

DOWNTOWN MIAMI

1040 Biscayne Blvd, Miami, FL 33132

FOR LEASE

GROUND FLOOR RETAIL

Ground Floor Retail

3,943 SF ±

Biscayne Blvd



Position your brand at the center of it all — with retail frontage at the **iconic Ten Museum Park**.

This premier ground floor space delivers unmatched visibility along Biscayne Boulevard, capturing the attention of over 75,000 daily commuters and foot traffic from Downtown Miami's elite. Expansive storefront windows offer a modern canvas for your brand, drenched in natural light and surrounded by luxury condos, cultural landmarks, and high-rise energy.

Located at the crossroads of Miami's most influential districts — Brickell, Wynwood, the Design District, and the Arts & Entertainment District — this retail opportunity is more than square footage. It's a stake in the future of Miami.

Whether you're launching a flagship store, café, showroom, or boutique concept, this is your front-row seat to the city's nonstop momentum.

Note: Ground floor might be subdivided to 2,291 SF ± on the south side

All information has been secured from the seller/lessor and Chariff Realty Group, Inc. and its agents, employees and representatives (collectively "Chariff") make no representations and/or warranties as to the accuracy thereof, all of which are expressly not warranted, disclaimed and must be verified by the buyer/lessee prior to purchase/lease. All information from Chariff is subject to errors, omissions, change, and withdrawal without notice. Any reference to age, market data, condition, suitability and/or square footage must be verified and is not guaranteed by Chariff. Buyer/lessee bears all risk of information provided by Chariff.



EXECUTIVE SUMMARY

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AVAILABLE SPACE:

3,943 SF ±



LEASING RATE:

\$79 /SF NNN



AVAILABILITY:

Move-in Ready

Note: Ground floor might be subdivided to 2,291 SF ± on the south side

Area Highlights

- Situated in the heart of Downtown Miami, offering easy access to **Wynwood, Edgewater & Brickell**
- Three blocks north of Miami World center with stores such as Apple (coming soon), Lululemon, Club Studio, Sephora, Earls Kitchen, Bowlero, and much more dining and entertainment.
- Close proximity to major public transportation routes, I-395, I-95 and Biscayne Blvd
- Surrounded by multimillion dollar condominiums such as 1000 Museum, Aston Martin Residences, Marquis, 900 Biscayne, Marina Blue, among many others
- Near art galleries, theaters, and museums that enrich the local cultural landscape, including the Frost Science Museum, Pérez Art Museum Miami (PAMM), the arena, and Maurice A. Ferré Park





INTERIOR PHOTOS





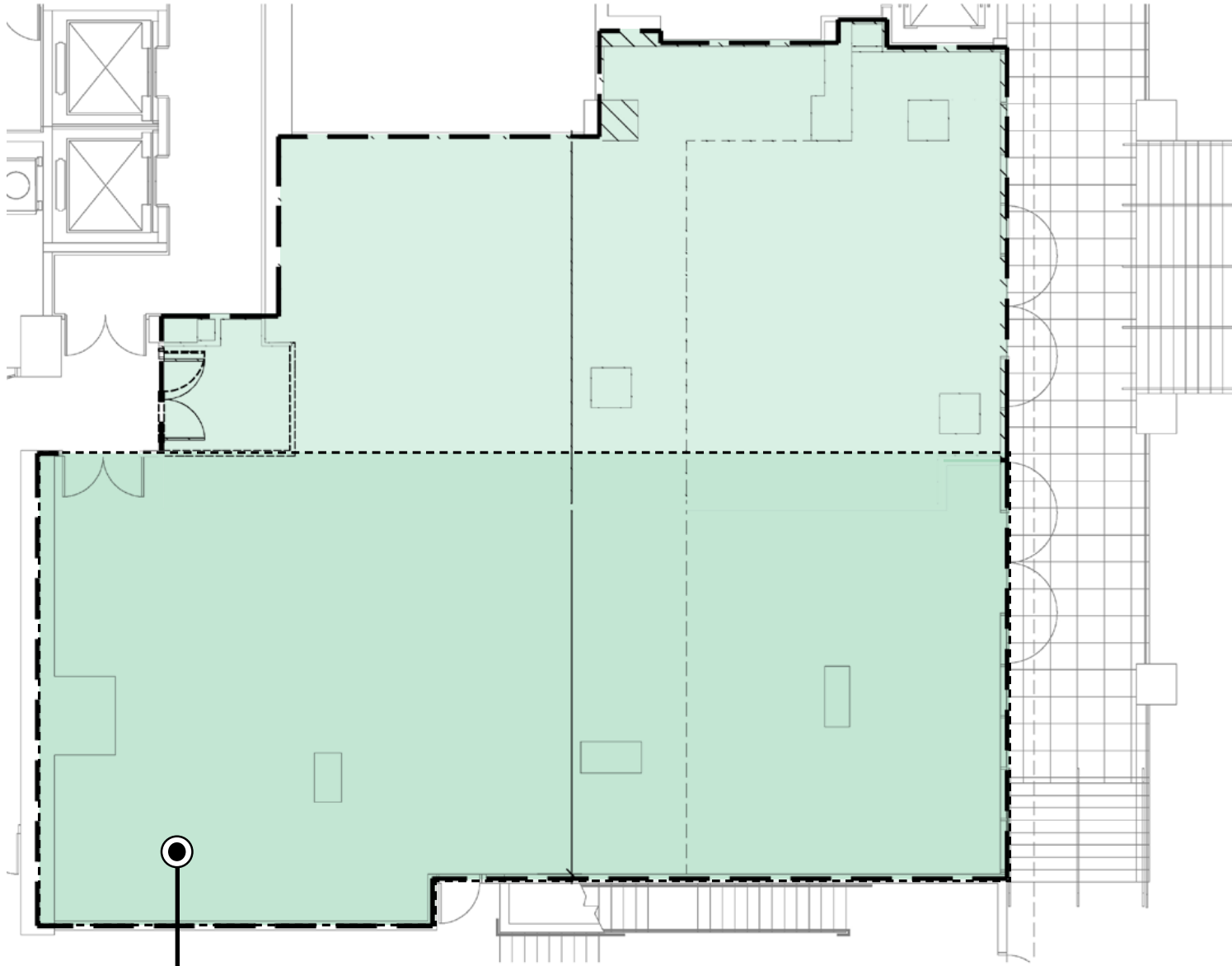
INTERIOR PHOTOS

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FLOORPLAN

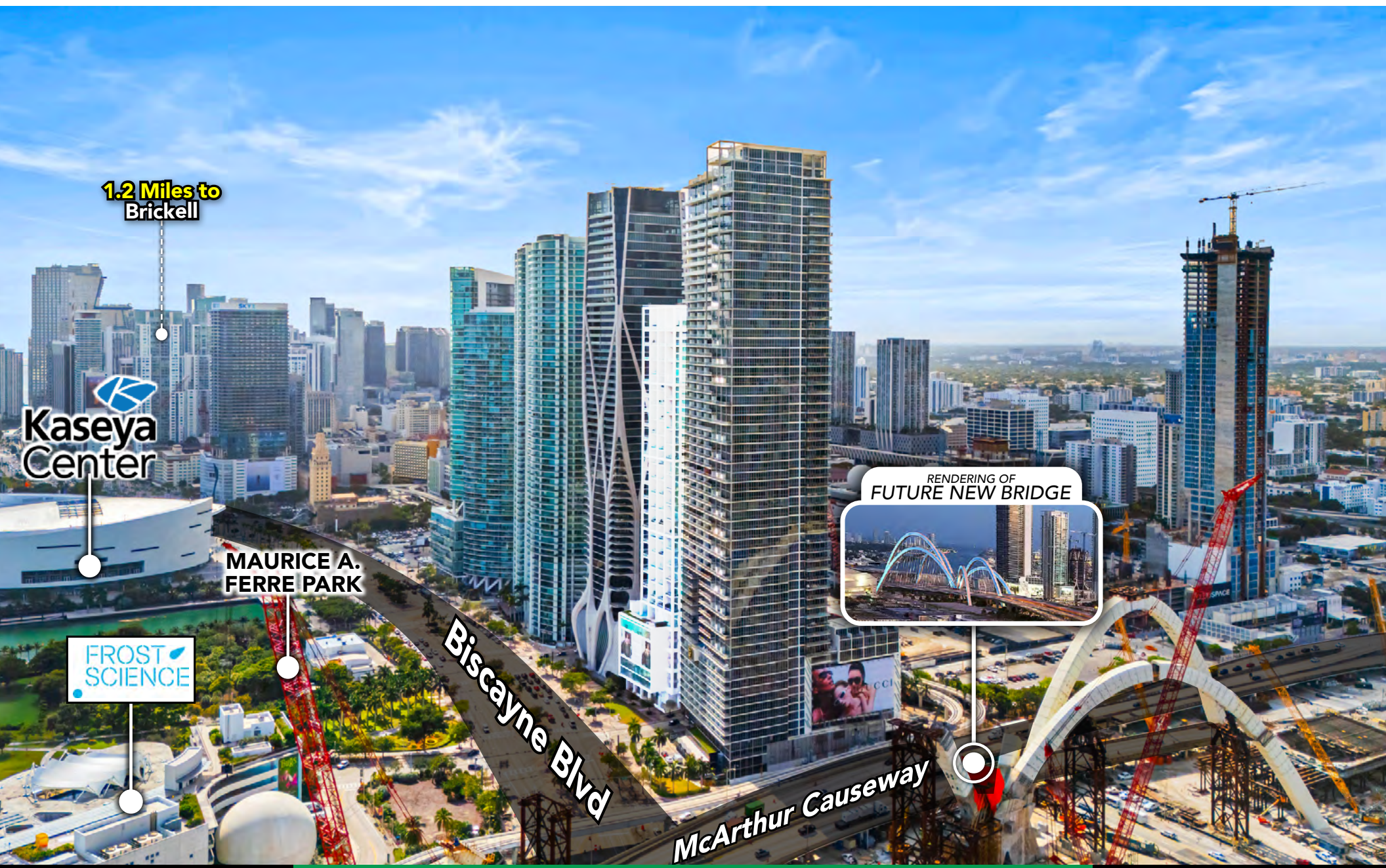


Can be subdivided to 2,291 SF ±

Biscayne Blvd



AERIAL VIEW (North to South View)





AERIAL VIEW (East to West View)





AERIAL VIEW (S.E. to N.W. View)





AERIAL VIEW (West to East View)

**5.2 Miles to
Miami Beach**

RENDERING OF
FUTURE NEW BRIDGE



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www.chariff.com
(305) 576-7474



NEXT TO THE FUTURE NEW BRIDGE

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*TEN MUSEM PARK is located
next to the upcoming SIGNATURE BRIDGE
Full Completion is Scheduled for 2024*





chariff

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