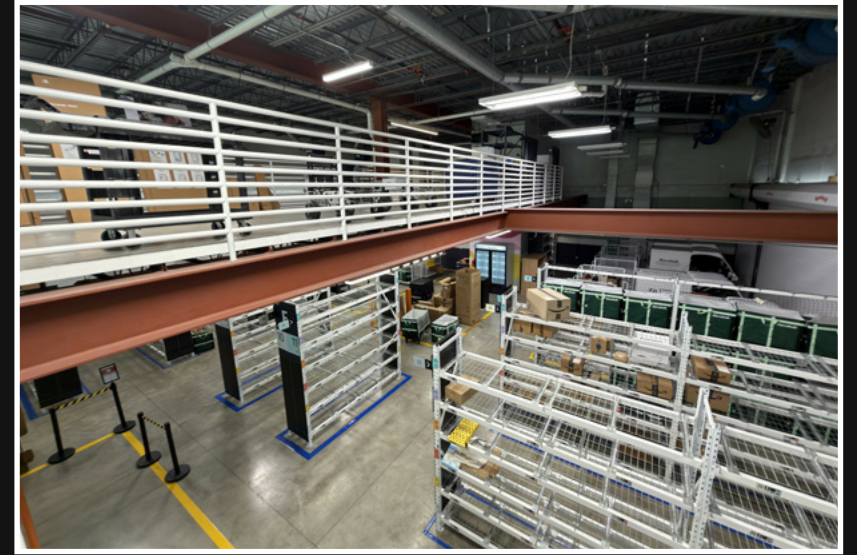
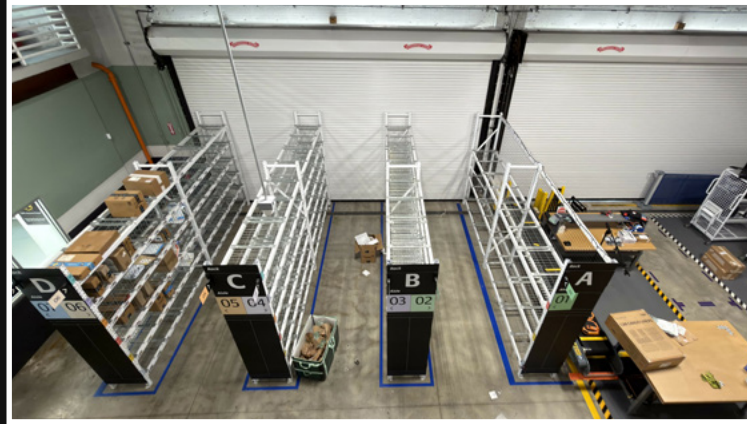
- ➔ Spacious corner offices with floor to ceiling windows.
- ➔ Ample customer reception/ sales area.
- ➔ 5 Drive In Bay Doors - Setup for Drive Through
- ➔ Extensive Second Floor part storage area with freight elevator
- ➔ Additional offices on the second floor
- ➔ Additional Storage room
- ➔ Space for multiple lifts
- ➔ 19 Parking Spaces
- ➔ Access through NE 22st ST and Exit through NE 2nd Ave
- ➔ Fully AC'd Facility
- ➔ Vehicle Exhaust Vents
- ➔ Modern Led Lighting System
- ➔ Great Signage Opportunity



**LEASE PRICE** | Upon Request

<b>BUILDING AREA</b>	8,195 SF
<b>LOT SIZE</b>	22,277 SF
<b>AADT</b>	1,500 Vehicles Per Day
<b>ALLOWABLE USES</b>	Retail

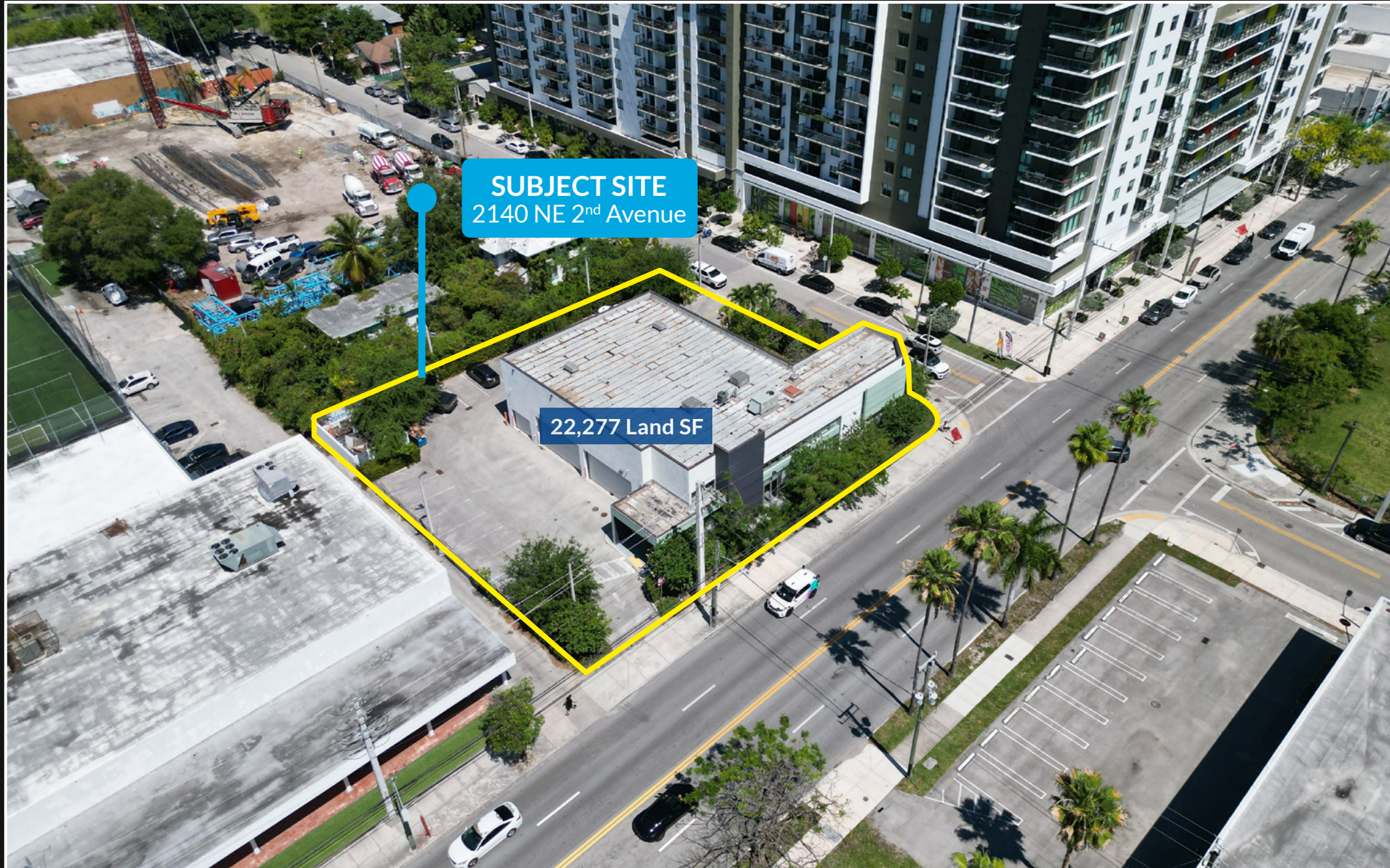
# INTERIOR PHOTOS



# EXTERIOR PHOTOS



# BIRD'S EYE VIEW



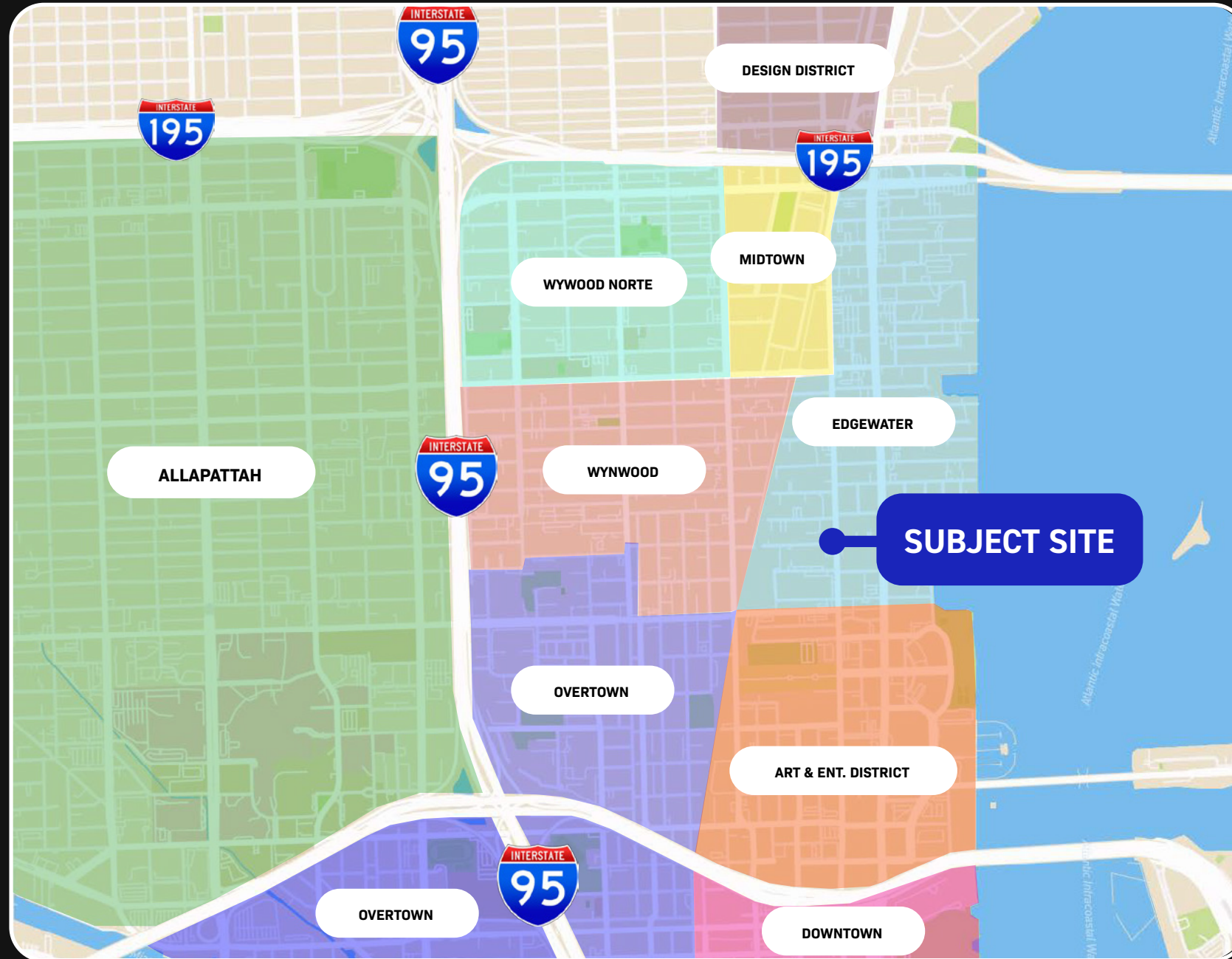
# EAST VIEW



# SOUTH VIEW



# LOCATION MAP



# INVESTMENT HIGHLIGHTS

## PROXIMITY TO TRANSIT AND UPGRADED INFRASTRUCTURE



### BRIGHTLINE'S MIAMI CENTRAL - TRAIN STATION

MiamiCentral spans over six downtown city blocks delivering the true mixed-use urban experience Miami has been waiting for. Featuring Central Fare, Downtown Miami's food hub, as well as 800+ rental residences, uniquely connected urban offices, retail space, and a major transit hub providing both local and multi-city transit options, MiamiCentral is transforming Florida's urban landscape forever.



### WYNWOOD TRAIN STATION IN THE WORKS

Recent studies show that the Wynwood and Edgewater neighborhoods have a 2015 population of 15,100 and employment of 10,700 which is expected to grow to a 43,000 population and 16,000 employment by 2045. An independent study done by Kimley Horn also showed, in a separate 2020 report, that the area has the highest projected 2040 population (67,736) and employment (21,624) of any of the 5 potential Northeast corridor stations previously supported by County Commission (Wynwood-Midtown-Edgewater, Design District, NE 79th Street, North Miami, and North Miami Beach)



### I-95/SR 836/I-95 SIGNATURE BRIDGE

An \$800 million "Signature Bridge" over Northeast Second Avenue and Biscayne Boulevard, an upper deck of traffic built over SR 836 and the Miami River, and the addition of one lane to the northbound entrance to I-95. It is currently under construction with anticipated completion in 2026.

# LET'S SIMPLIFY YOUR LEASE!

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Miami, FL 33138

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