

RETAIL / OFFICE IN DOWNTOWN MIAMI

CORNER Flagship Opportunity on Miami Ave and Flagler Street

4,000 SF – 16,500 SF Available for Lease



MIAMI AVENUE

FLAGLER STREET

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Flagler Street

DOWNTOWN MIAMI, FLORIDA 33131

Colliers



Ground Floor SF: 8,250 SF
Second Floor SF: 8,250 SF

2ND LEVEL FLOOR PLAN

1/8" : 1'-0"

1/8" : 1'-0"

2ND LEVEL FLOOR PLAN

1/8" : 1'-0"

1/8" : 1'-0"

INTERIOR PHOTOS





Miami Central
Brightline Station

Miami World
Center

Signature Bridge

Adrienne Arsh Center

1 Flagler Street

MOTEK

CARROT
EXPRESS

Miami Dade
College

Flagler Street

Frost Museum

Kaseya
Center

PAMM

Port of Miami

Bayside
Marketplace

Bayfront Park
Amphitheater

Julia & Henry's

Brickell City
Centre

WHOLE
FOODS

cafe
Bastille

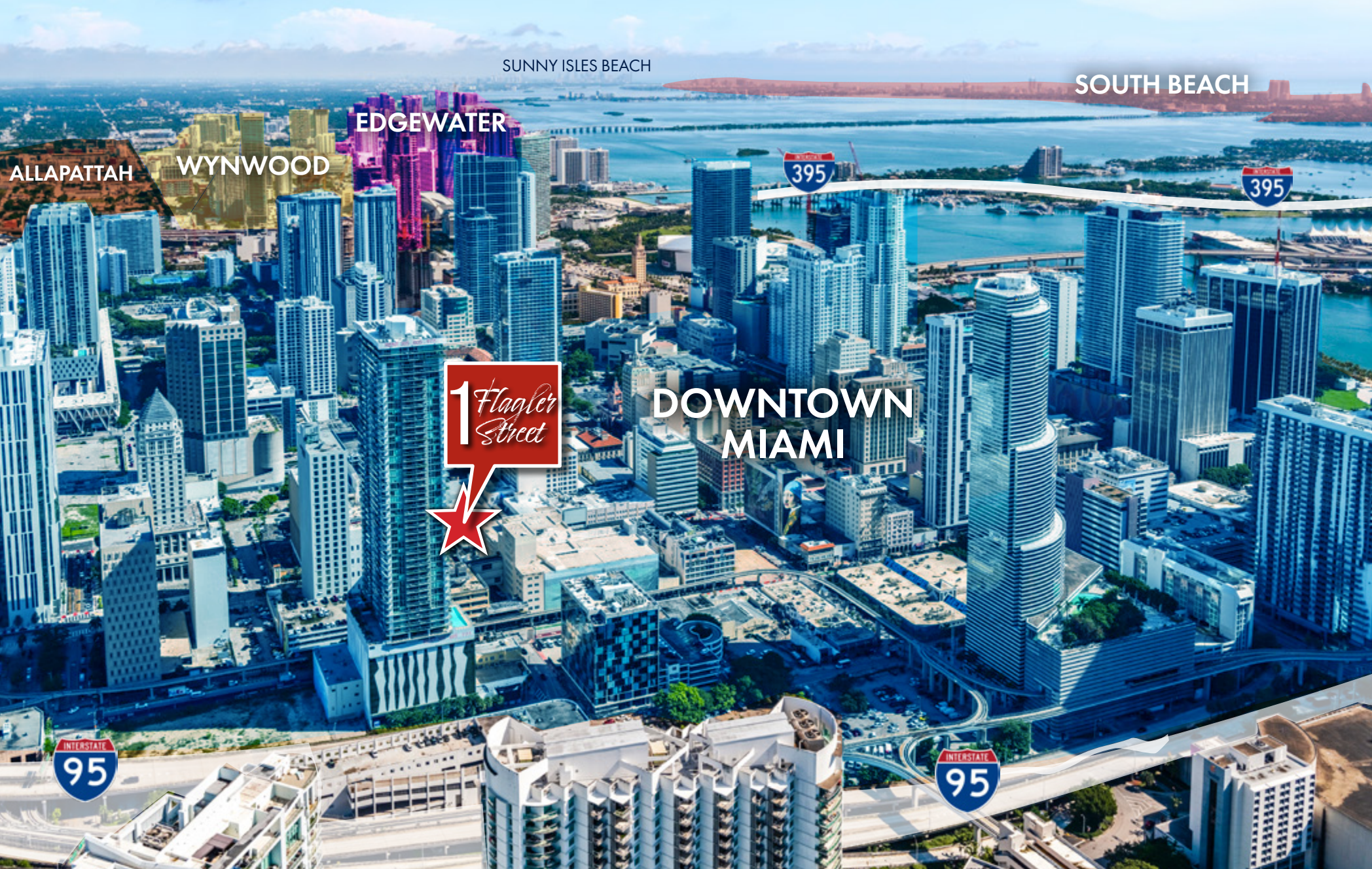
CREMA

CYLQHE1003

Miami River

Biscayne Blvd

DOWNTOWN
MIAMI



DEMOGRAPHICS 1 MILE



Office GLA
(2024)

21.6 Million SF



Hotel Rooms
(2024)

6,389 Rooms



Population
(2024)

71,320

PROPERTY HIGHLIGHTS

- **Iconic Corner** Frontage at Flagler Street & Miami Avenue
- **Expansive** Storefront with **Excellent Branding & Signage** Potential
- Located in **Miami's Historic Retail Core** amid **\$1B+** of Public and Private Investment
- **Steps Away** from **Brightline**, MetroMover and **Multiple** Public Garages
- Heavy **Pedestrian Traffic** Corridor Connecting **Brightline, Bayside**, and **Brickell**
- **Surrounded** by Office **Towers**, Retail, Dining & Government Centers



DOWNTOWN FLAGLER STREET BEAUTIFICATION PROJECT



The City of Miami's Office of Capital Improvements, in partnership with the Flagler District BID and the Miami Downtown Development Authority (Miami DDA), is working to transform **Flagler Street into an iconic, festival-style boulevard and enhance its operations and activities.**

The new design concept builds upon the framework created by Curtis & Rogers Design Studio and is a collaboration between them, Zyscovich Architects and BCC Engineering. The new design re-envision the corridor as a curbless, festival street similar to sections of Miracle Mile Ave in Coral Gables, and the newly renovated Hibiscus St and Rosemary Ave in Downtown West Palm Beach. The roadway will now feature concrete pavers, and a combination of bollards, benches, trees, landscape planters, and trash receptacles will deter vehicles from driving on the sidewalks. The City is also coordinating with utility companies to install and upgrade new utilities – power, gas, fiber optics – to prepare for new vertical development.

The main objectives of this project are:

- Create a festival street from Biscayne Boulevard to NW 1st Ave by raising the road to the same grade as the sidewalks, changing it to a curbless street, and adding pavers in the vehicular travel lanes.
- Deliver an enriched pedestrian experience with expanded sidewalks, large shade trees, outdoor café dining, improved LED lighting, signage, public art, and seating.
- The new corridor will have the ability to close individual blocks to vehicular traffic for community gatherings, festivals, farmer's markets, art fairs, and family evenings throughout the year.
- Minimize on-street parking to maximize pedestrian space and Valet parking will be available, plus you will be able to park your car anywhere along the corridor and have it returned to you at your present location.
- Upgrade existing drainage systems to prevent flooding.
- Install new utilities – power, gas, fiber optics – to prepare for new vertical development and avoid the street being broken up once completed.
- Improve the quality of life through a safer and more attractive shared space providing opportunities to increase patronage to existing businesses, attract new businesses, spur economic growth, and make Flagler Street a Downtown Miami cultural and commercial destination once again.



NEW DEVELOPMENTS





1 Flagler Street

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