



FOR LEASE

ARTS + ENTERTAINMENT DISTRICT
TURNKEY RETAIL SPACE



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APEX CAPITAL REALTY
305 570 2600
561 NE 79 ST SUITE 420
MIAMI, FL 33138
APEXCAPITALREALTY.COM

PROPERTY DESCRIPTION

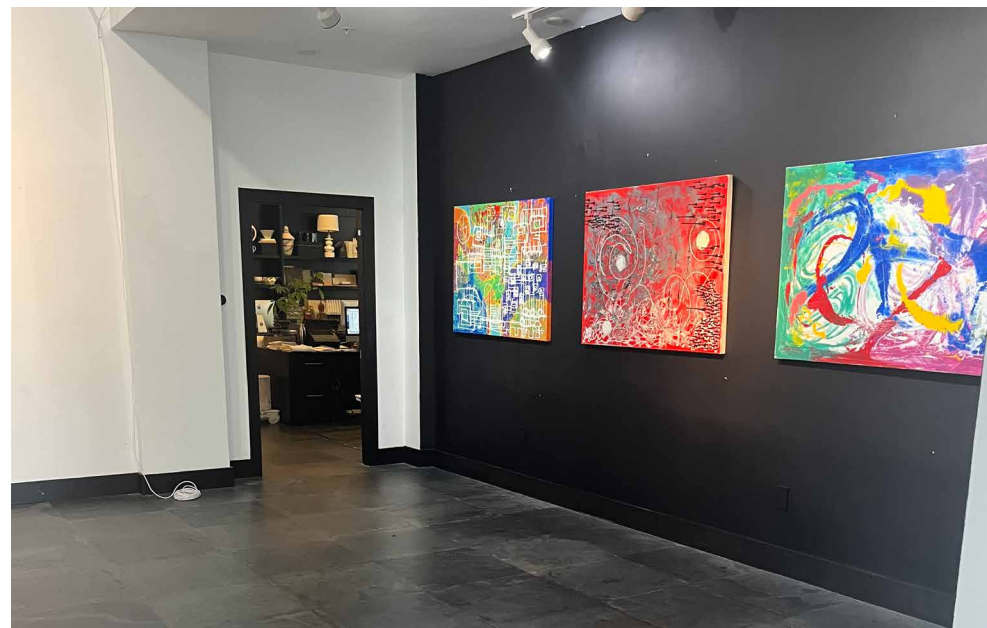
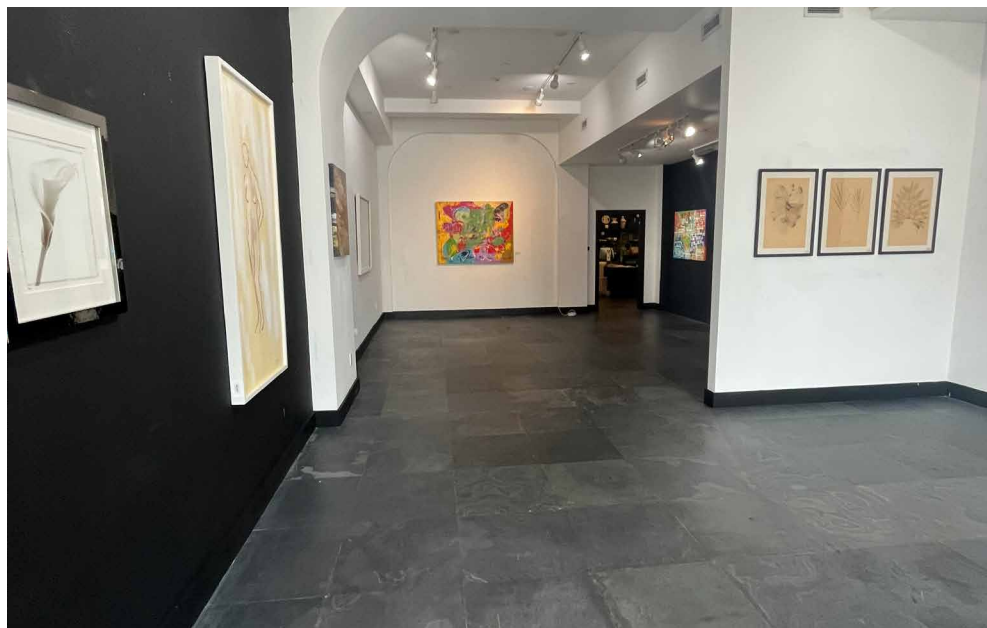
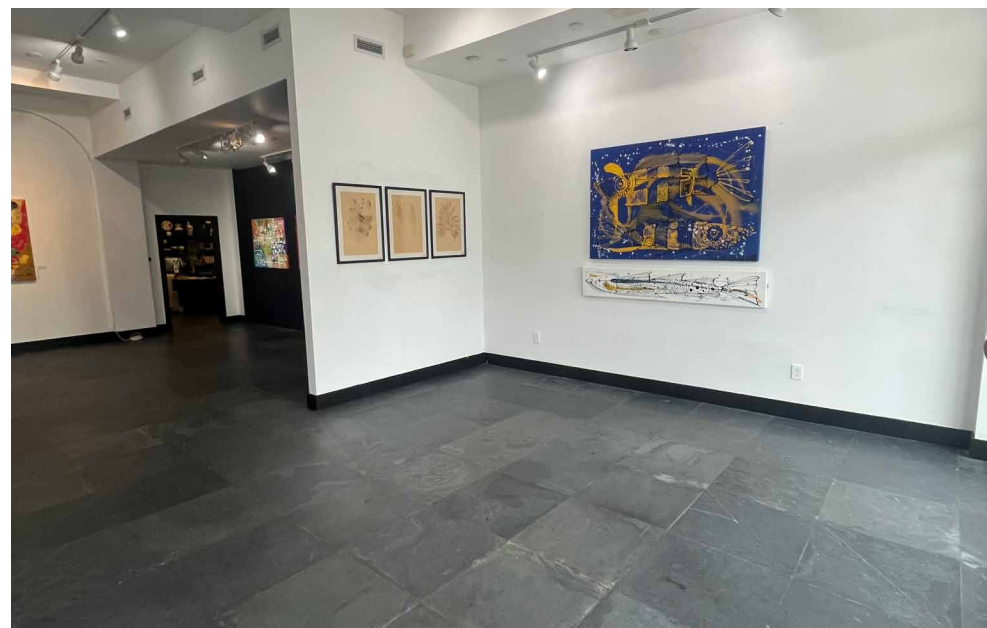
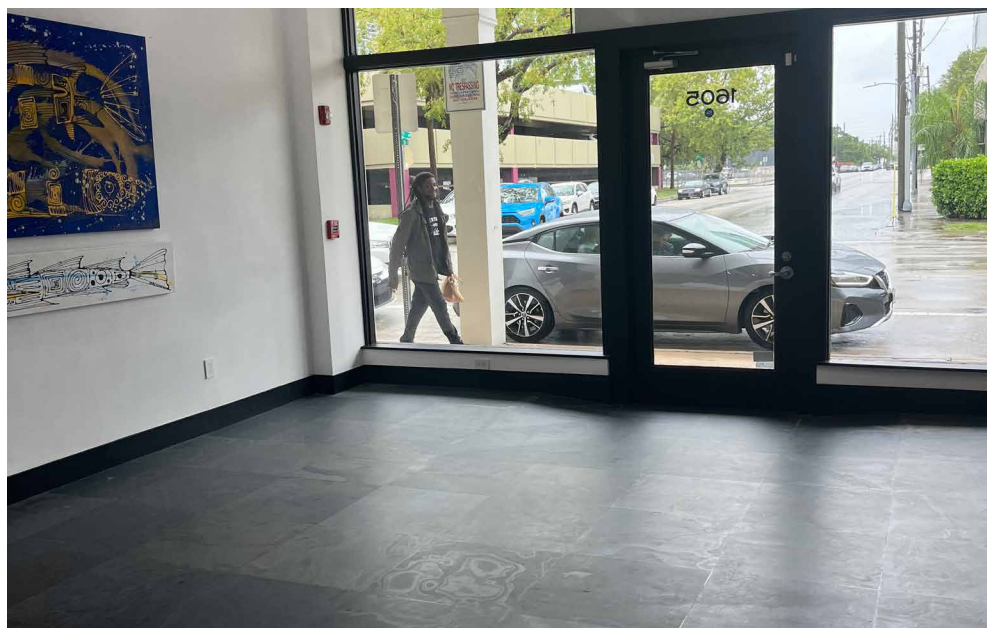


APEX Capital Realty is proud to present a turnkey retail space located in the heart of the Arts + Entertainment District just outside of Downtown Miami and minutes away from Wynwood. With tenant's choice of either 800 or 1,500 Sq. Ft. of modern open concept showroom, this ground-floor unit at the base of a charming mixed-use building is ideal for luxury office, showroom, boutique, art gallery, or other retail.

This premium space within the Omni District is an attractive location close to many popular destinations, including Miami World Center, Adrienne Arsht Center, the FTX Arena, and MiamiCentral.

Leasable Area:	800 or 1500 Sq. Ft.
Zoning:	T6-36B-O
Allowable Uses:	Retail & Office
Asking Price:	\$60/SF (NNN)

INTERIOR PHOTOS



EAST VIEW



Marriott
HOTELS & RESORTS

DOUBLE TREE
BY HILTON

Hilton

BURGER KING

BISCAYNE BLVD

BISCAYNE BLVD

Checkers
"CRAZY GOOD FOOD"

SUBJECT PROPERTY

NE 2ND AVE

NE 2ND AVE

VENETIAN ISLANDS

SOUTH VIEW



P Pérez Art Museum Miami
M M

FROST SCIENCE

FTX arena

DOWNTOWN

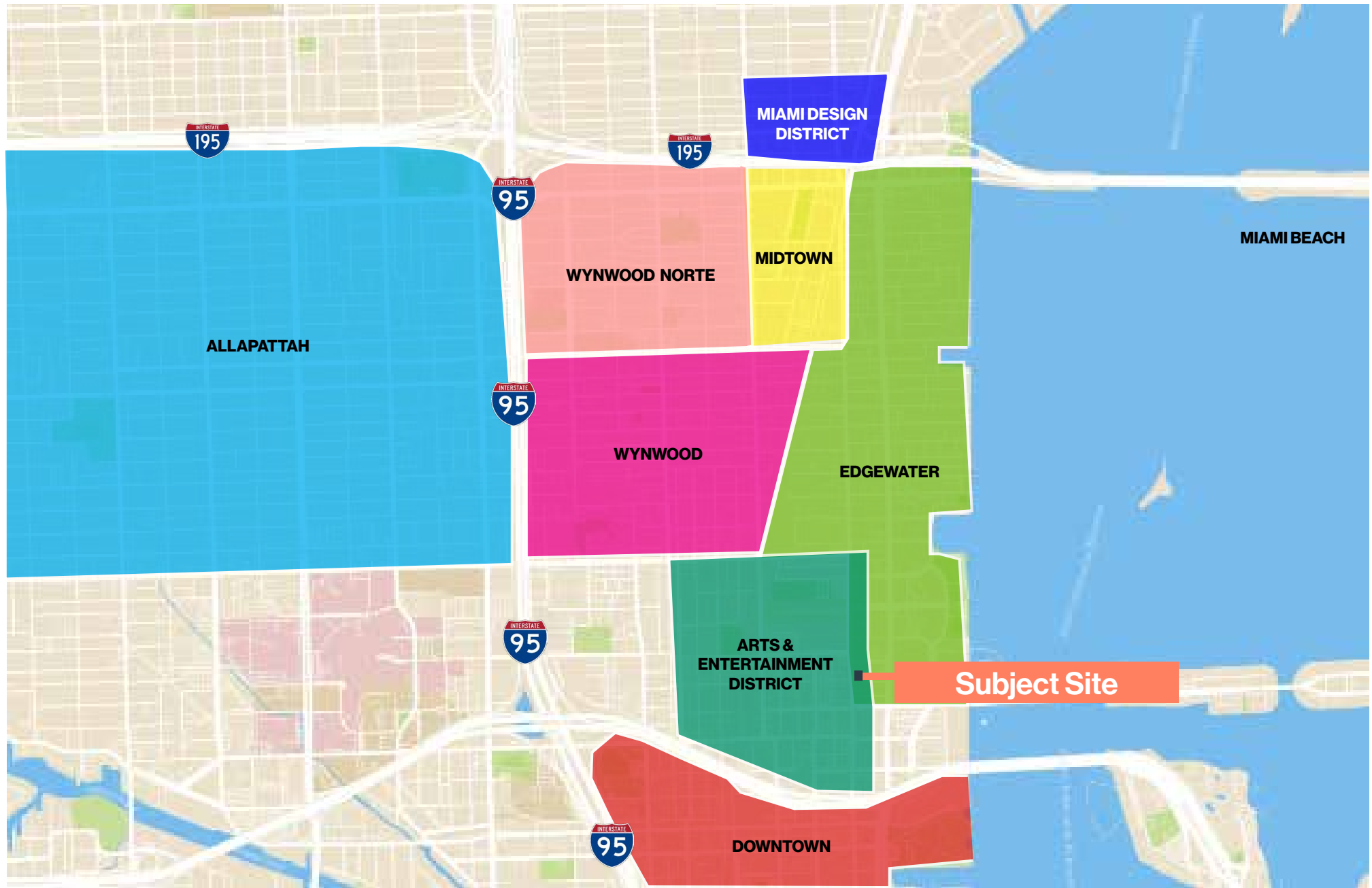
MIAMI CENTRAL

brightline

Adrienne Arsht Center
FOR THE PERFORMING ARTS OF MIAMI-DADE COUNTY

SUBJECT PROPERTY

LOCATION MAP





561 NE 79 ST, SUITE 420
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