EDGEWATER

2742 Biscayne Blvd
MIAMI, FLORIDA

FREESTANDING
RETAIL/OFFICE

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.

www.chariff.com
2742 Biscayne Blvd

- Freestanding building for lease located in Edgewater, Miami’s new area of highest density
- Signage Opportunity to maximize your business exposure
- 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 Aiport and Miami Beach

### AVAILABLE SPACE

1,640 SF +/-

### LEASING RATE

$40/SF MG

### ZONING

T6-36a O

---

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.
2742 Biscayne Blvd

INTERIOR PHOTOS

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.
PHOTOS (Cont.)

2742 Biscayne Blvd

MIAMI INTERNATIONAL AIRPORT +/- 15 MINS

MIAMI BEACH +/- 15 MINS

DOWNTOWN MIAMI / BRICKELL

EDGEWATER

WYNWOOD

MIDTOWN

DESIGN DISTRICT

NE 2ND AVE

2742 BISCAYNE BLVD

MIAMI 28th ST

On-Site Parking

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 error, 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.

www.chariff.com

info@chariff.com  |  305-576-7474  |  @chariff  @chariffrealty

Luis Guevara
Realtor Associate
(786) 487-5402
luis@chariff.com

Kevin Paz
Realtor Associate
(954) 734-4951
kevin@chariff.com

Lyle Chariff
President/Broker
(305) 576-7474
lyle@chariff.com

Mauricio Zapata
Principal/Broker
(305) 576-7474
mauricio@chariff.com
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.