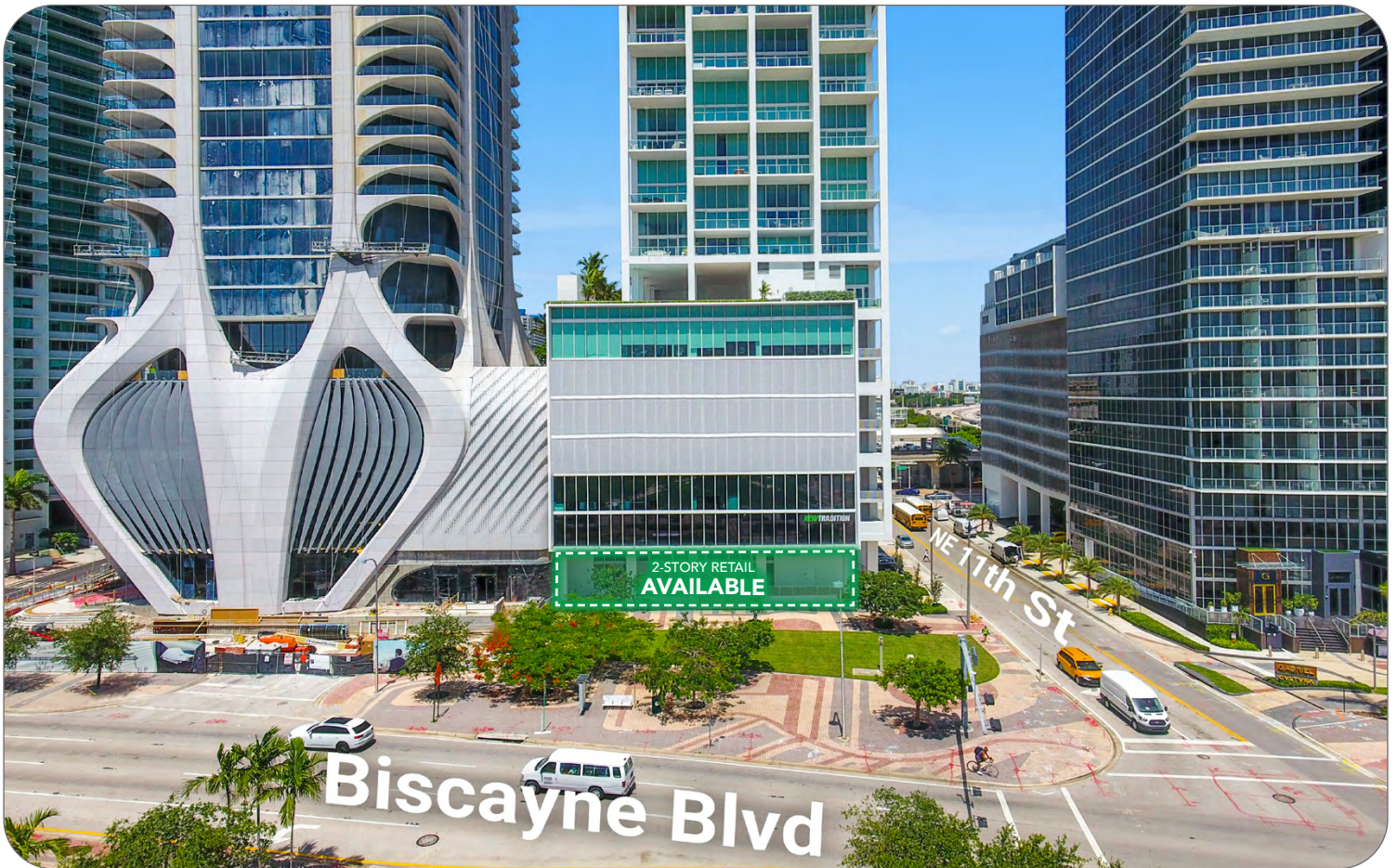


TEN MUSEUM PARK @Downtown Miami

1040 Biscayne Blvd, Miami, Florida 33132

TWO-STORY RETAIL
+ OUTDOOR PATIO

FOR LEASE



www.chariff.com

Lyle Chariff
President/Broker
(305) 576-7474
lyle@chariff.com

305-576-7474

Mauricio Zapata
Principal/Broker
(305) 576-7474
mauricio@chariff.com

5801 Biscayne Blvd
Miami, Florida 33137

info@chariff.com

@chariff

@chariff

@chariffrealty

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TWO STORY RETAIL

Ground Floor: 3,943 SF ± at **\$90/SF NNN**

Second Level: 3,795 SF ± at **\$30/SF NNN**



BLENDED LEASING RATE: \$60/ SF NNN

Note: Ground floor might be subdivided to 2,135 SF ± on the south side



PROPERTY HIGHLIGHTS

- Exclusive 2-Story Retail + Outdoor Patio in the heart of Downtown Miami
- Plenty of natural light
- Branding opportunity
- Prime corner location, adjacent to Biscayne Boulevard (approx. 75,000+ daily commuters)
- Opportunity to service hundreds of residential units in the upper floors plus thousands of units in the adjacent buildings

IDEAL USES FOR THIS PROPERTY INCLUDE:



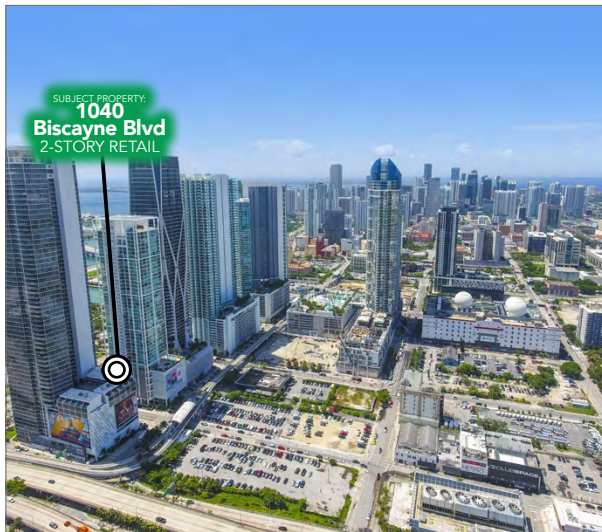
RESTAURANT



GALLERY



RETAIL



OTHER HIGHLIGHTS

- Adjacent to MacArthur Causeway/I-395 (approx. 157,000+ daily commuters)
- Located in the heart of the Arts & Entertainment District in Downtown Miami
- Adjacent to local and touristic draws such as Perez Art Museum, Phillip and Patricia Frost Museum of Science, Kaseya Center, Bayfront Park, Adrienne Arsht Center and more
- Minutes to Miami Design District, Wynwood, Midtown, Brickell and more



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**2-STORY
RETAIL**

Can be subdivided
if needed
(Contact us)

Ground Floor:
3,943 SF ±

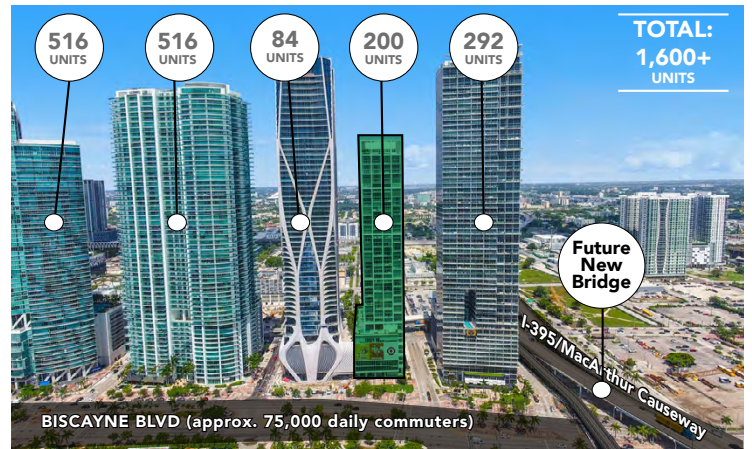
Second Level:
3,795 SF ±

OUTDOOR PATIO AREA

**THE BRAND NEW
ONE THOUSAND MUSEUM BUILDING**

[Developed by the same team behind Ten Museum Park]

This high rise residential condo was designed by the world-renowned architect **Zaha Hadid** and is located across from Museum Park. This 62-story skyscraper is expected to rise over 709 feet (216m) when completed, making it one of the tallest buildings in Miami. Being situated next to it brings a certain prestige and recognition to any tenant.



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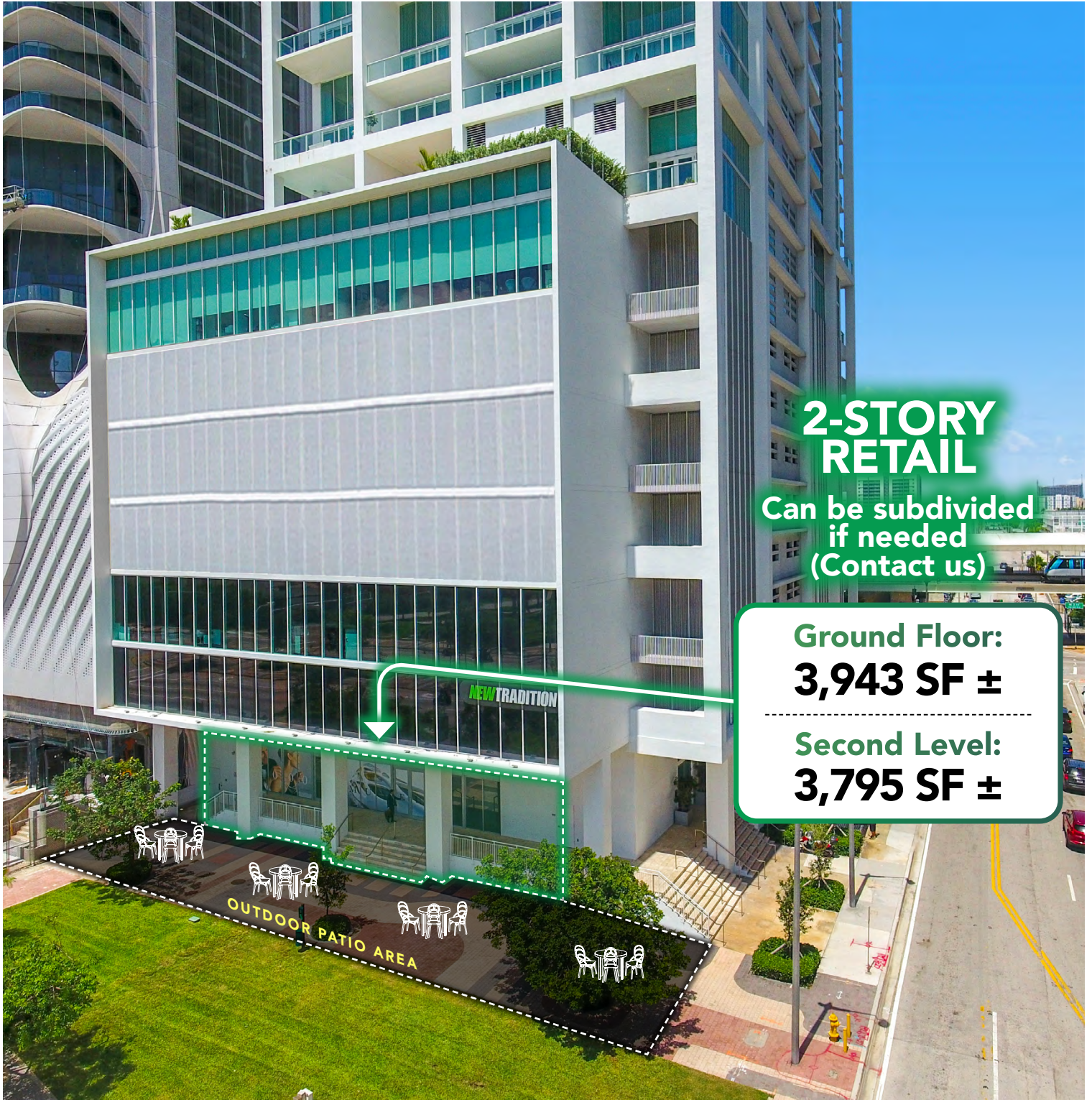
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2-STORY RETAIL

Can be subdivided if needed (Contact us)

Ground Floor:
3,943 SF ±

Second Level:
3,795 SF ±



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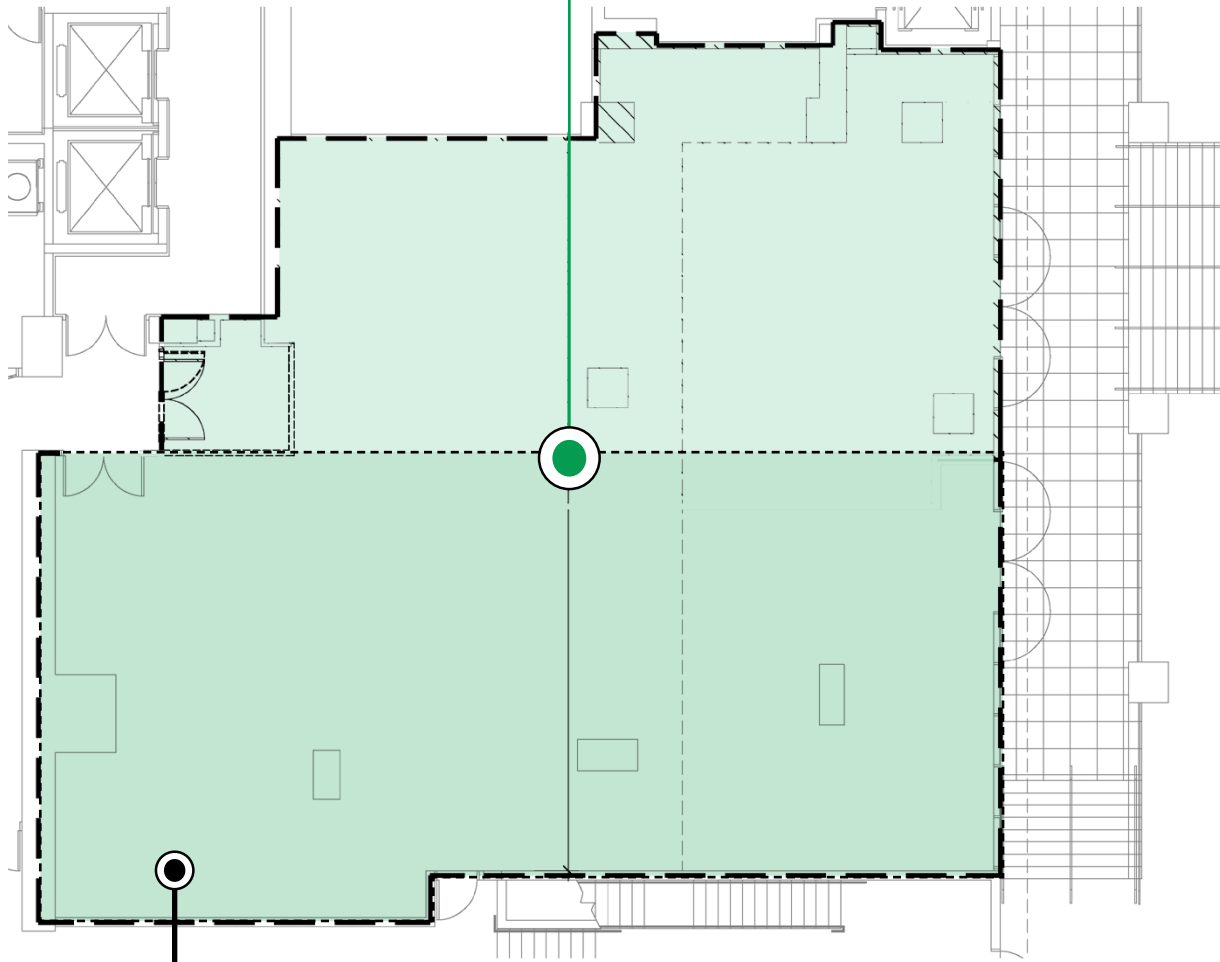
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**GROUND LEVEL
RETAIL
3,943 SF ±**



Biscayne Blvd

Can be subdivided to 2,291 SF ±



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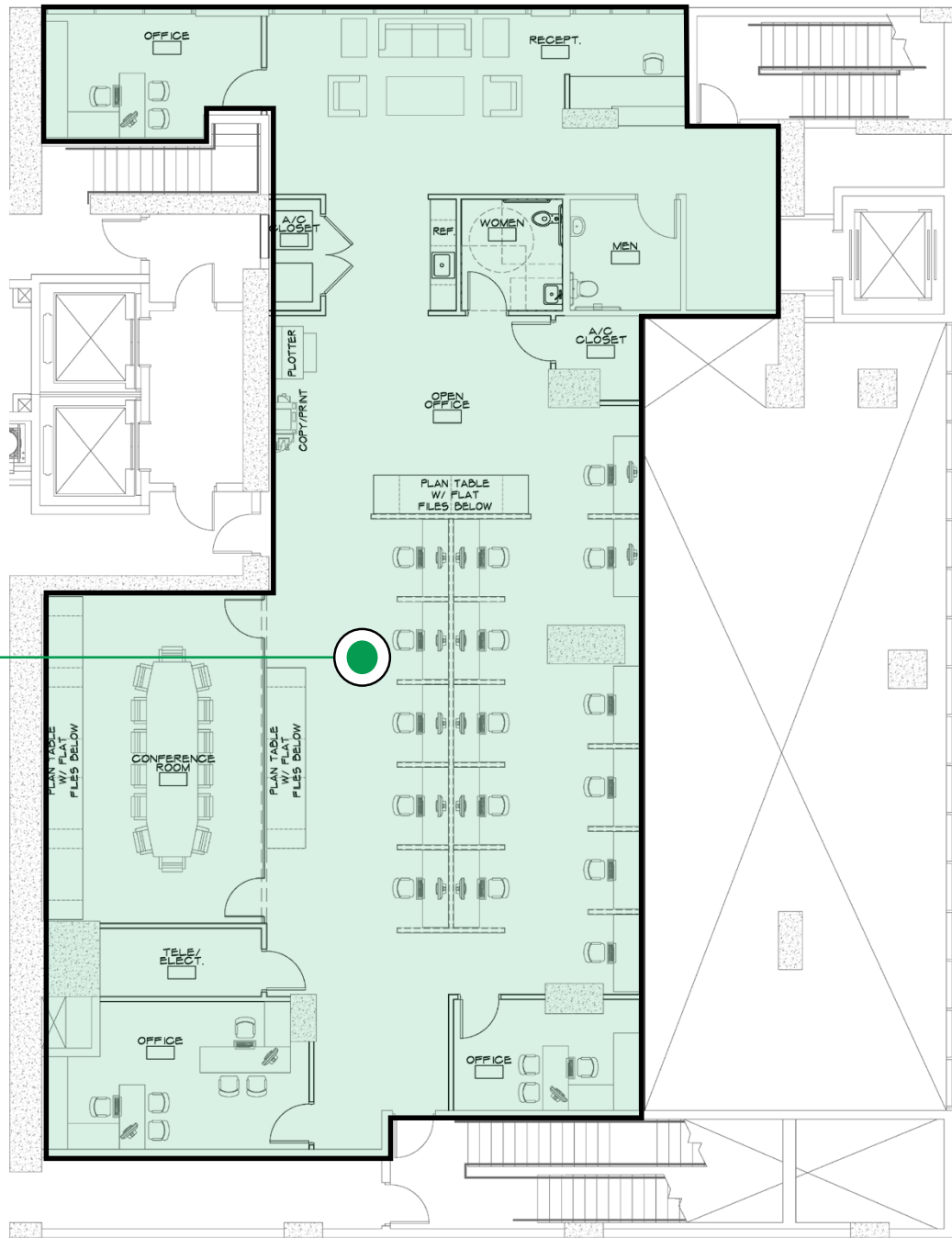
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**2ND LEVEL
RETAIL
3,795 SF ±**



Biscayne Blvd



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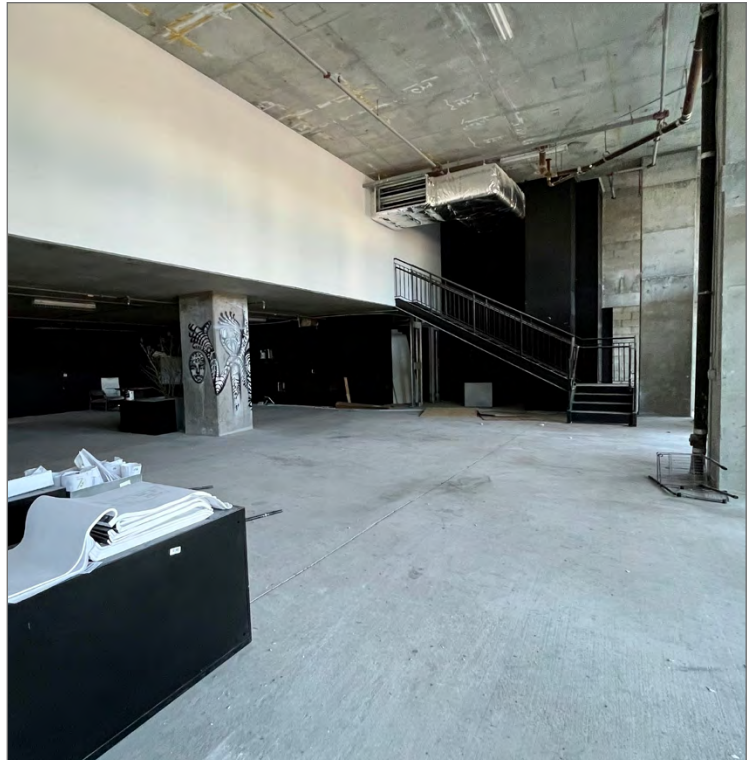
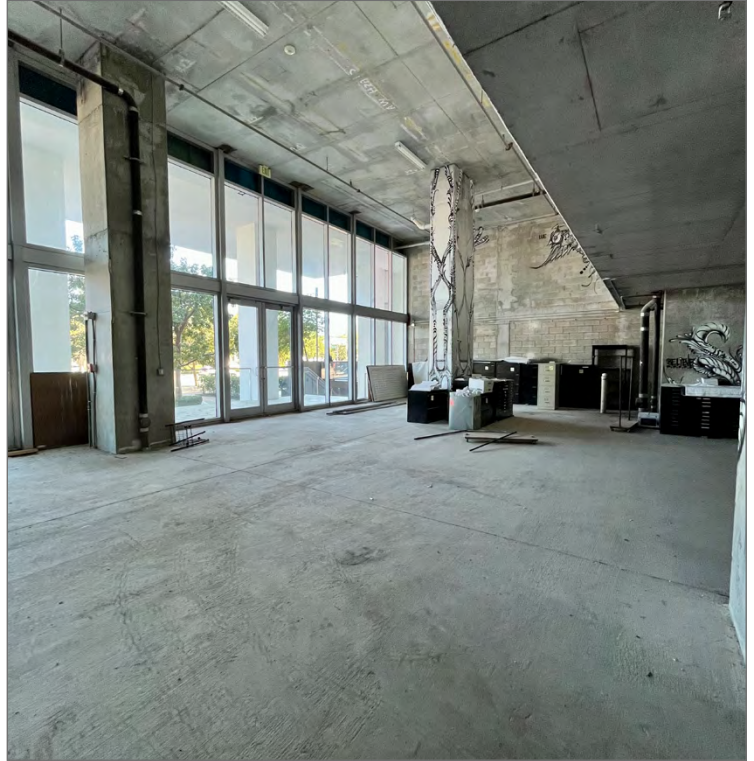
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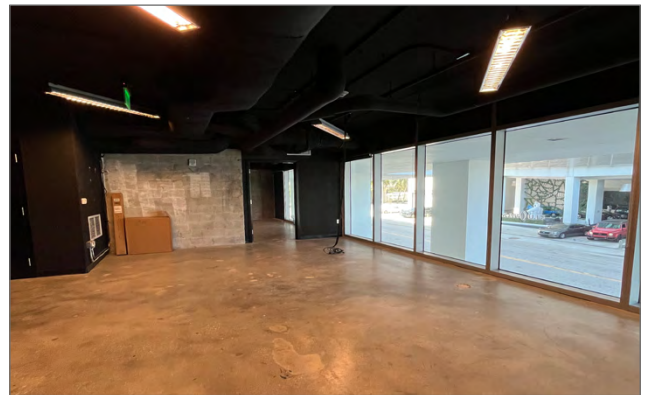
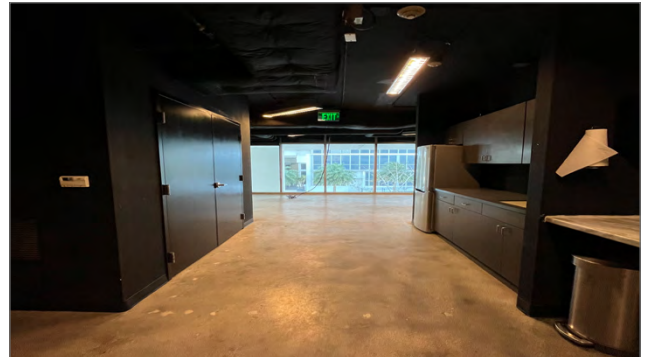
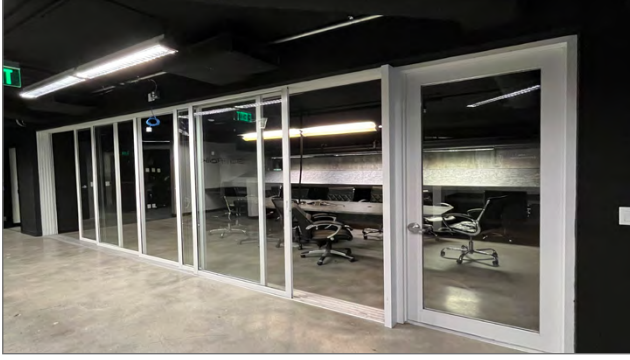
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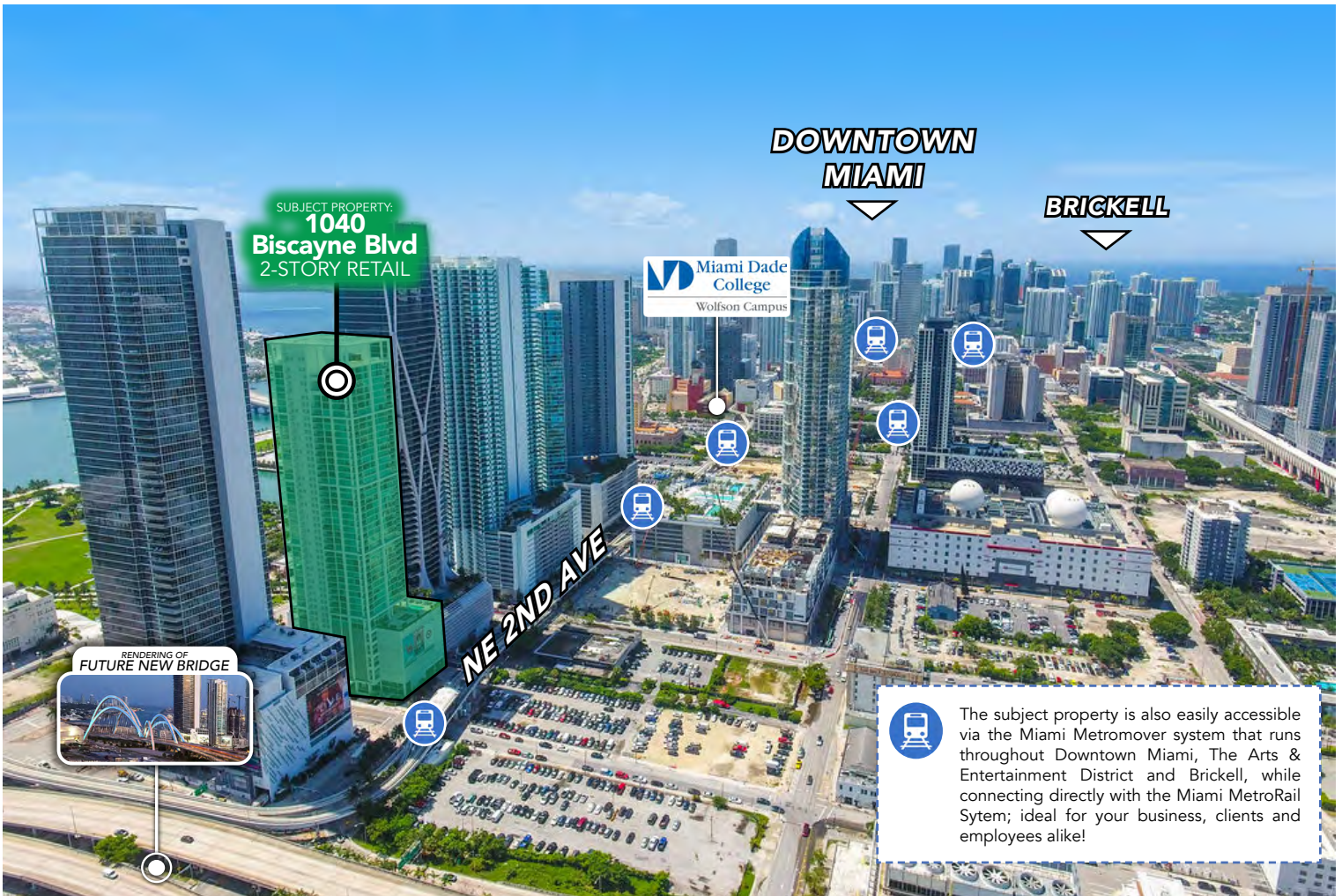
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 The subject property is also easily accessible via the Miami Metromover system that runs throughout Downtown Miami, The Arts & Entertainment District and Brickell, while connecting directly with the Miami MetroRail Sytem; ideal for your business, clients and employees alike!



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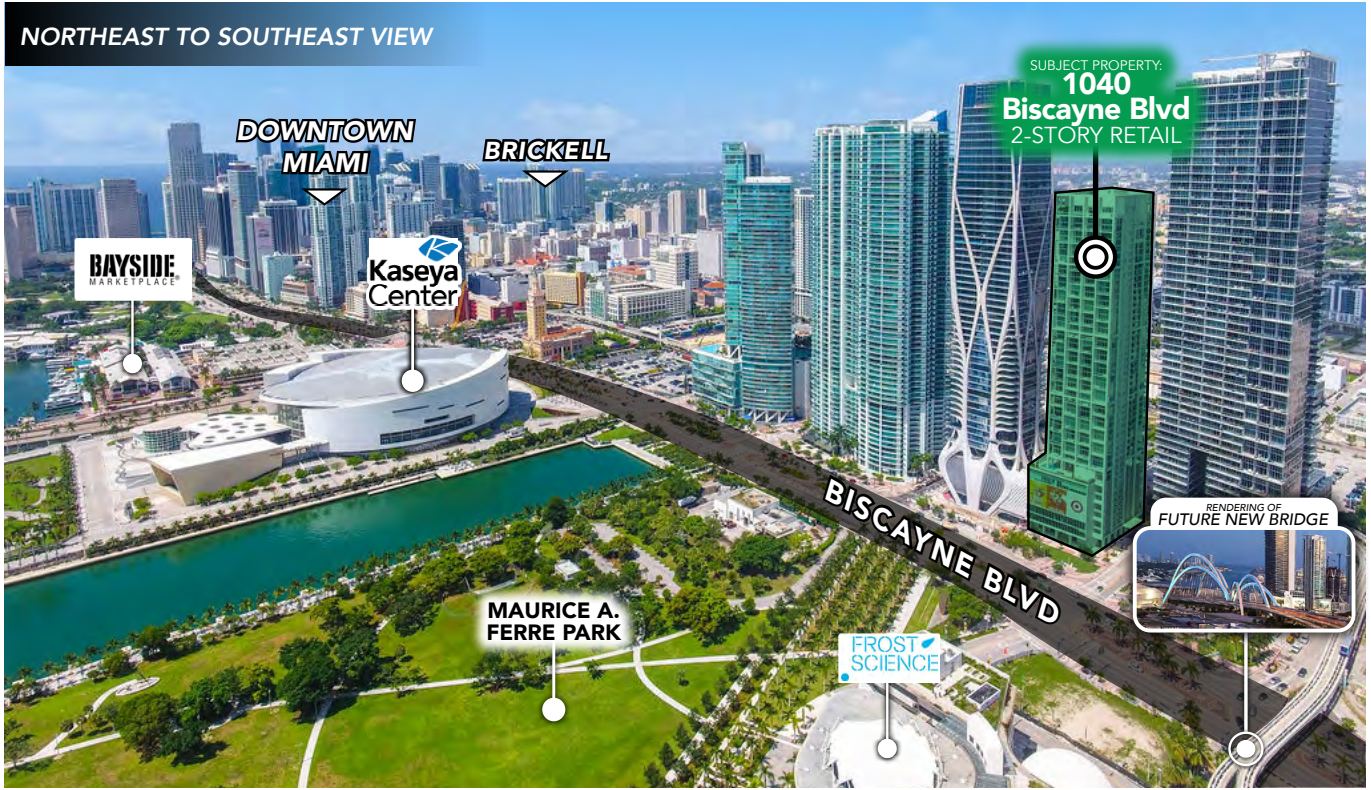
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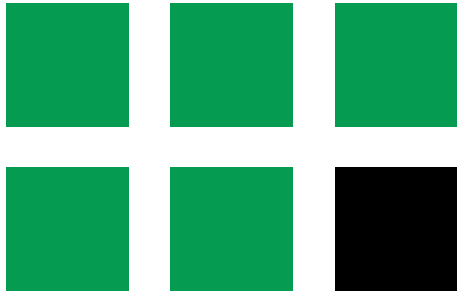
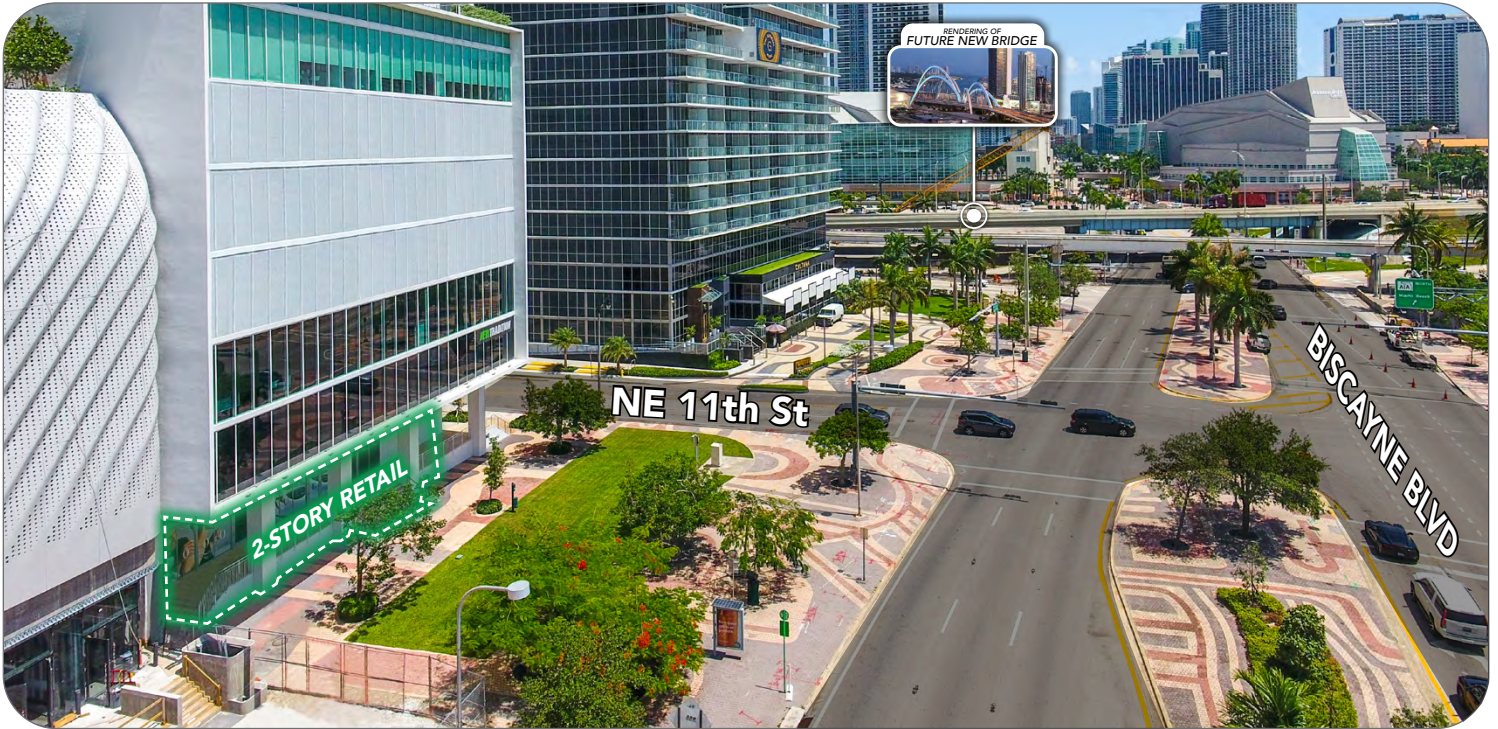
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chariff
REALTY GROUP

5801 BISCAYNE BOULEVARD
MIAMI, FLORIDA 33137

www.chariff.com

(O) 305-576-7474

(F) 305-576-7494

 @chariff

 @chariff

 @chariffrealty

Lyle Chariff

President/Broker
(305) 576-7474
lyle@chariff.com



Mauricio Zapata

Principal/Broker
(305) 576-7474
mauricio@chariff.com

