EDGEGWATER
MIAMI, FLORIDA
FULLY BUILT-OUT
RETAIL/OFFICE
FOR LEASE
226 NE 29TH ST
Ideal uses include but not limited to:

- Creative Agency
- Retail stores
- Consulting firm
- Design/Architecture Firm
- Marketing Office
- Recording/Multimedia studio
- Other office-related use

226 NE 29th St

PROPERTY OVERVIEW

- Fully built out and spacious Retail/office building for lease in Edgewater
- Located right off of NE 2nd Ave which sees an approximately 50,000+ daily traffic count
- Ample gated parking on-site + street parking available
- Within blocks from Wynwood, Miami Design District, Midtown, Downtown Miami, and more
- Convenient access to I-195 and I-395
- Minutes from Miami Int’l Airport and the beaches

AVAILABLE SPACE
Approx. 4,000 SF

LOT SIZE
Approx. 5,250 SF

LEASING RATE
$26.50 SF/ GROSS

ZONING
T6-36a O
The neighborhood of Edgewater is located just north of Downtown Miami along Biscayne Bay. Some of the original homes from the early 1900s survived, but are quickly being replaced by high rise condominiums. The area is growing in popularity due to the proximity to Downtown Miami, Miami Design District, and Wynwood. Along with the new residential developments in the area comes new retail concepts to service the residents.
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.