

# North Miami Beach

16391 NE 11th Ave, North Miami Beach, Florida 33162

**FOR LEASE**

## Turn-Key Commercial Spaces







## Exclusive Commercial Spaces for Lease in North Miami Beach

Introducing two versatile commercial spaces available for lease at 16391 NE 11th Ave — perfectly positioned in a high-visibility corridor of North Miami Beach. These units offer flexible layouts ideal for retail, office, or service-based businesses looking to plant roots in a growing, well-connected area. With strong foot traffic, ample street parking, and close proximity to major highways, the location ensures convenience for both clientele and employees.

Whether you're launching a new venture or expanding your brand, these spaces offer the accessibility and exposure your business needs to thrive. Opportunities like this, in a market this active, won't last long — secure your spot today.







# EXECUTIVE SUMMARY

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UNIT 1104:

**350 SF ±**



UNIT 1125:

**1,500 SF ±**



LEASING RATE:

**Contact Agent**

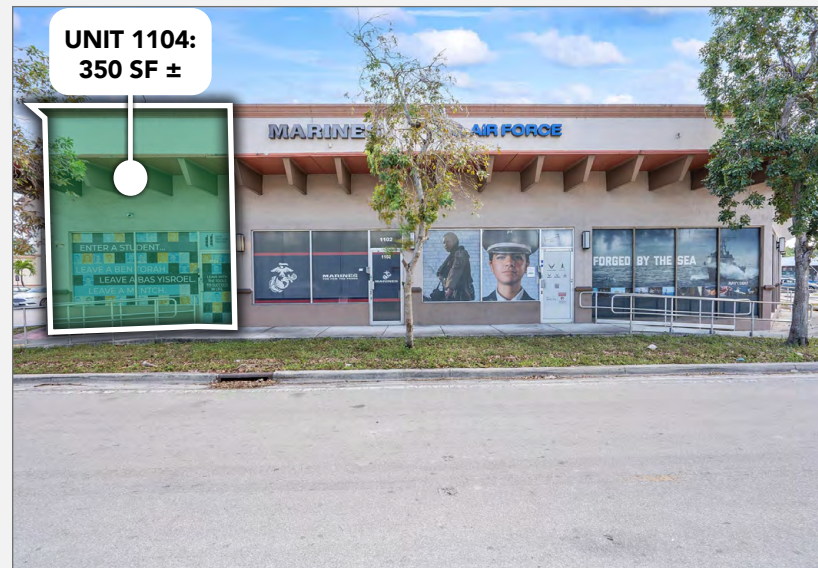


AVAILABILITY:

**Available Now**

## Area Highlights

- Situated directly on NE 163 ST which provides major traffic, strong visibility and street exposure.
- Convenient access to the Golden Glades Interchange connecting five major roadways: I-95, Florida's Turnpike, SR 826/Palmetto Expressway, SR 9 and SR7/ 441.
- Minutes from North Miami, Aventura, Sunny Isles and more.
- Ample parking and easy accessibility for clients and employees.
- Ideal for office or retail.







# AERIAL VIEW (*Top-Down View*)

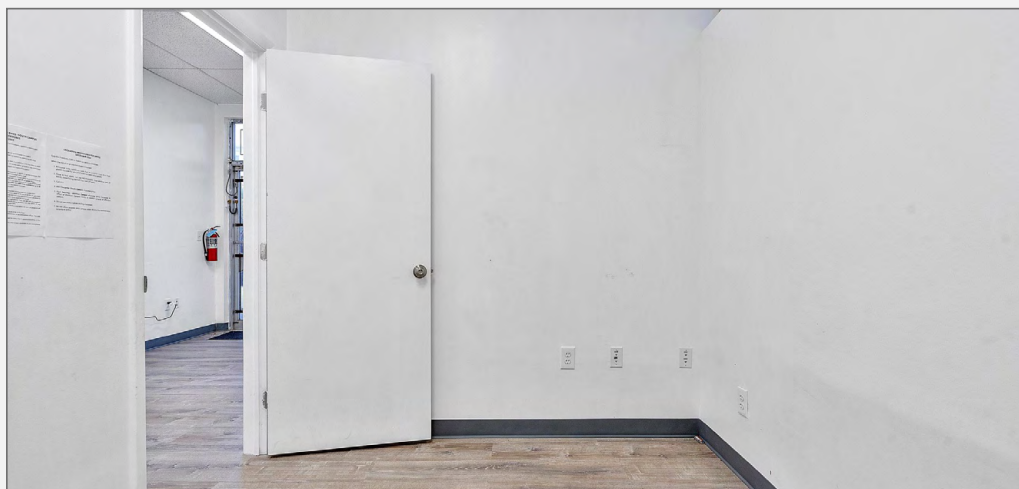






# UNIT 1104: INTERIOR PHOTOS

5

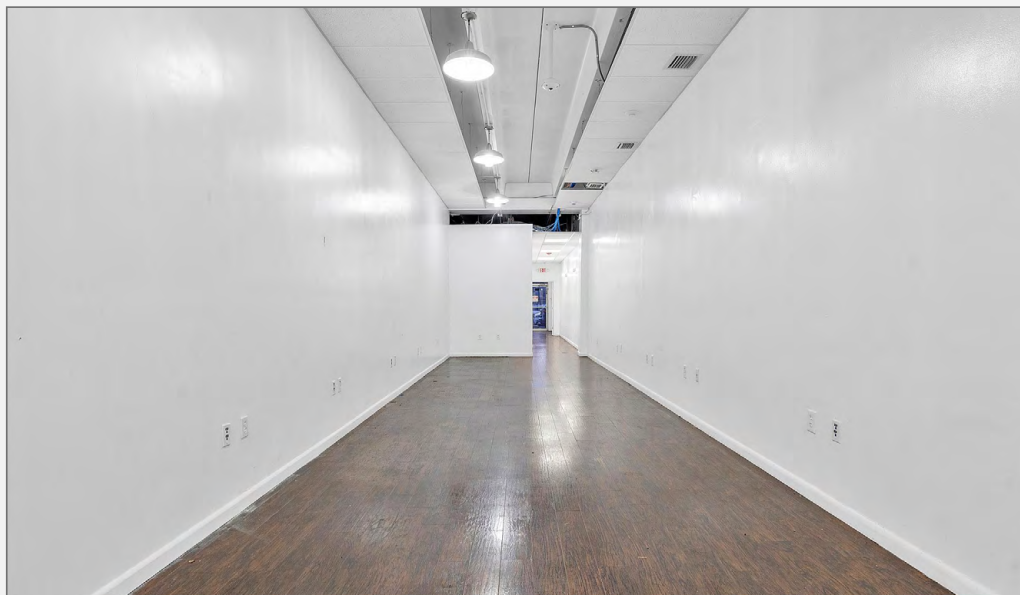
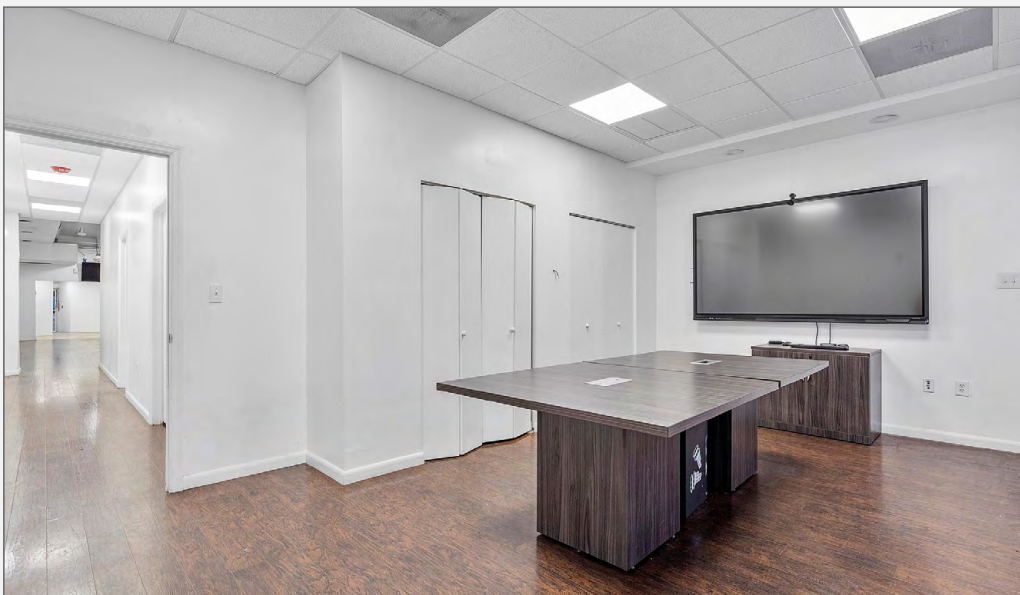






# UNIT 1125: INTERIOR PHOTOS

6







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

7



**UNIT 1104:**  
**350 SF ±**

**UNIT 1125:**  
**1,500 SF ±**

**NE 163RD ST**





# AERIAL VIEW (South To North View)

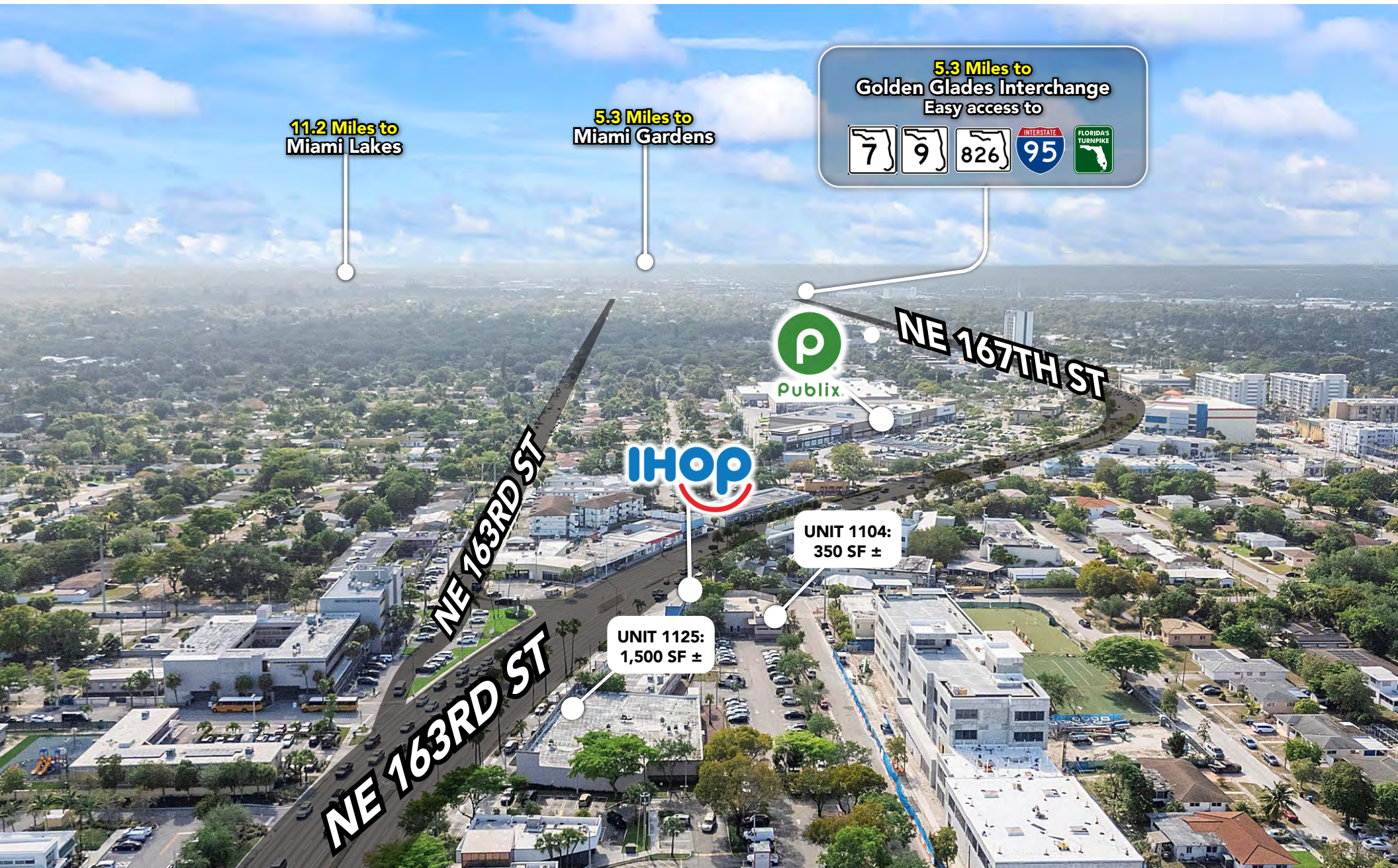






# AERIAL VIEW (*East to West View*)

9







# AERIAL VIEW (*South To North View*)







# chariff

REALTY GROUP

5801 BISCAYNE BOULEVARD  
MIAMI, FLORIDA 33137

[www.chariff.com](http://www.chariff.com)

(O) 305-576-7474

(F) 305-576-7494

 @chariff

 @chariff

 @chariffrealty

## Contacts:

### Luis Guevara

Realtor Associate  
(786) 487-5402  
[luis@chariff.com](mailto:luis@chariff.com)

### Lyle Chariff

President/Broker  
(305) 576-7474  
[lyle@chariff.com](mailto:lyle@chariff.com)

### Mauricio Zapata

Principal/Broker  
(305) 576-7474  
[mauricio@chariff.com](mailto:mauricio@chariff.com)

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