



2,574 SF Ground Floor Retail Space For Lease

222 NE 1ST AVE. MIAMI, FL 33132

**Located on Signalized Intersection
in Close Proximity to Miami Worldcenter**

Pablo Camposano
Senior Vice President
+1 786 210 2730
pablo.camposano@colliers.com

Jonathan Carter
Executive Vice President
+1 305 215 4522
jonathan.carter@colliers.com

Property Overview

Located in the heart of Downtown Miami, CMPND Miami is a newly delivered high-rise residential development featuring 680+ apartments across 43 stories with extensive lifestyle amenities and active street frontage.

- Prime Downtown Miami location
- Street-level retail frontage
- Strong pedestrian traffic
- Dense residential population
- Ideal for café, boutique fitness, fast casual, beauty, or service retail
- Surrounded by major residential towers, offices, and hospitality
- Impressive floor-to-ceiling glass storefront
- 18' ceiling height



Available Space





DOWNTOWN MIAMI

Miami Central
Brightline Station

Miami World
Center

Signature Bridge

Adrienne Arsht Center

MOTEK

CARROT
EXPRESS

Miami Dade
College



Flagler Street



Kaseya
Center



Frost Museum

café
Bastille

CREMA

CVI.CHE105

WHOLE
FOODS
MARKET



PAMM



Brickell City
Centre

Miami River



JULIA HENRY
RATTERY



Bayside
Marketplace



Port of Miami

Location Overview



Excellent
Walkability



Public Transit
Access



Convenient
Highway Access



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