

MiMo


HISTORIC DISTRICT


6399 Biscayne Blvd, Miami, Florida 33138


FULLY BUILT OUT
RETAIL/SHOWROOM

FOR LEASE









 AVAILABLE SPACE: **2,410-4,820 SF ±**

 LEASING RATE: **\$49/SF NNN**

 ZONING: **T6-8-O**

Ideal Uses Include:

- | | |
|---|---|
|  Design Studio / Showroom |  Fabric & Textile / Flooring |
|  Home Decor / Furniture Store |  Health & Wellness |
|  Art Galleries |  Specialty Retailers |

LOCATION: MIMO

As the MiMo District remains committed to **preserving** its distinctive architectural heritage and vibrant atmosphere, **6399 Biscayne** emerges as a unique gem seamlessly combining **historic elements** with the **innovative spirit of modern architecture**, embodying the essence of "Miami Modern". Given its **diverse and culturally rich demographic profile**, close **proximity to Miami's urban core**, and **ongoing revitalization** efforts, MiMo offers its tenants an opportunity to integrate into a **vibrant, growing** community while benefiting from its **rich historical and cultural backdrop**.



PRIME RETAIL POTENTIAL

The space boasts **high ceilings** and **glass storefronts** to let in an abundance of **natural light**, **ample parking** for employees & clients, and **unparalleled exposure** to Biscayne Blvd. With its intelligently designed open space, close **proximity to major highways, diverse culinary options**, and dynamic demographic, **6399 Biscayne** is perfectly positioned to elevate your brand's success in the highly desired MiMo District.

PROPERTY HIGHLIGHTS

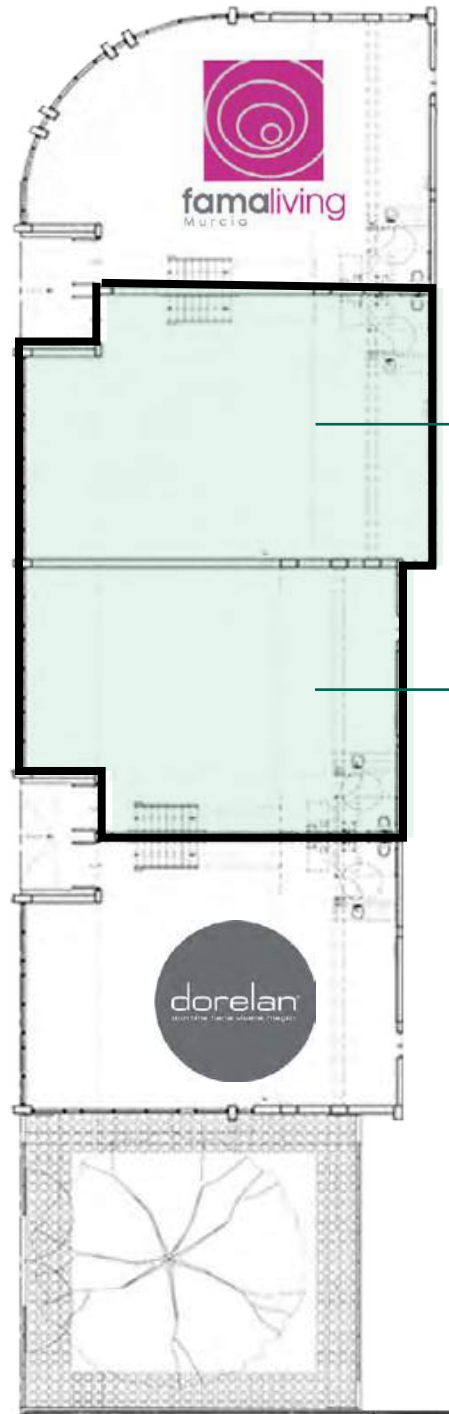
- Move-in ready
- Frontage on Biscayne Blvd
- On-site parking & security
- +/- 36,500 AADT on Biscayne Blvd



AREA HIGHLIGHTS

- Diverse demographic mix providing broad consumer base
- Strategically located, with easy access to Miami's urban core
- Close proximity to major highways
- Diverse culinary options

BISCAYNE BLVD
(Approx. 75,000+ DTC)



Subject Property:
6399 Biscayne Blvd
2,410-4,820 SF ±



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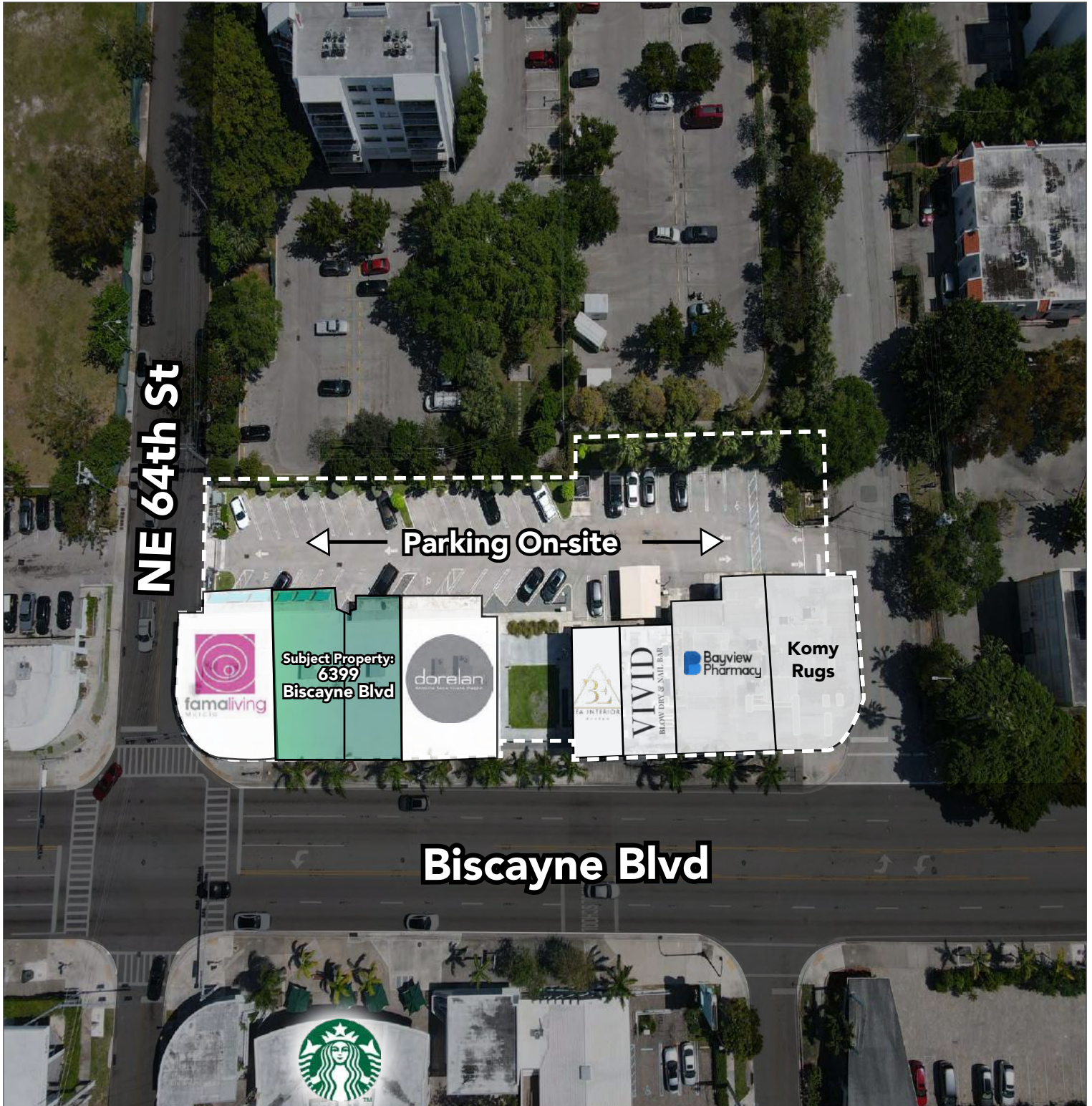
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MiM^o

Proximity Points



M.I.A. AIRPORT



MIAMI BEACH



DESIGN DISTRICT



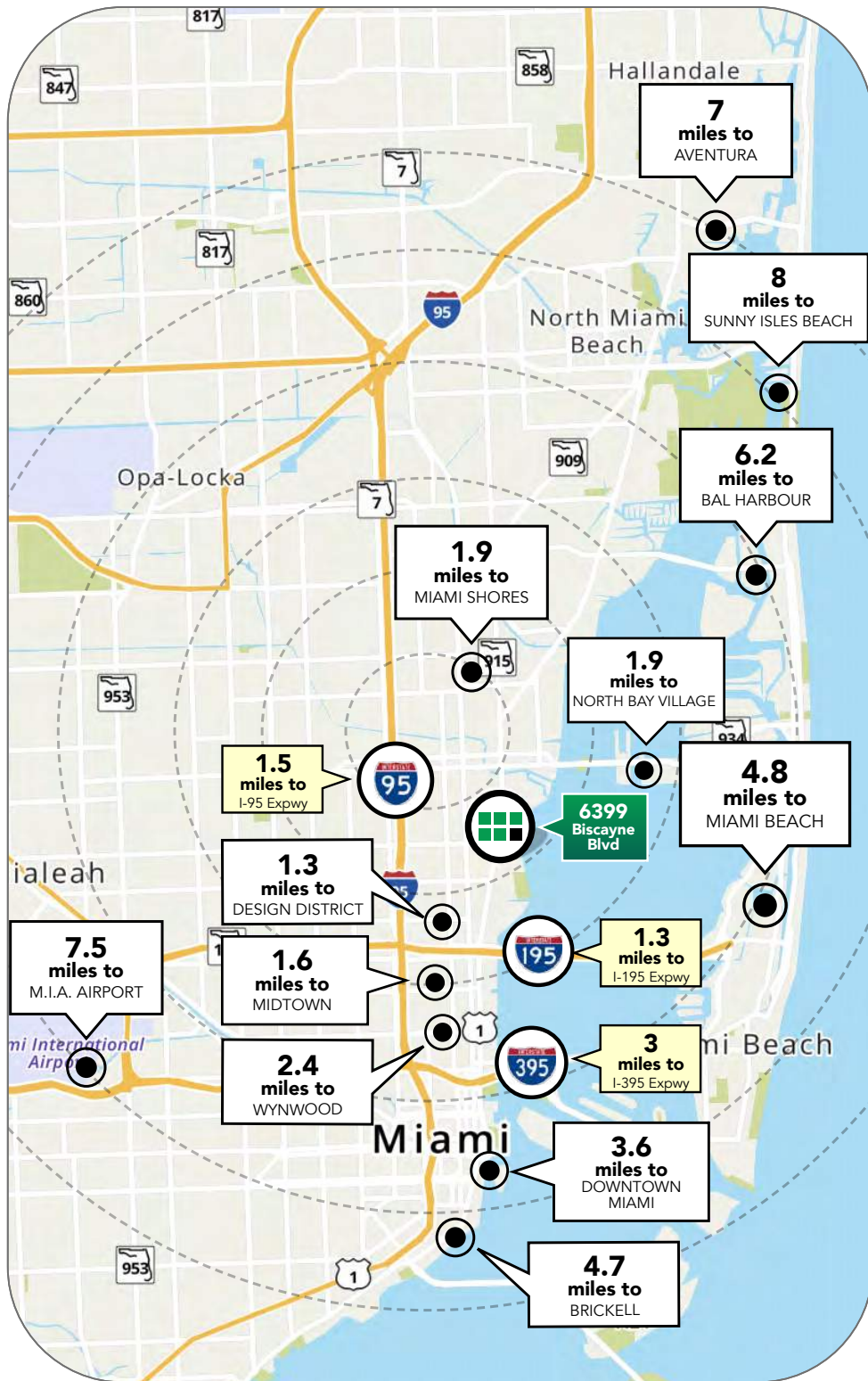
WYNWOOD



MIDTOWN



DOWNTOWN MIAMI



BRICKELL



MIAMI SHORES



AVENTURA



NORTH BAY VILLAGE



SUNNY ISLES BEACH



BAL HARBOUR

Dining @MiMo



Dining @MiMo



Coming Soon



Lifestyle & Wellness

@MiMo



Hotels/Motels @MiMo

Bianco



Travelodge
BY WYNDHAM



SEVEN
SEAS



Shalimar
MOTEL



New
Yorker



Capitan
MOTEL
AIR COND
COLOR TV



Treehouse
Hotel



King
Motel



VAGABOND
HOTEL



Knoxon
Motel



Royal
Motel



Selina



Sinbad
MOTEL



Fitness @MiMo



NEAR MiMo



MiMo



Little Haiti



Little Haiti



Midtown



Midtown



Design District



Design District



Edgewater



Edgewater



Wynwood



Wynwood



Wynwood



Upper East Side

Shopping

NEAR **MiMo**

Miami Design District



Midtown



Wynwood



Lifestyle & Wellness

NEAR *MiMo*



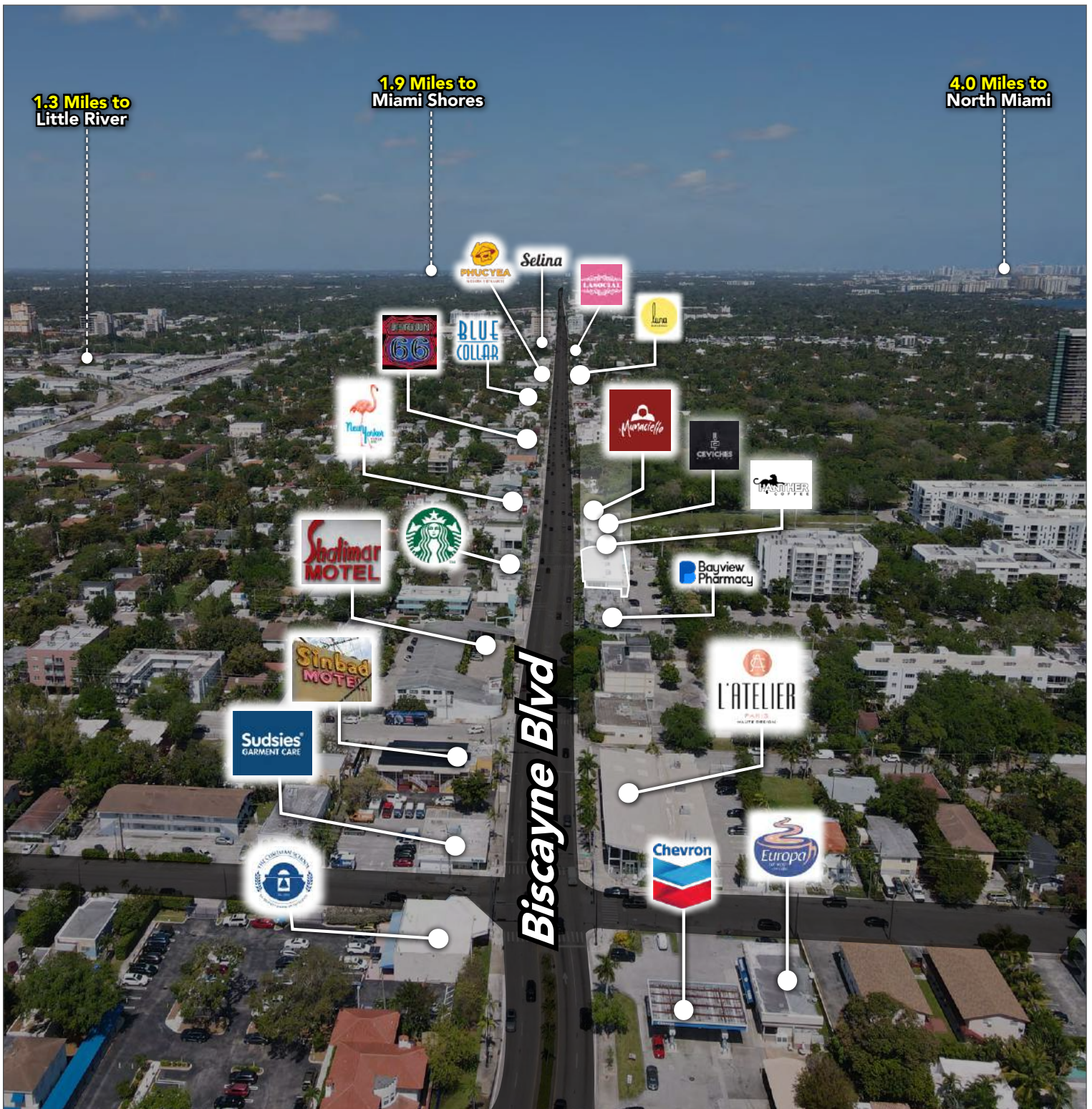
Miami Design District



Midtown



Wynwood



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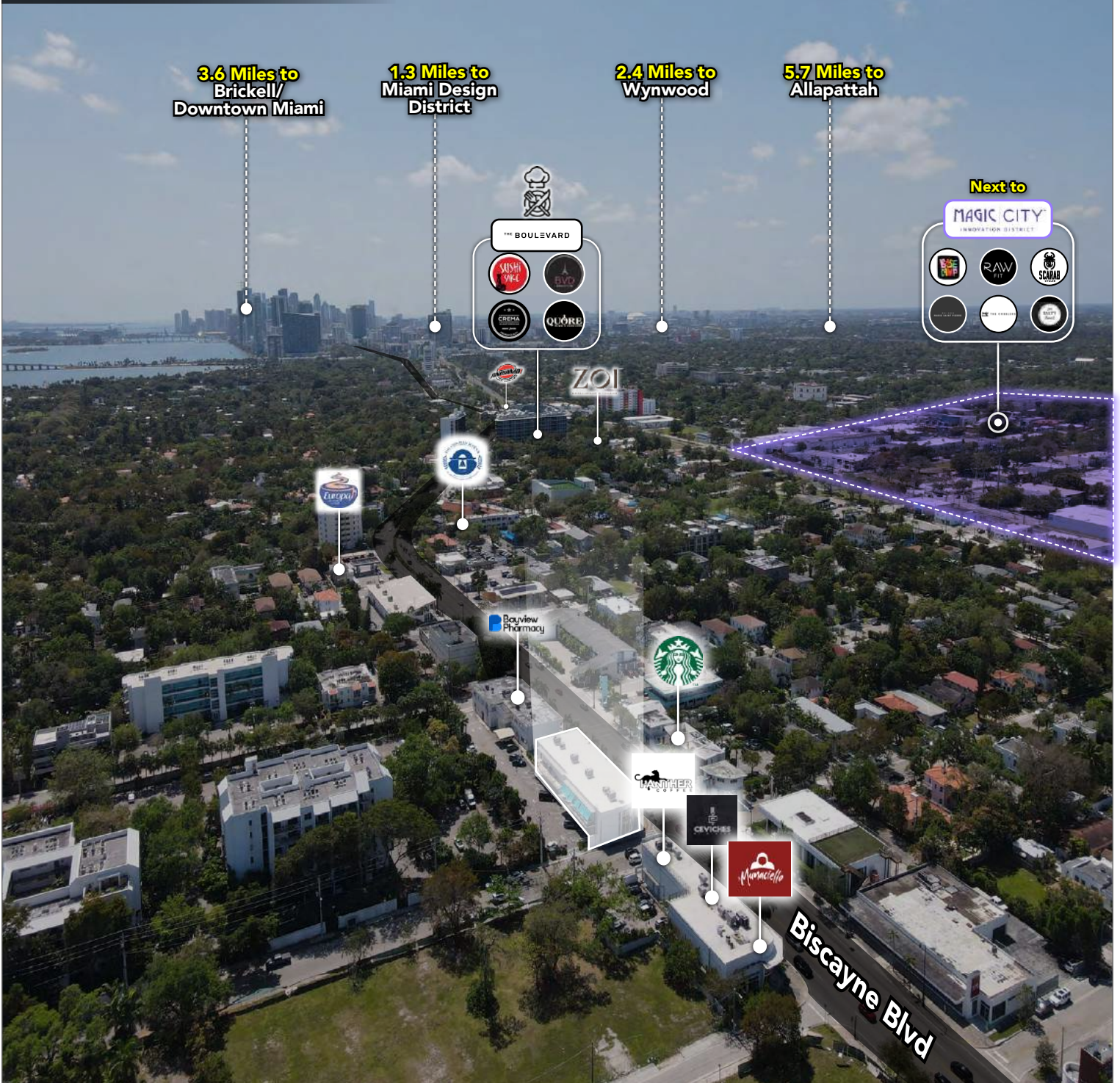
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N.E. TO S.W. VIEW



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NORTH TO SOUTH VIEW



N.E. TO S.W. VIEW



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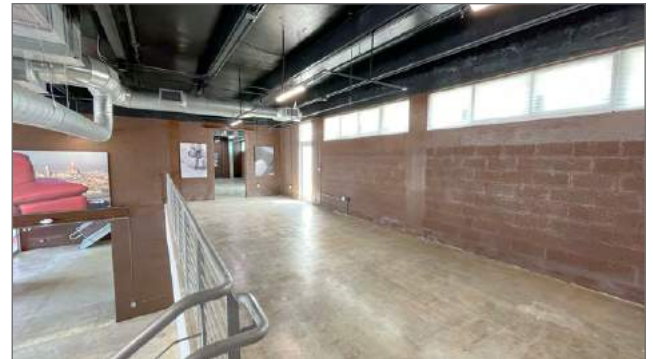
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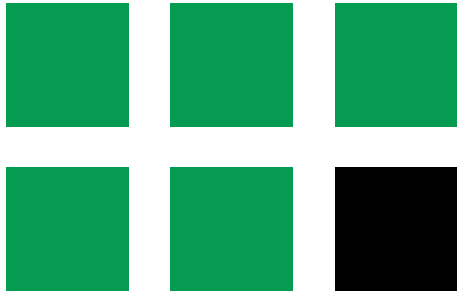
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