

**702 NW 5TH AVE**

**MIAMI, FL 33136**

**FLEX SPACE FOR LEASE**



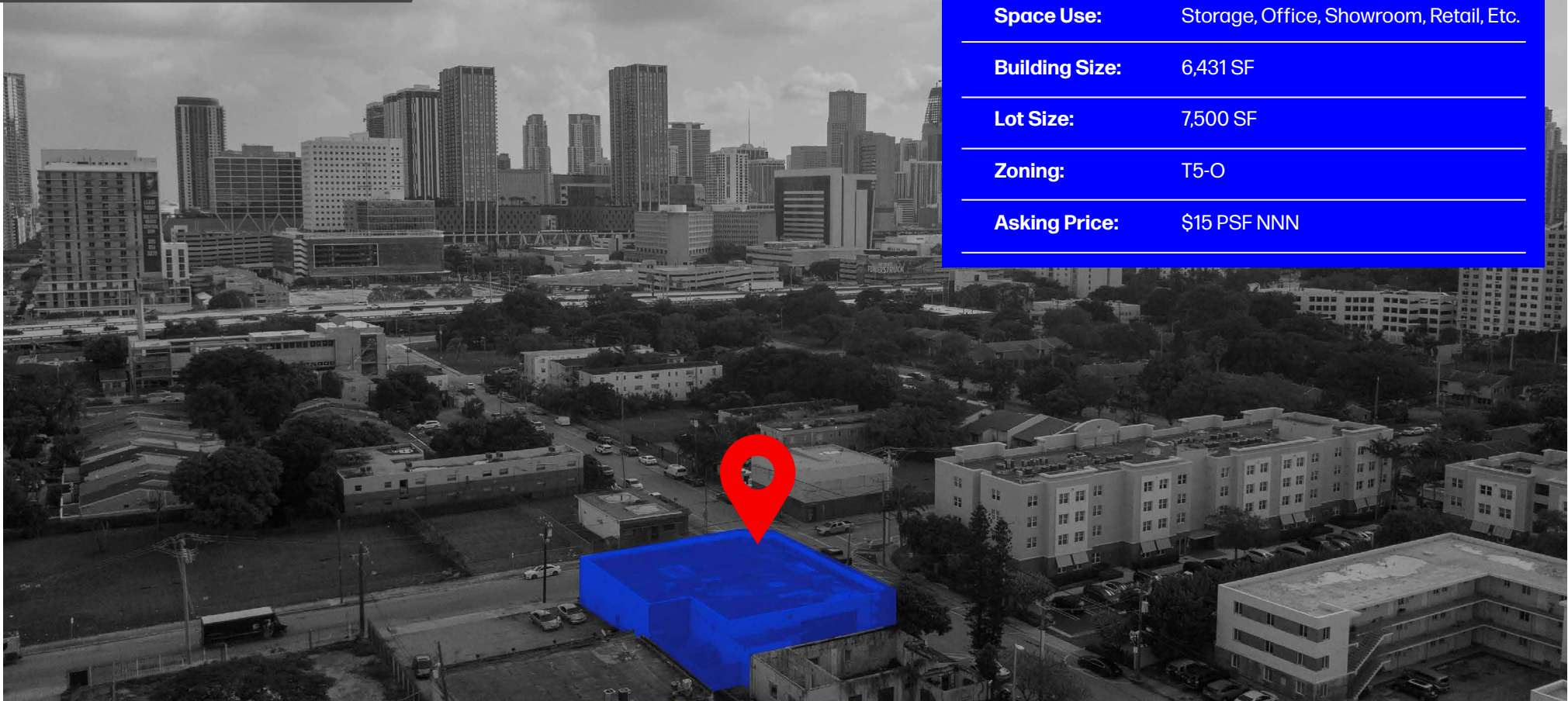
**APEX**  
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# OFFERING SUMMARY



<b>Space Use:</b>	Storage, Office, Showroom, Retail, Etc.
<b>Building Size:</b>	6,431 SF
<b>Lot Size:</b>	7,500 SF
<b>Zoning:</b>	T5-O
<b>Asking Price:</b>	\$15 PSF NNN

Opportunity to utilize almost 6,500 square feet of open layout space in Overtown, 2 minutes from Downtown Miami and Miami Central Station. The property is located within direct proximity of multiple new residential developments such as Soleste Grand Station, Downtown 5th, and Parkline Miami. Also minutes from popular destinations such as E11even Miami and Red Rooster Overtown.

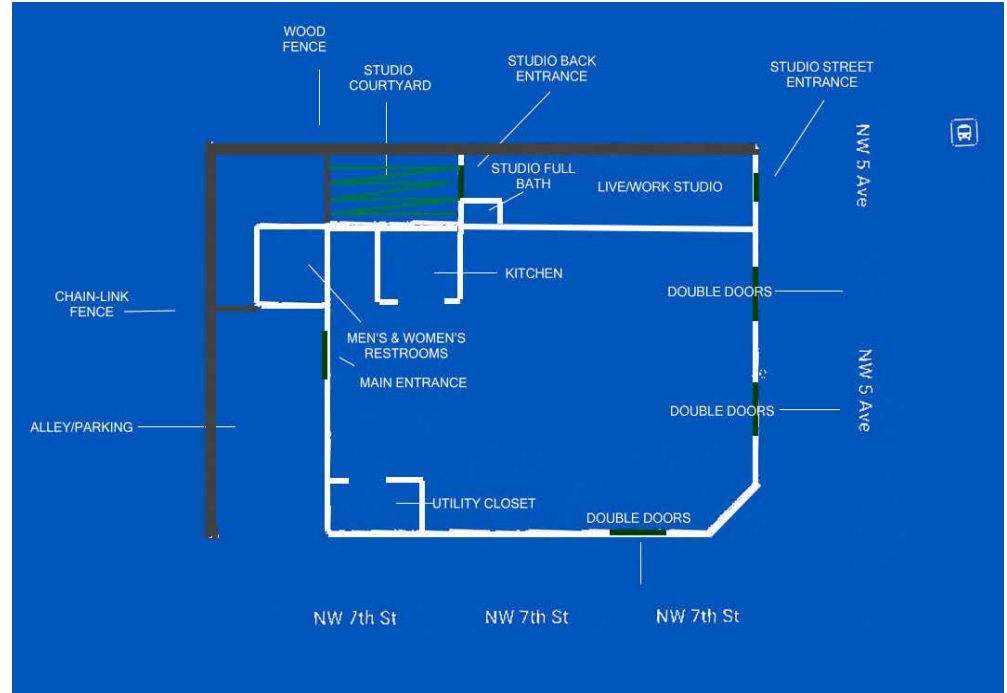
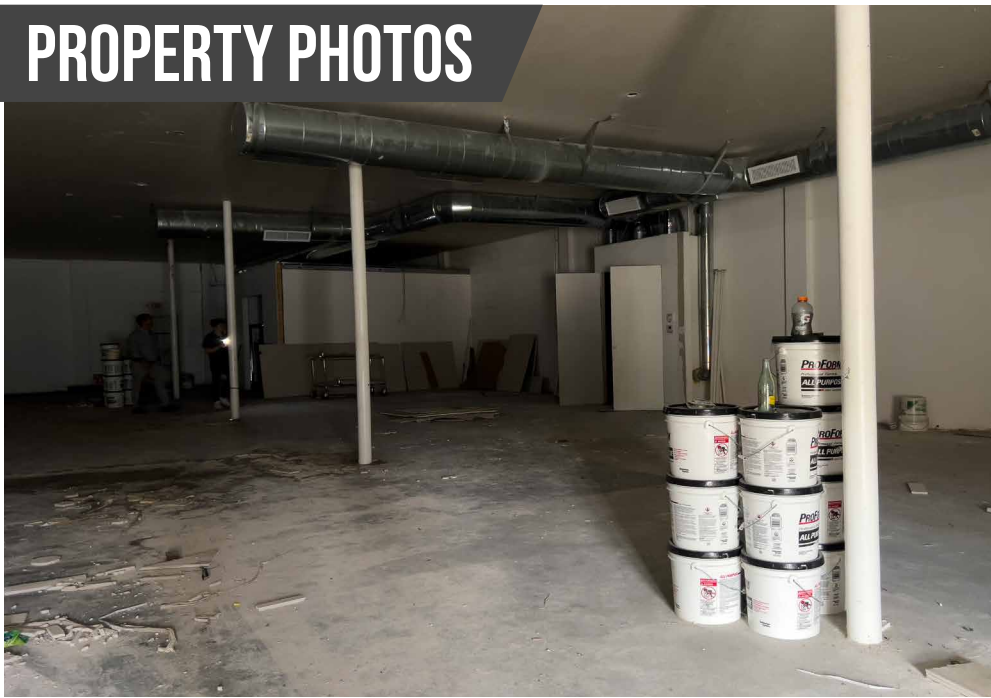
The property would be ideal for a creative office space or a delivery hub for online industry.

The property is currently in shell condition and would need to be renovated to ones specific use.





# PROPERTY PHOTOS



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# IN THE AREA



MIAMI WORLD CENTER

MIAMI CENTRAL

ADRIENNE ARSCHT CENTER

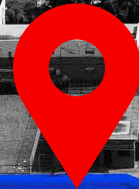
SOLESTE GRAND CENTRAL

BLOCK 55

I-95

I-95

I-95











# APEX

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