

ALLAPATTAH

1089 NW 20th St, Miami, Florida 33127

FREESTANDING
COMMERCIAL
PROPERTY

FOR LEASE



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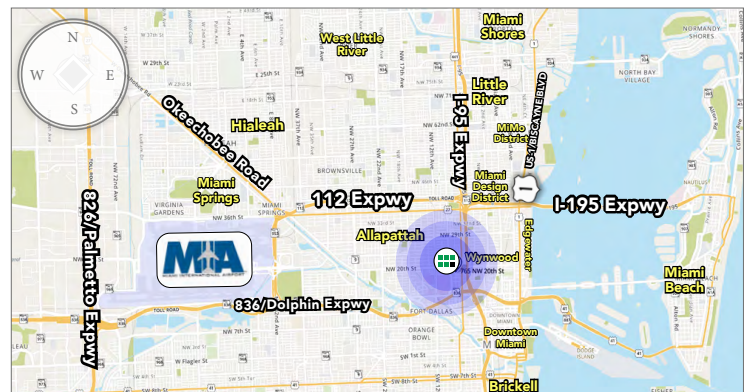
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| | | |
|--|----------------|---------------------------|
|  | BUILDING SIZE: | 21,392 SF ± |
|  | LOT SIZE: | 60,644 SF ± |
|  | PARKING: | 130 Spots |
|  | ZONING: | RTZ |
|  | RATE: | Call Listing Agent |



Ideal Uses For This Property Include:

- Freestanding prime corner property for lease
- Impeccable location with signage exposure facing NW 20th St
- Capability for 130 parking spots
- Within minutes to several key attractions including Rubel Museum, SuperBlue Miami, and located next to the Santa Clara MetroRail station
- Minutes to Wynwood, Downtown Miami, Brickell, Miami Design District and the Miami Health District (the largest in the country)
- Easy access to I-95 (approx. 148,000+ daily commuters) and I-195 (approx. 134,500+ daily commuters)
- Ideal for businesses such as gyms, restaurants, bar/lounges, high-end markets, food halls, electric car showrooms, service centers and more




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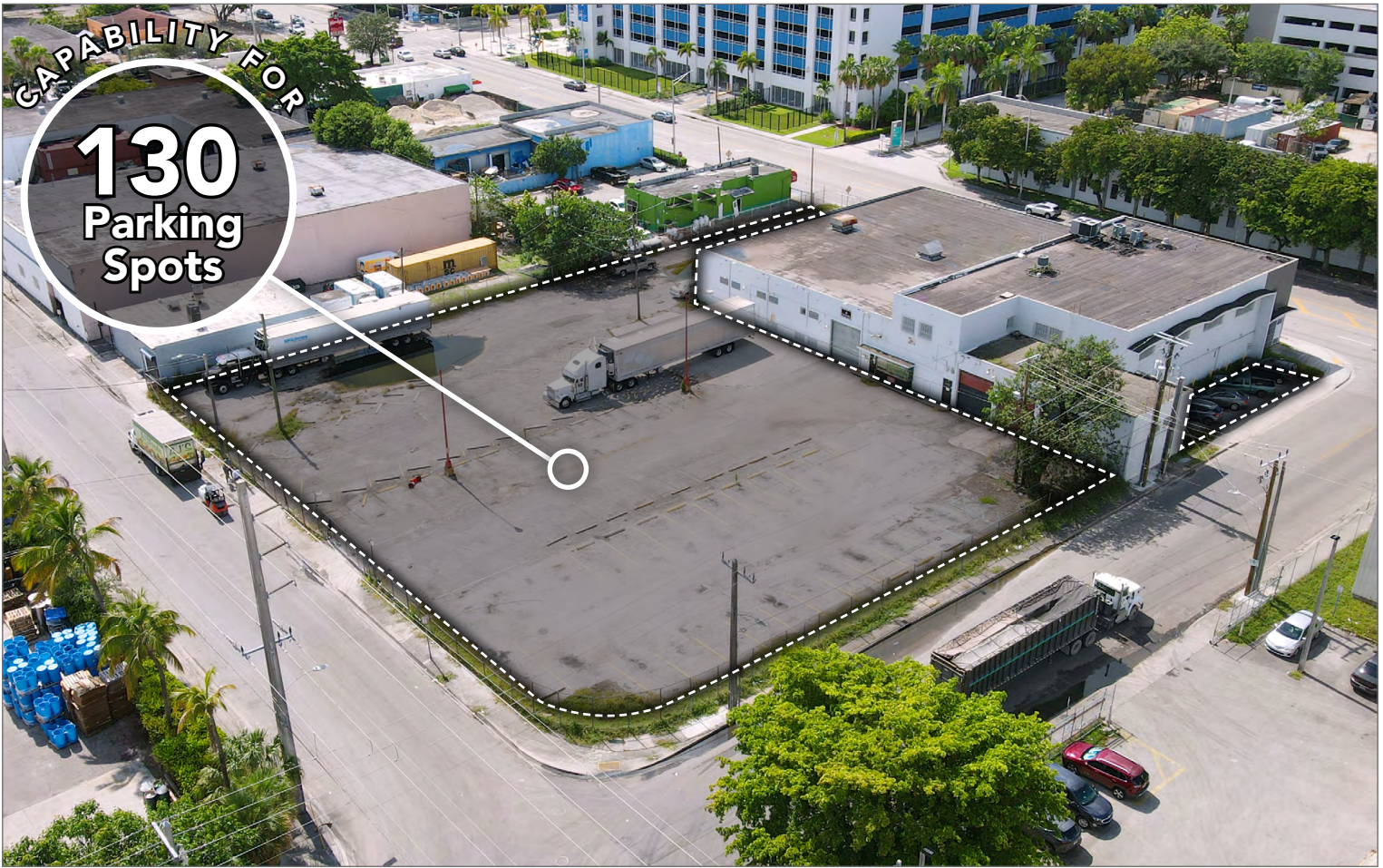
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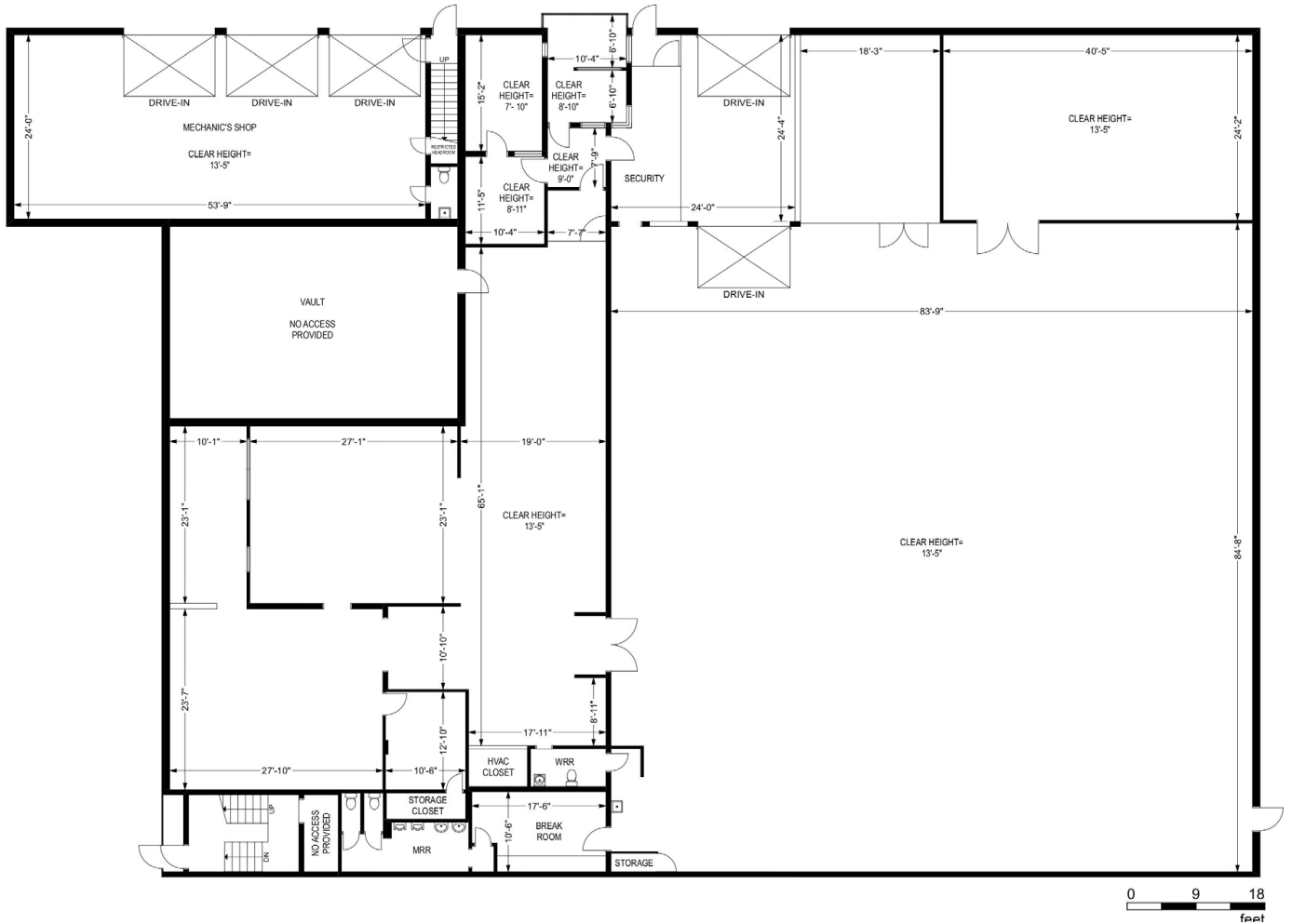
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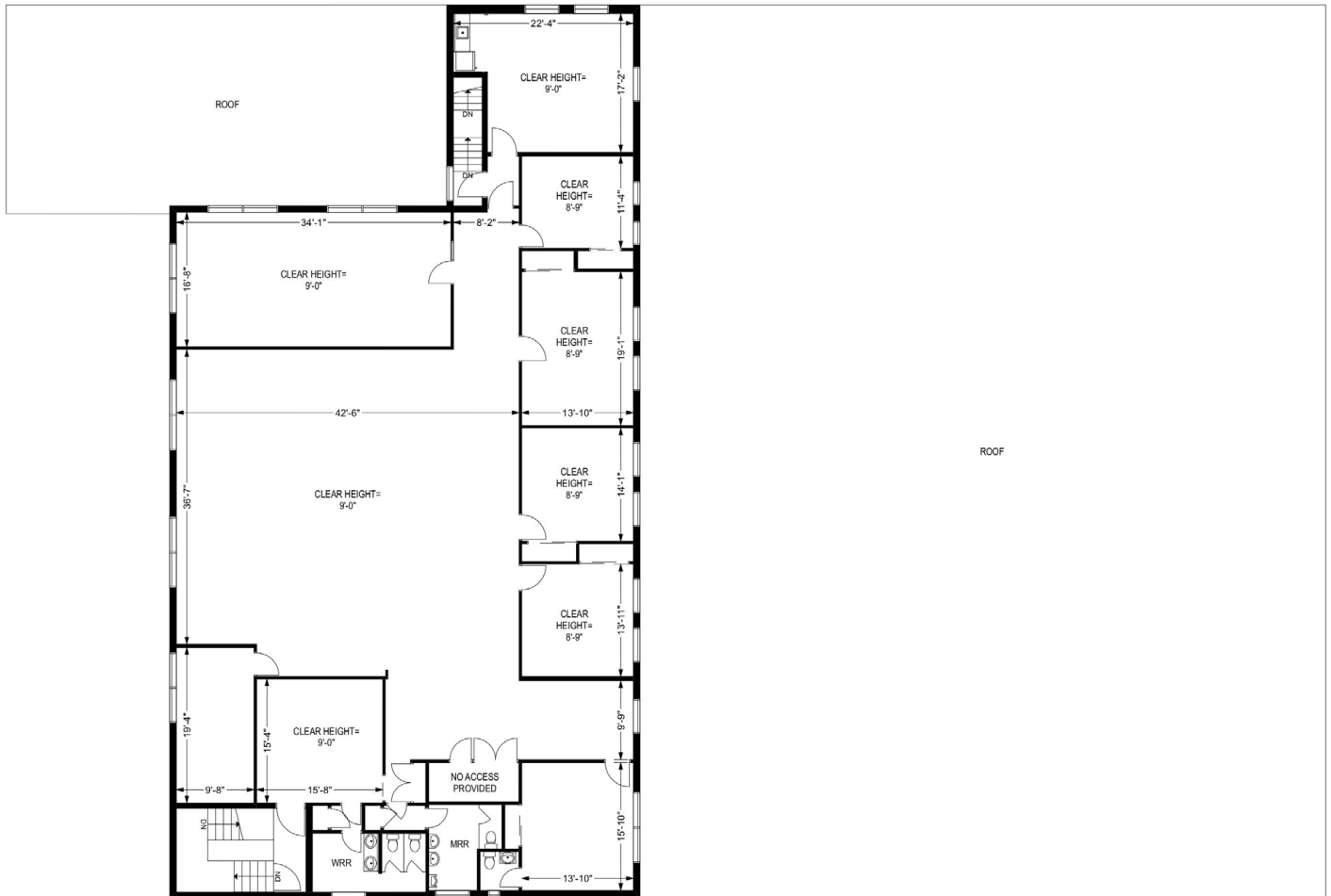
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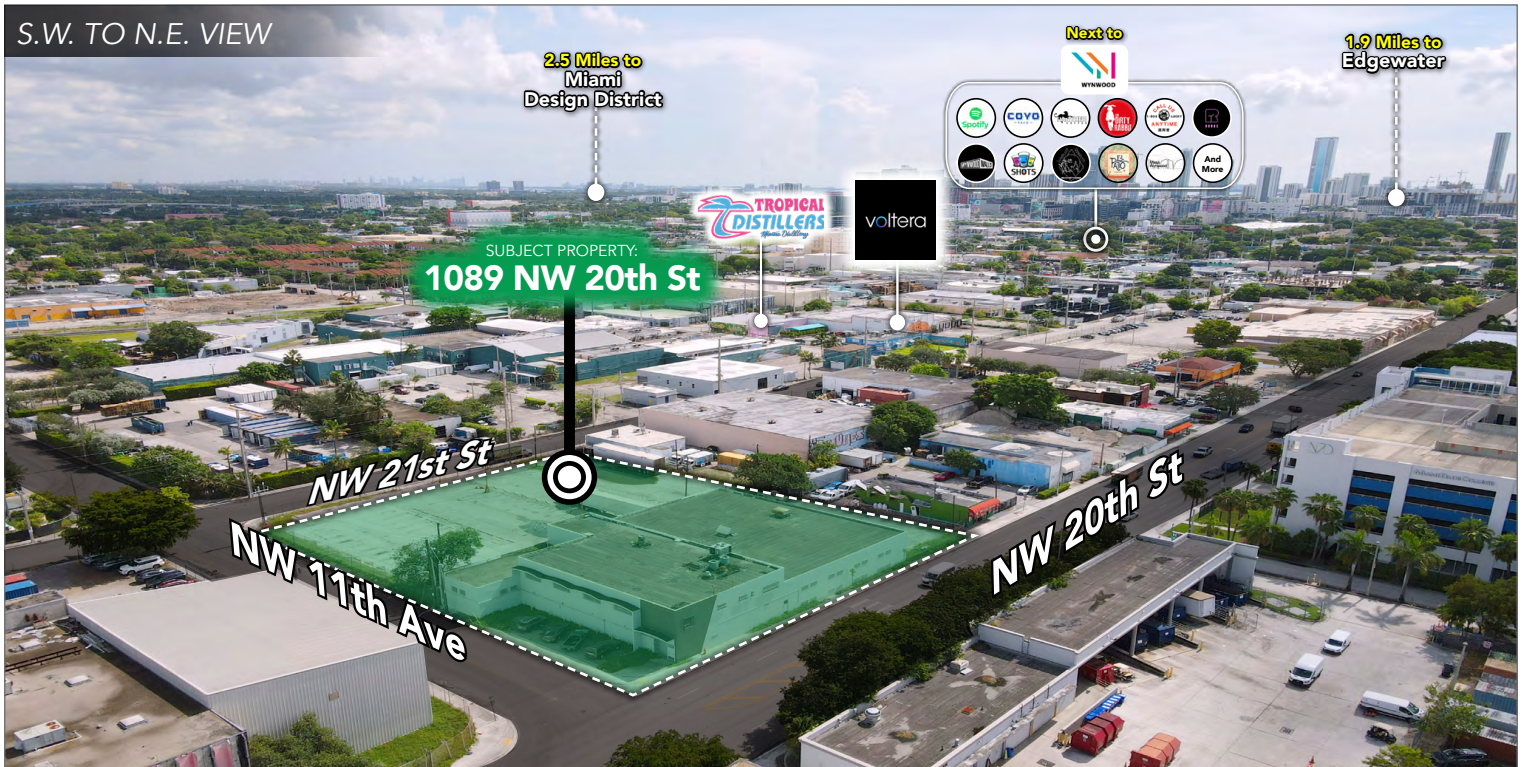
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N.W. TO S.E. VIEW



S.W. TO N.E. VIEW



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N.E. TO S.W. VIEW



EAST TO WEST VIEW



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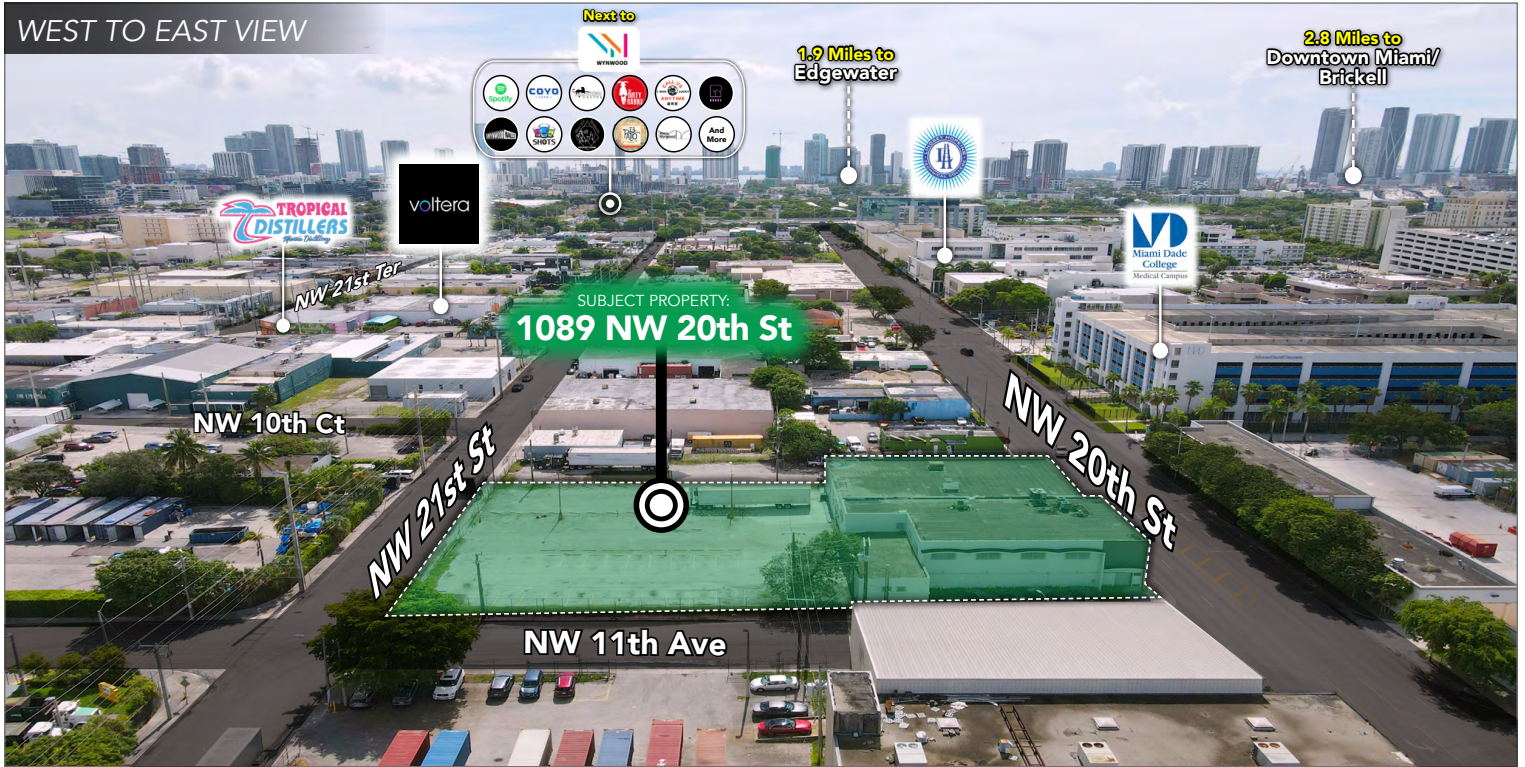
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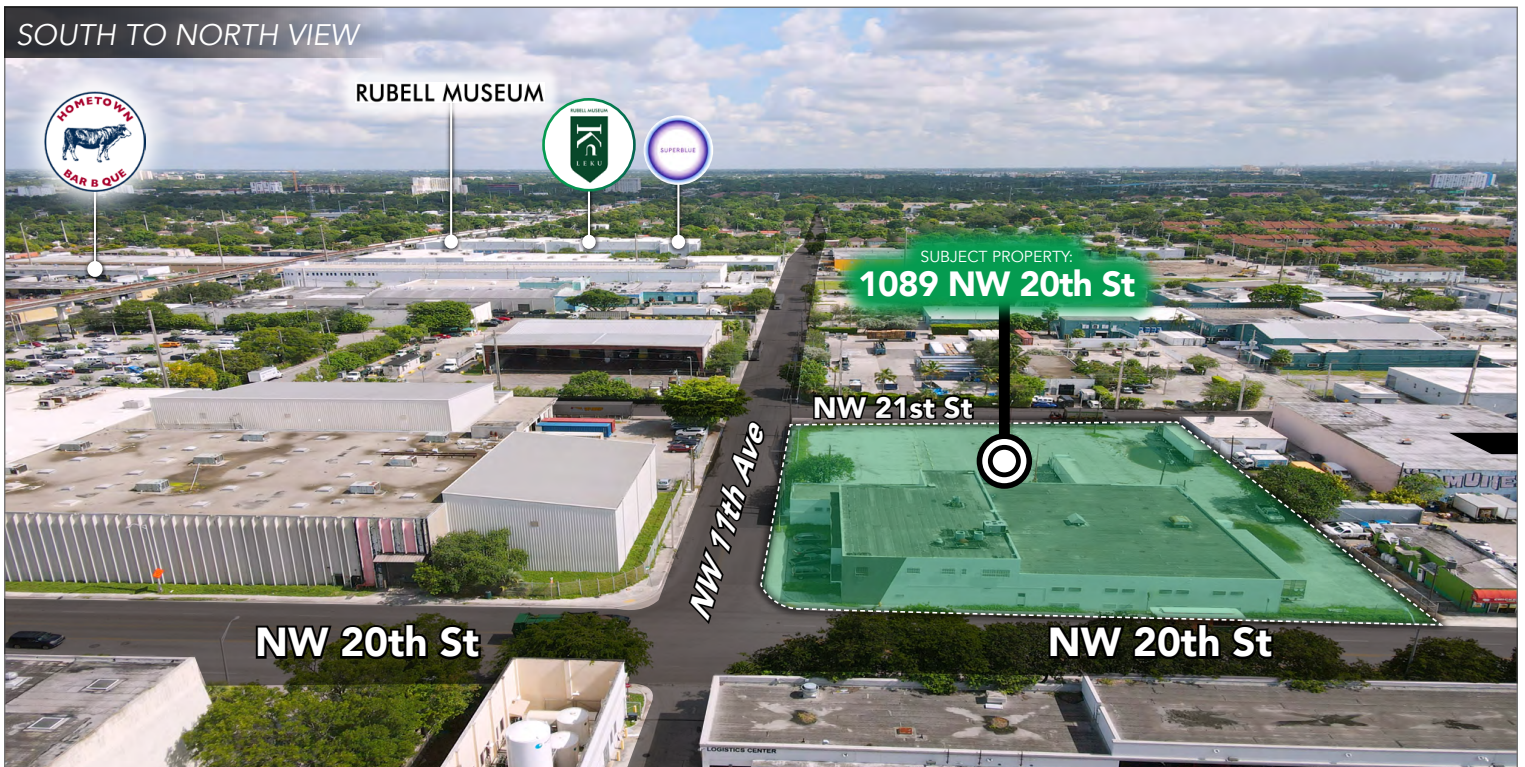
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WEST TO EAST VIEW



SOUTH TO NORTH VIEW



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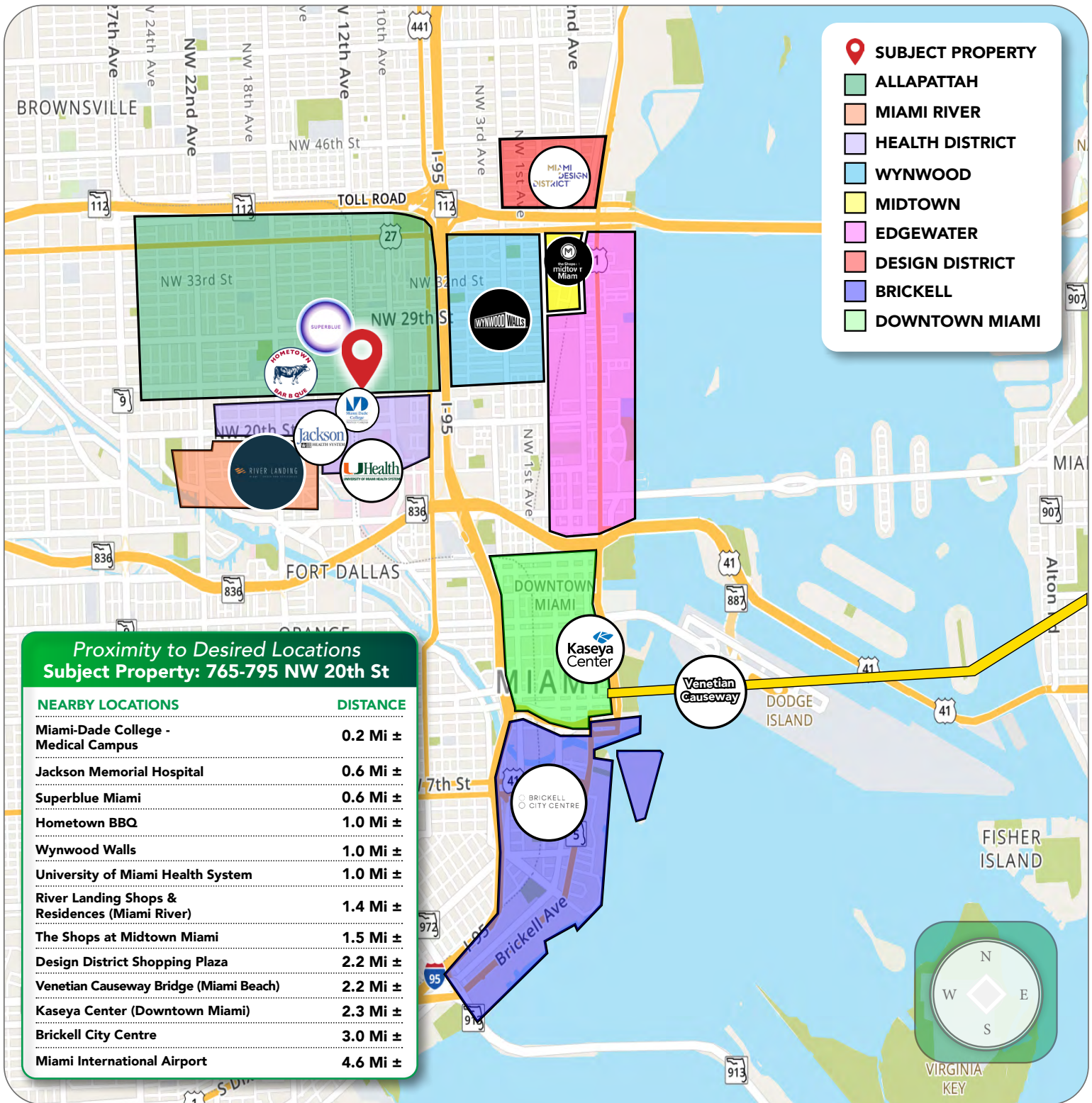
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Proximity to Desired Locations
Subject Property: 765-795 NW 20th St

| NEARBY LOCATIONS | DISTANCE |
|--|----------|
| Miami-Dade College - Medical Campus | 0.2 Mi ± |
| Jackson Memorial Hospital | 0.6 Mi ± |
| Superblue Miami | 0.6 Mi ± |
| Hometown BBQ | 1.0 Mi ± |
| Wynwood Walls | 1.0 Mi ± |
| University of Miami Health System | 1.0 Mi ± |
| River Landing Shops & Residences (Miami River) | 1.4 Mi ± |
| The Shops at Midtown Miami | 1.5 Mi ± |
| Design District Shopping Plaza | 2.2 Mi ± |
| Venetian Causeway Bridge (Miami Beach) | 2.2 Mi ± |
| Kaseya Center (Downtown Miami) | 2.3 Mi ± |
| Brickell City Centre | 3.0 Mi ± |
| Miami International Airport | 4.6 Mi ± |



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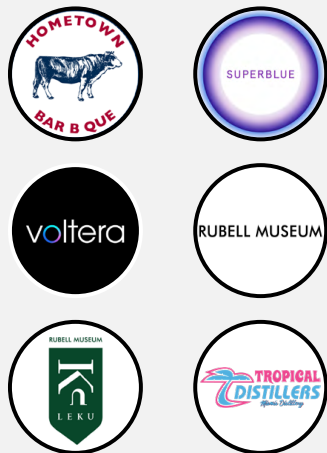
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ALLAPATTAH

Miami's Up-and-coming Hidden Gem

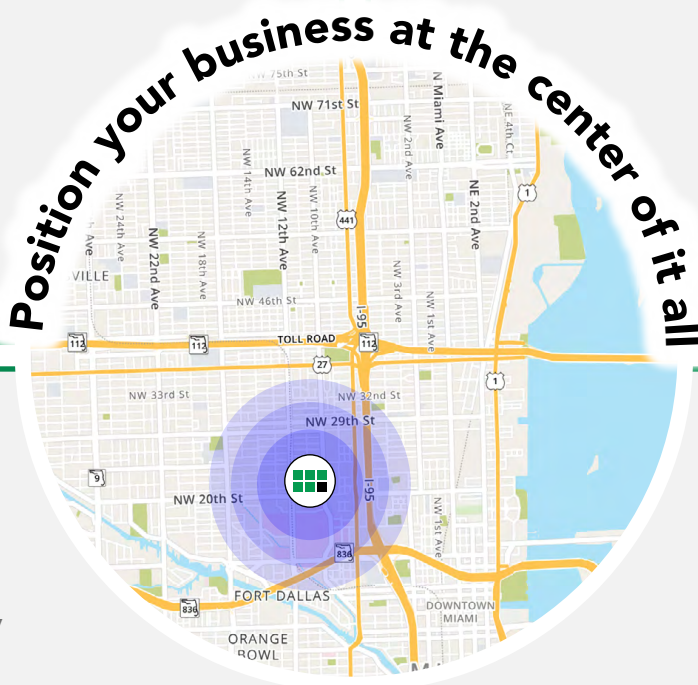
Located just moments away from Miami's hottest districts, Allapattah boasts an eclectic mix of cultures, exciting markets, and authentic local experiences. Immerse yourself in the rich tapestry of street art and dynamic street life as you stroll through its lively streets. With easy access to Wynwood, Downtown Miami, and the Miami Health District, Allapattah presents an exceptional opportunity for urban living at its finest. One of Miami's most culturally diverse neighborhoods.



WYNWOOD

Miami's Cultural Art Mecca

Wynwood is a vibrant and artistic neighborhood in Miami, Florida. Known for its colorful and ever-evolving street art scene, Wynwood has become a hub for creative expression and cultural exploration. The district is filled with trendy art galleries, boutiques, and hip restaurants, making it a popular destination for locals and tourists alike. Its lively atmosphere, artsy vibe, and regular cultural events, such as the Wynwood Art Walk, attract a diverse crowd, creating a dynamic and exciting urban experience.



The Miami RIVER DISTRICT

Where Riverside Tranquility Meets Urban Vitality

The Miami River District, offers residents and businesses the charm of waterfront living, scenic riverfront views, and easy access to a burgeoning neighborhood with new restaurants and cultural attractions. The area's ongoing revitalization efforts add to its appeal, providing an enriched urban lifestyle with a touch of riverside tranquility.

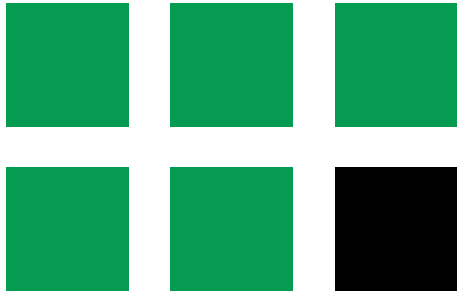


The Miami HEALTH DISTRICT

2nd largest hospital district in the US

The Miami Health District is the second-largest hospital district in the country, featuring top-notch medical facilities and cutting-edge research institutions. It stands as a prominent medical hub, offering unparalleled access to comprehensive healthcare services and advancements.





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