

FOR LEASE

PRIME OFFICE SPACE

2427 BISCAYNE BOULEVARD

MIAMI, FL 33137



APEX
CAPITAL REALTY



ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm like no other. We specialize in finding and creating South Florida's most unique and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and disruptors which possess an unparalleled understanding of the unique dynamics and trends that drive our local real estate market. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration engrained in our company culture, we seek to develop each of our advisors' specialty which in turn helps our clients reach optimal results.

ADVISORS

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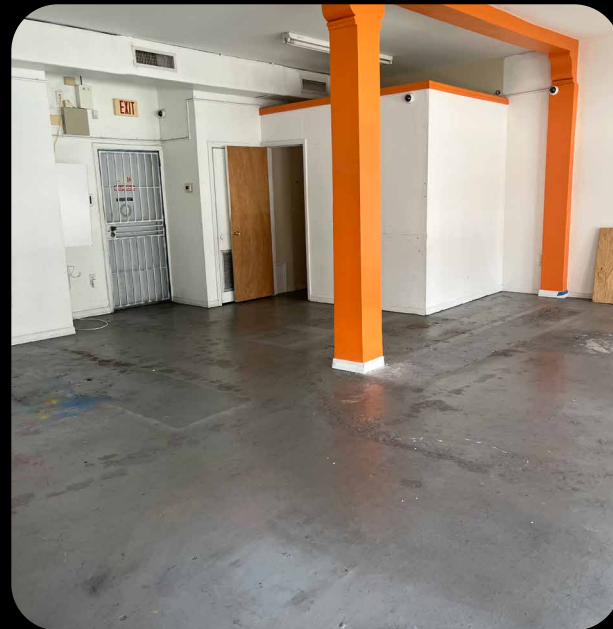
Apex Capital is proud to present one of the only available office spaces on Biscayne Boulevard in the red hot Edgewater market. The property is surrounded by an abundance of existing residential buildings and upcoming projects.



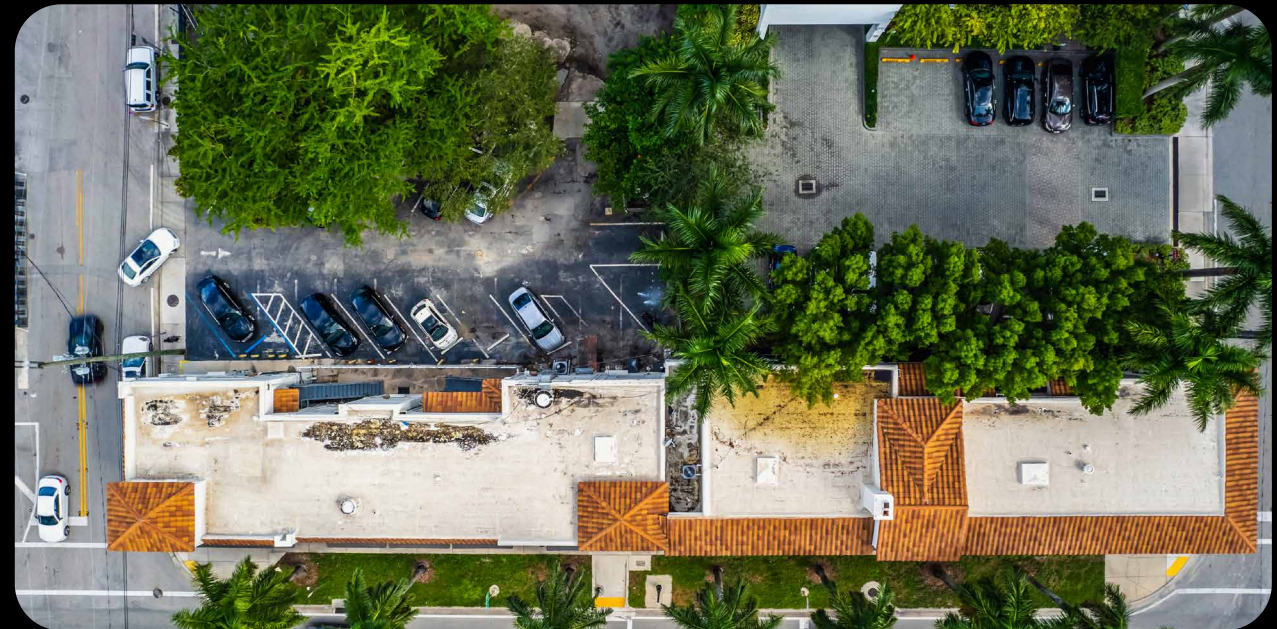
2427 BISCAYNE BOULEVARD MIAMI, FL 33137

Unit Size:	± 755 SF
Zoning:	T6-36A-O
Allowable Uses:	Office
Parking Spaces:	30 (first come first serve)
Asking Price:	\$4,333 / Month + NNN Expenses

INTERIOR PHOTOS



EXTERIOR PHOTOS



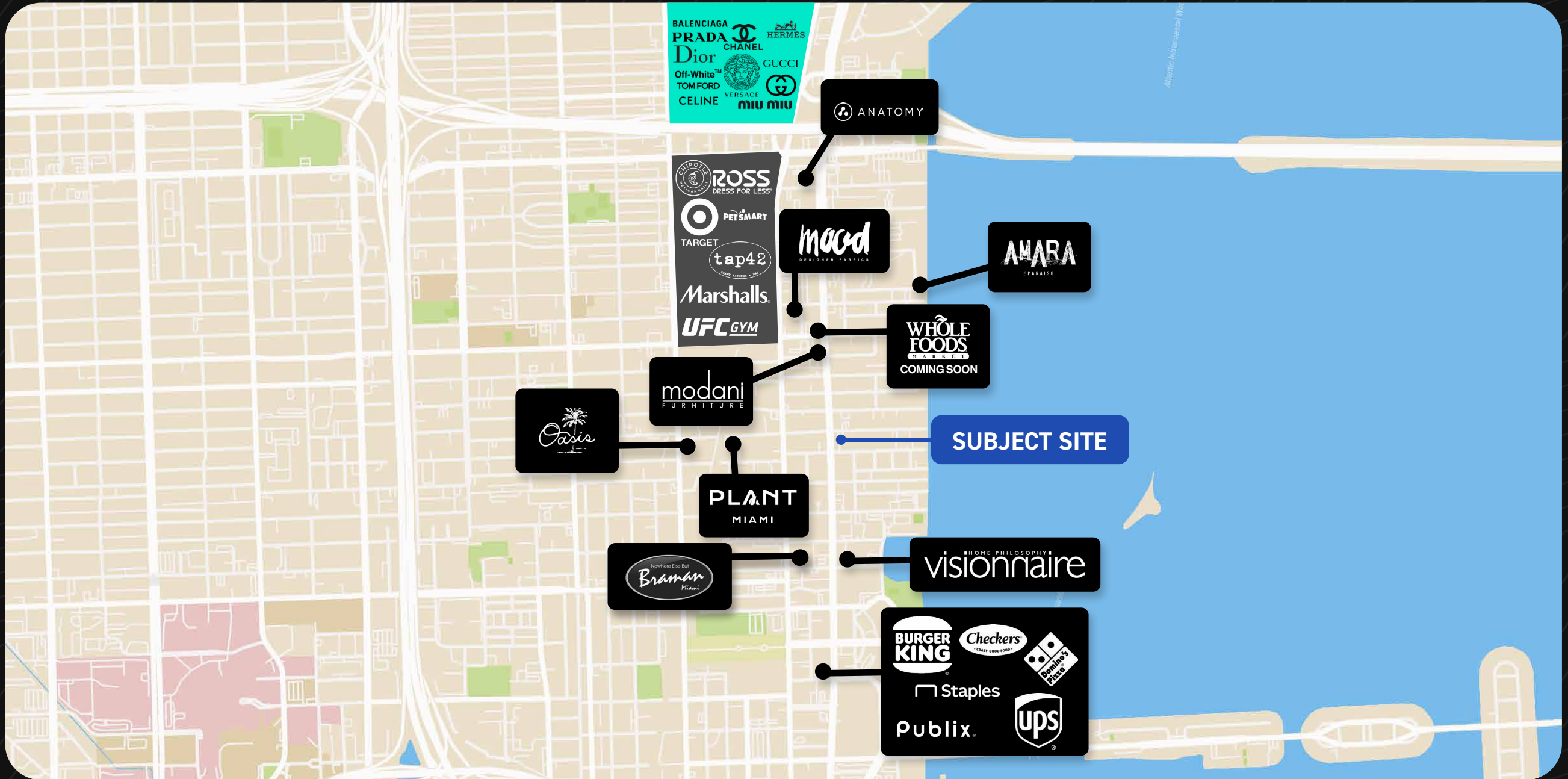


EDGEWATER

SUBJECT SITE

BISCAYNE BLVD





DEVELOPMENT MAP



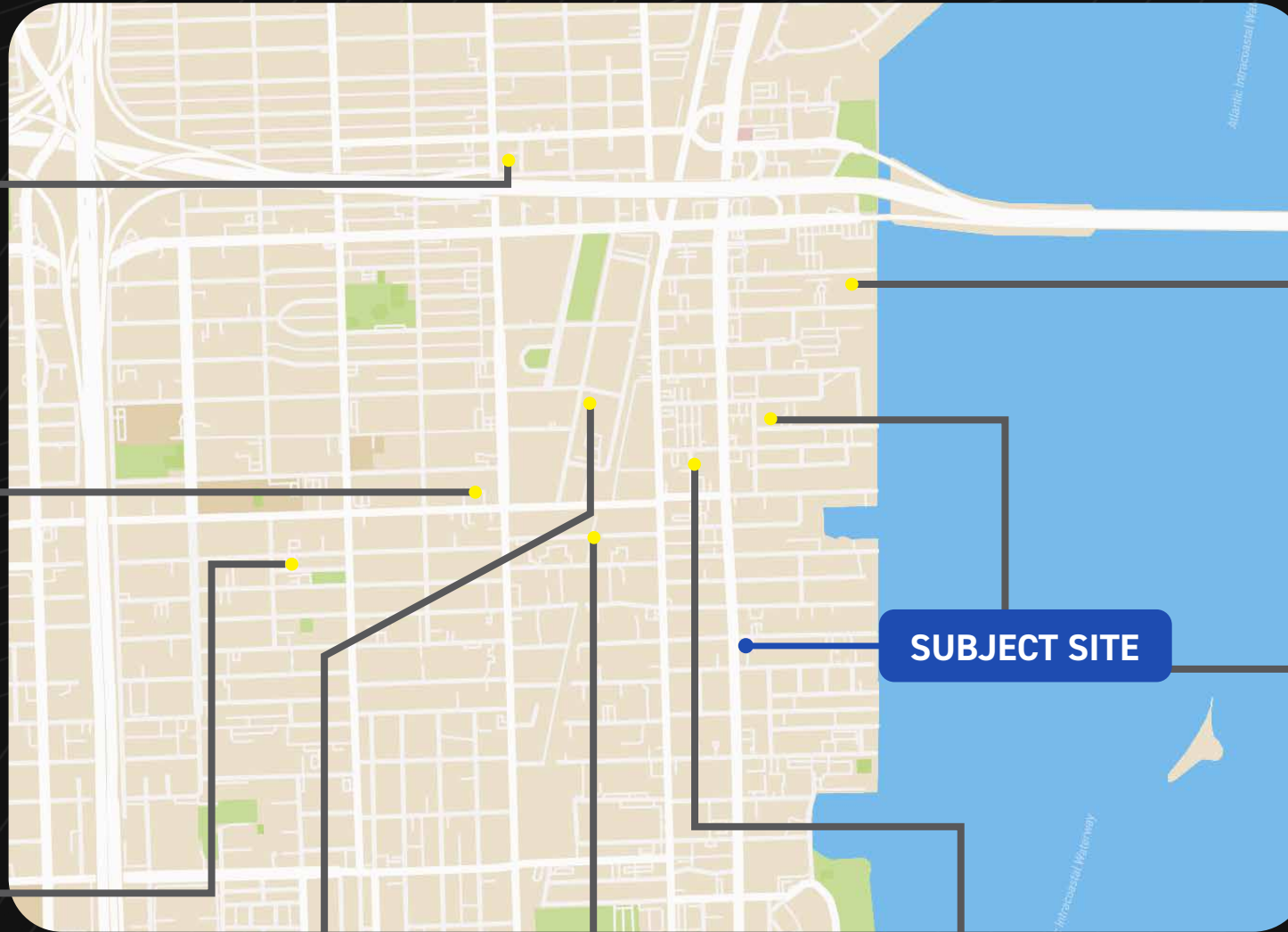
THE URSA
30 NE 39th St
Class-A Office Space



WYNWOOD PLAZA
30 NE 29TH ST
509 UNITS



THE DORSEY
280 NW 28TH ST
306 UNITS



AIMCO PROJECT
505 NE 34TH ST



METRO EDGEWATER
433 NE 30TH TER
279 UNITS



THE STANDARD RESIDENCES
3100 NE 1ST AVE
228 UNITS



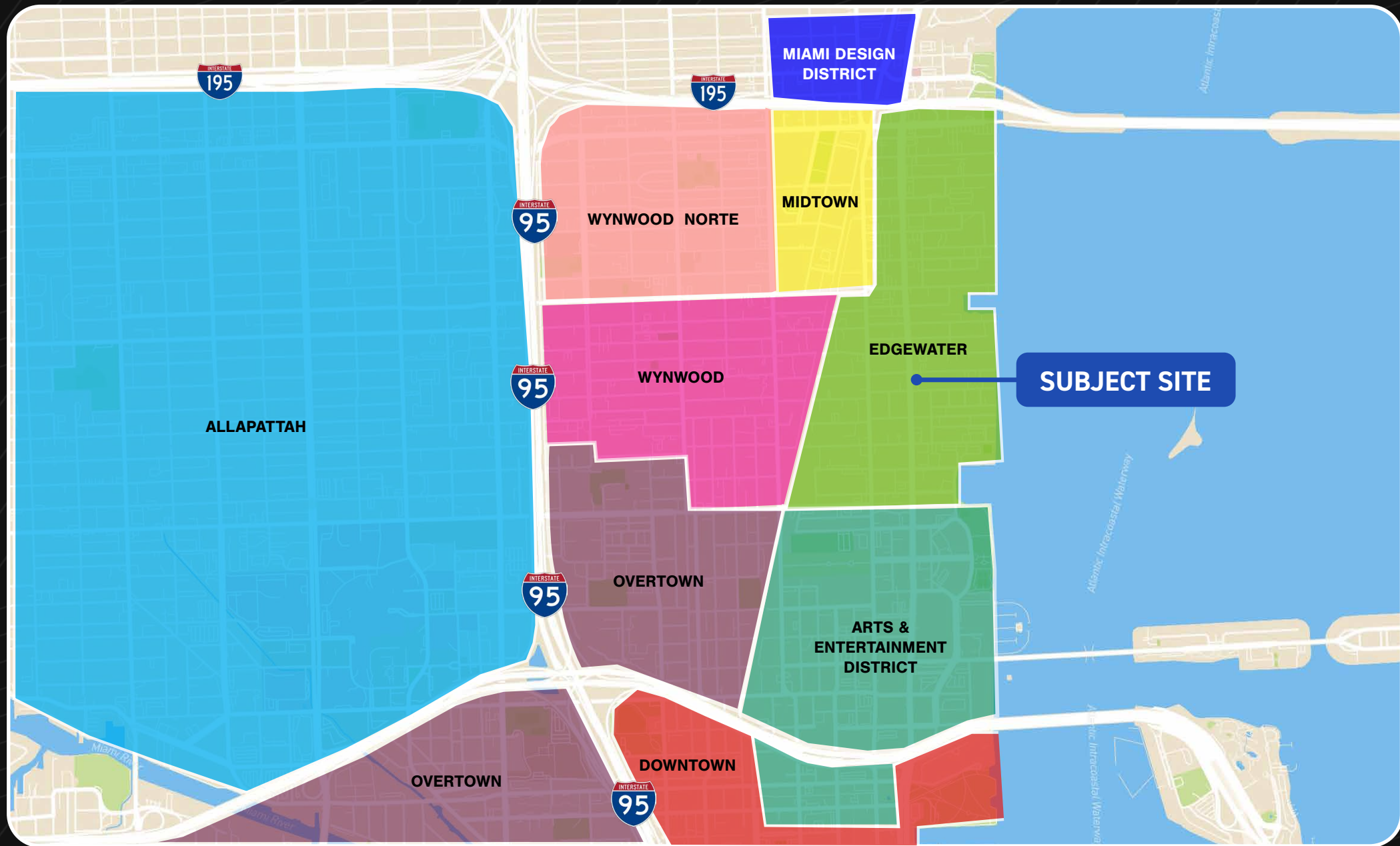
BRIGHTLINE TRAIN STATION
27TH STREET
(PROPOSED)



NEMA
2900 Biscayne Blvd
588 UNITS

SUBJECT SITE

LOCATION MAP





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