

EDGEWATER




2200 Biscayne Boulevard, Miami, Florida 33137

PRIME
RETAIL SPACE

FOR LEASE



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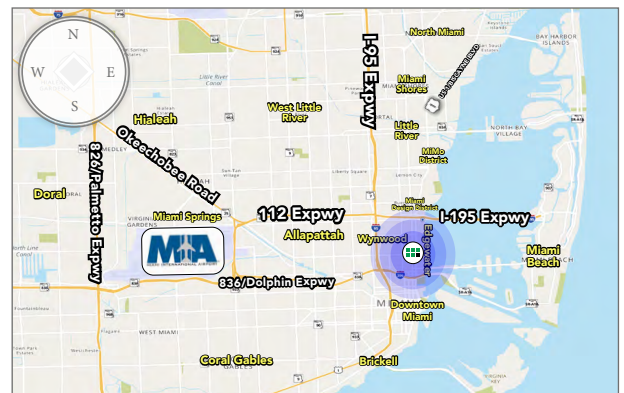
	AVAILABLE SPACE:	4,343 SF ±
	LEASING RATE:	\$49/SF NNN
	ZONING:	T6-36A-O



Experience the pinnacle of leasing at 2200 Biscayne Boulevard. Elevate your business in this modern Edgewater building with a prime ground floor retail space, boasting captivating Biscayne Boulevard views. Nestled in the heart of Edgewater, enjoy ample on-site parking. This ready-to-occupy retail gem offers expansive views and a versatile, column-free layout. Your path to success begins at 2200 Biscayne.

PROPERTY HIGHLIGHTS

- Prime retail for lease
- Signage opportunity
- Large, column-free open layout
- Co-tenancy of ISI Elite Training
- Ideal for showroom, art gallery, boutique, tech store and more
- Heart of Edgewater, Miami
- Direct access to I-195, I-395 and I-95
- Views fronting Biscayne Blvd (approx. 75,000+ DTC)
- Parking on-site
- Minutes from the Design District, Wynwood, Magic City Innovation District, Little River and more



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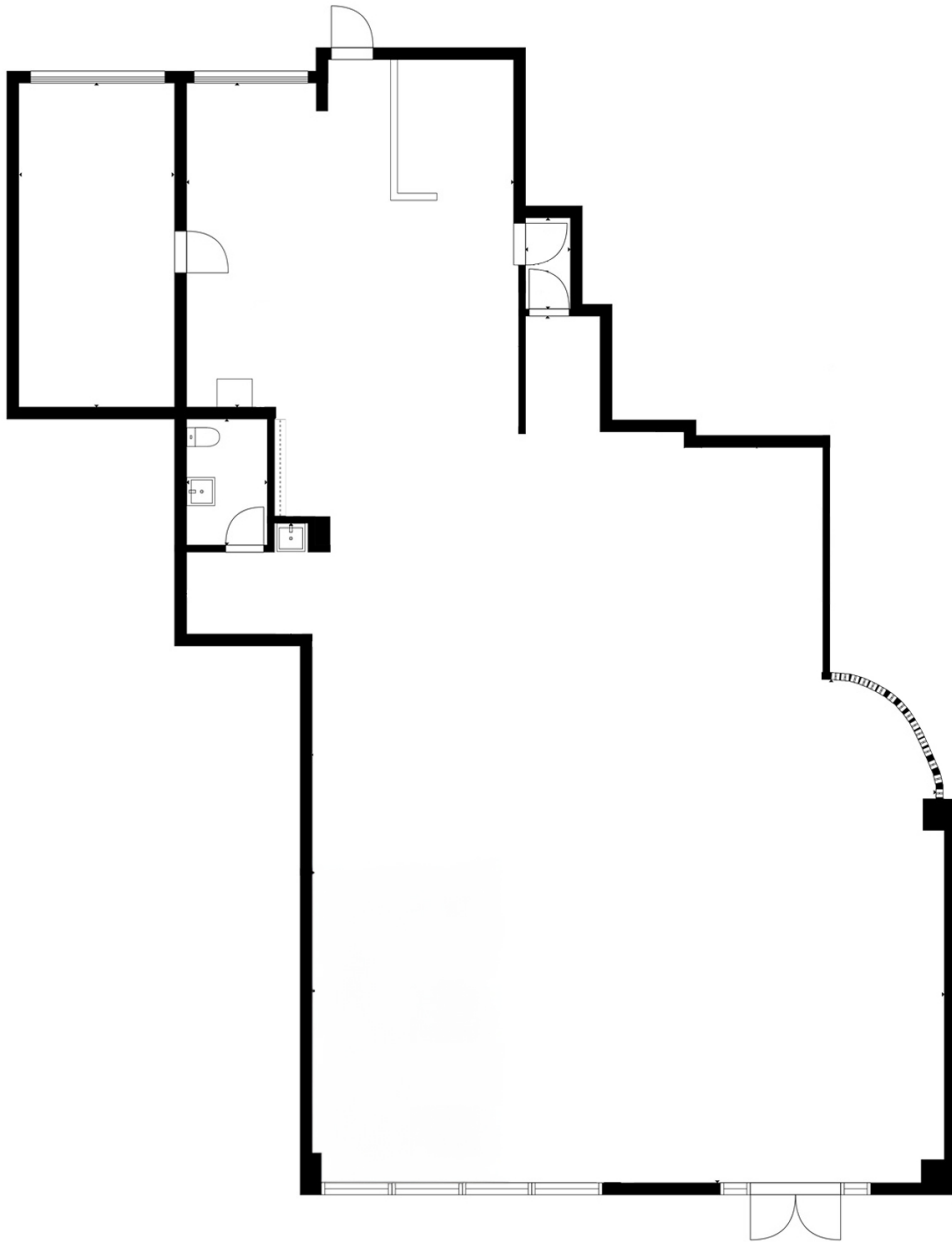
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BISCAYNE BLVD

(Approx. 75,000+ DTC)



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NORTH TO SOUTH VIEW



SOUTH TO NORTH VIEW



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N.E. TO S.W. VIEW



EAST TO WEST VIEW



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**Views Fronting
Biscayne Blvd**



**Direct Access to
Miami Beach**



**Direct Access to
I-95, I-195 & I-395
Expressways**



**2.2 Miles to
Downtown Miami**



**5.2 Miles to
Brickell**



**7.8 Miles to
Miami Int'l
Airport**



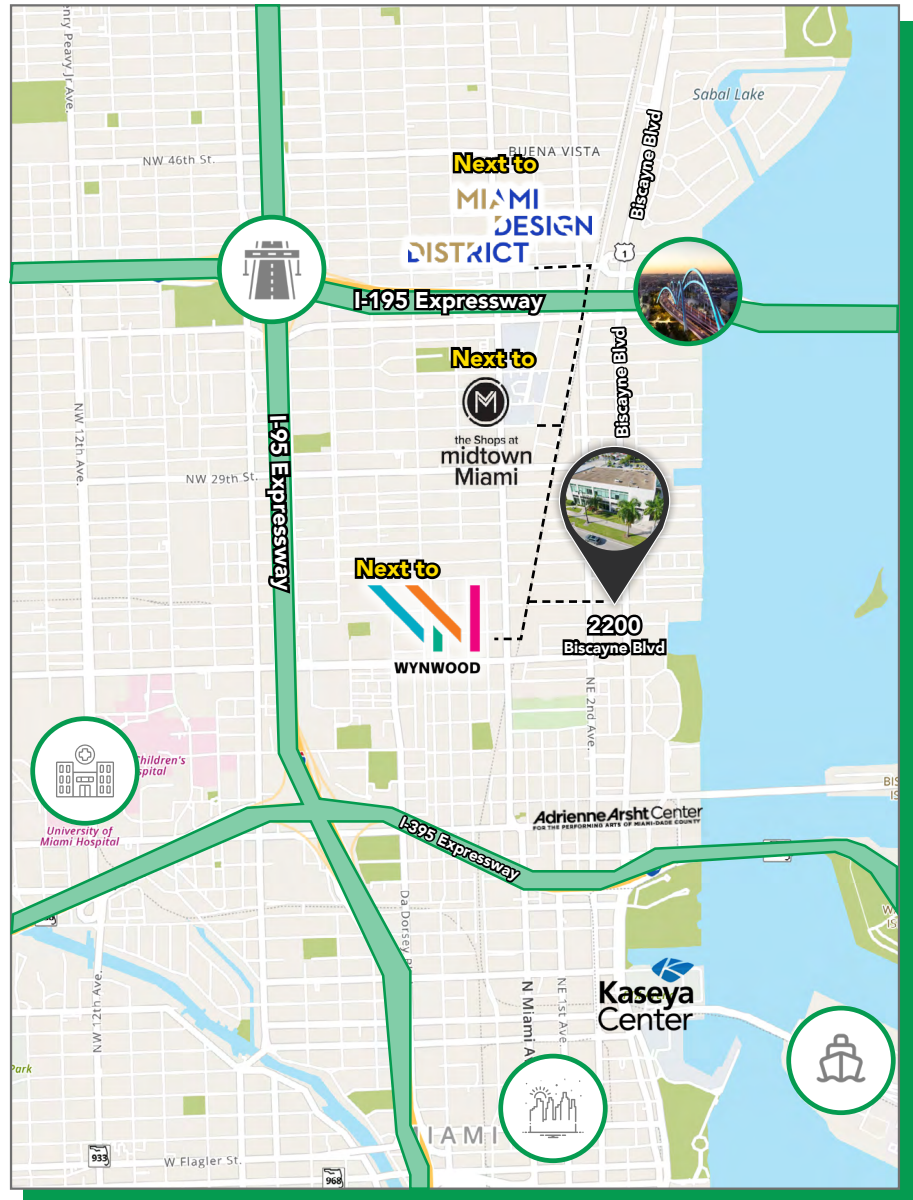
**8.4 Miles to
Coral Gables**



**3.1 Miles to
Miami Health
District**



**2.6 Miles to
Port of
Miami**



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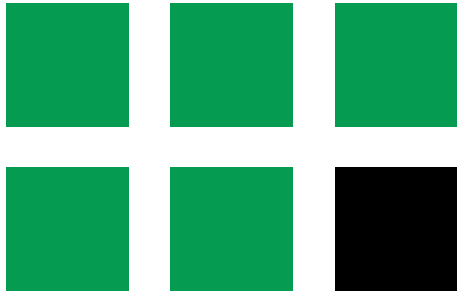
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