EDGEWATER

2742 Biscayne Blvd
MIAMI, FLORIDA

FREESTANDING CORNER BUILDING

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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PROPERTY OVERVIEW

- 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. 1,680 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 access 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 Airport and Miami Beach

**MAXIMUM CONTIGUOUS MINIMUM DIVISIBLE LEASING RATE ZONING**

<table>
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<tr>
<th>MINIMUM DIVISIBLE</th>
<th>MAXIMUM CONTIGUOUS</th>
<th>LEASING RATE</th>
<th>ZONING</th>
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<tr>
<td>1,680 SF +/-</td>
<td>3,280 SF +/-</td>
<td>$45/ SF NNN</td>
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CONTACT US

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