EDGECOMMUNICATIONS
MIAMI, FLORIDA
3050 BISCAYNE BLVD
FOR LEASE
PRIME COMMUNICATIONS
FLOOR OFFICE RETAIL

chariff
REALTY GROUP
Chariff Realty Group brings you an exclusive leasing opportunity in a modern building in Edgewater, Miami offering Prime ground floor retail fronting Biscayne Boulevard. Perfect for businesses that wish to be in the heart of the Edgewater market and its surrounding demographics. One of the few buildings in the Biscayne Corridor that offers ground floor parking and access for staff and customers alike.

One move in ready retail space that is fully built out with great natural light and offer ample exposure to the 75,000+ cars passing by per day on Biscayne Boulevard. Ideal uses include:

HIGHLIGHTS

- Modern building in the heart of Edgewater
- Ample parking on site
- Easy access from highways
- Ground floor space with Biscayne frontage
- Minutes from Miami International Airport and the beaches
- Front desk personnel and security

AVAILABLE SPACE

+/– 4,199 SF

LEASING RATE

$39-42/ SF NNN

ZONING

T6-36a O
3050 BISCAYNE BLVD

PHOTOS

BISCAYNE BOULEVARD

RETAIL 1

RETAIL 2

LEASED OUT

LEASED OUT

LEASED OUT

LEASED OUT
Your Business will benefit from the captive audience of approximately 2,892+ residential units in the immediate area, as well as surrounding districts.
3050 BISCAYNE BLVD

AMPLE PARKING ON SITE

LEASED OUT

[approx. 75,000+ Average Traffic Count]

+/- 4,199 SF

RETAIL 2

BISCAYNE BLVD

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The Design District is a thriving neighborhood in Miami that continues to expand as a fashion center and is now home to luxurious brands such as Louis Vuitton, Prada, Christian Louboutin, Chanel, Givenchy, Valentino, etc. It also houses the Miami Institute Of Contemporary Arts (ICA), as well as the artistic Museum Garage.

The Wynwood Art District is an emerging neighborhood with a multitude of vacant industrial buildings. In the last couple of decades the local arts scene has been dominated by local street artists and muralists who have repurposed old warehouse buildings into lofts, restaurants, galleries, and event spaces.

Midtown is a thriving residential and retail community built around the synergy mimicking New York’s SOHO community. With the Design District focused on securing luxury retailers, Midtown has become a hub for big box retailers, you’ll definitely want a spot here.

Downtown Miami is Miami’s bustling epicenter, packed with gleaming skyscrapers, sweeping bay views, and hidden places to explore. It’s a neighborhood of layers—decades of history overlapping and colliding; tourism destinations like Port of Miami alongside local favorites like American Airlines Arena, home to the Miami Heat; century-old buildings among new pockets of young residents who call the neighborhood home.
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.