EDGEWATER

2742 Biscayne Blvd
MIAMI, FLORIDA

FOR LEASE

All information has been secured from the seller/lessor and the accuracy thereof is not warranted and therefore must be verified by the buyer/lessee prior to purchase/lease. All information is subject to errors, omissions, change, and withdrawal without notice. Any reference to age or square footage must be verified and is not guaranteed. Buyer/lessee bears all risks.

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FOR LEASE

RETAIL/OFFICE
• Freestanding building for lease located in Edgewater, Miami’s new area of highest density
• Signage Opportunity to maximize your business exposure
• Two available spaces, one space has approx. 1,640 SF with a maximum contingent of approx. 3,280 SF
• Ideal for a bank, law firm, architecture firm, creative office and more
• Parking On-site
• Views fronting Biscayne Blvd which boasts an approx. 75,000+ daily traffic count
• Easy acess to I-195, I-95, I-395 and all major expressways
• Blocks from Miami Design District, Wynwood, Downtown Miami and more
• Minutes from Miami Int’l Aiport and Miami Beach

MINIMUM DIVISIBLE
1,640 SF +/-

MAXIMUM CONTIGUOUS
3,280 SF +/-

LEASING RATE
$45/ SF NNN

ZONING
T6-36a O
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INTERIOR PHOTOS

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