

FOR LEASE

2140 NE 2ND AVE, MIAMI, FL, 33137



APEX
CAPITAL REALTY



R GIVE U
THE

APPEAL TO
NEW MIAMI LOCALS
100.418.4802

KEEP
THE



ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. 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 ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.

CONTACT

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EXECUTIVE SUMMARY

2140 NE 2ND AVE, MIAMI, FL, 33137

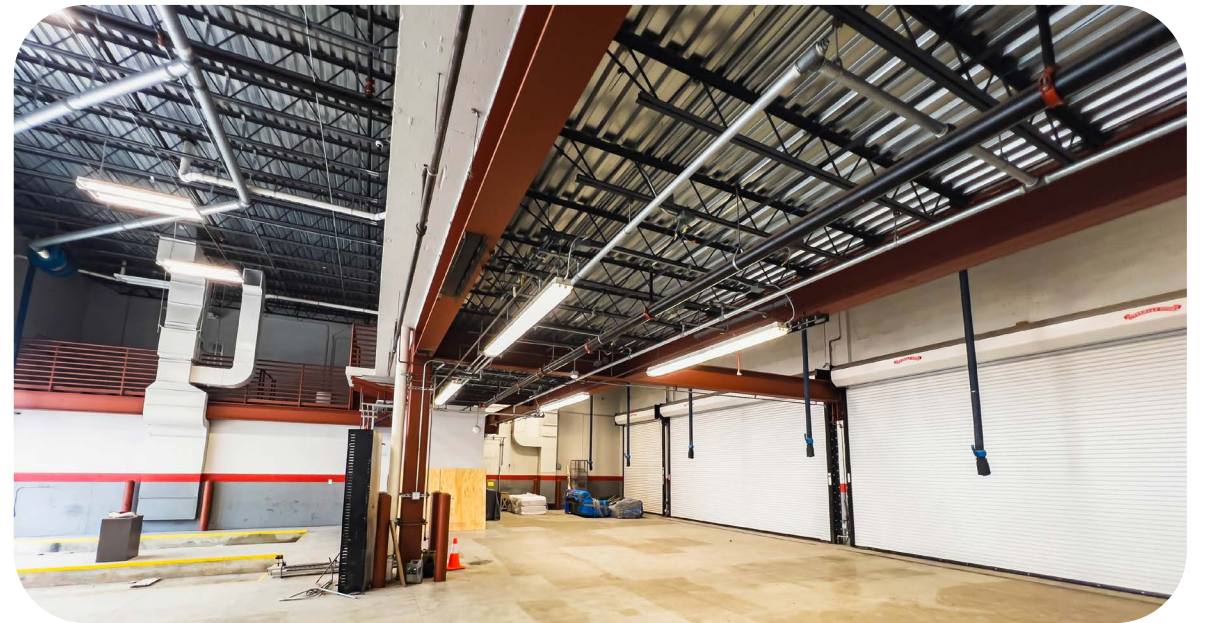
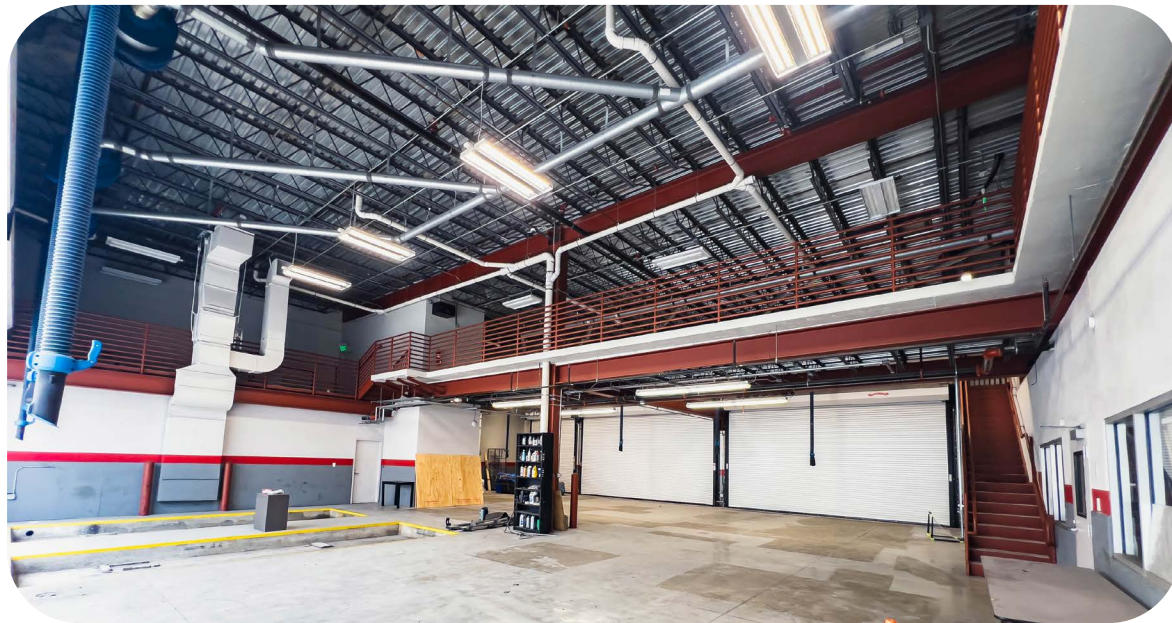
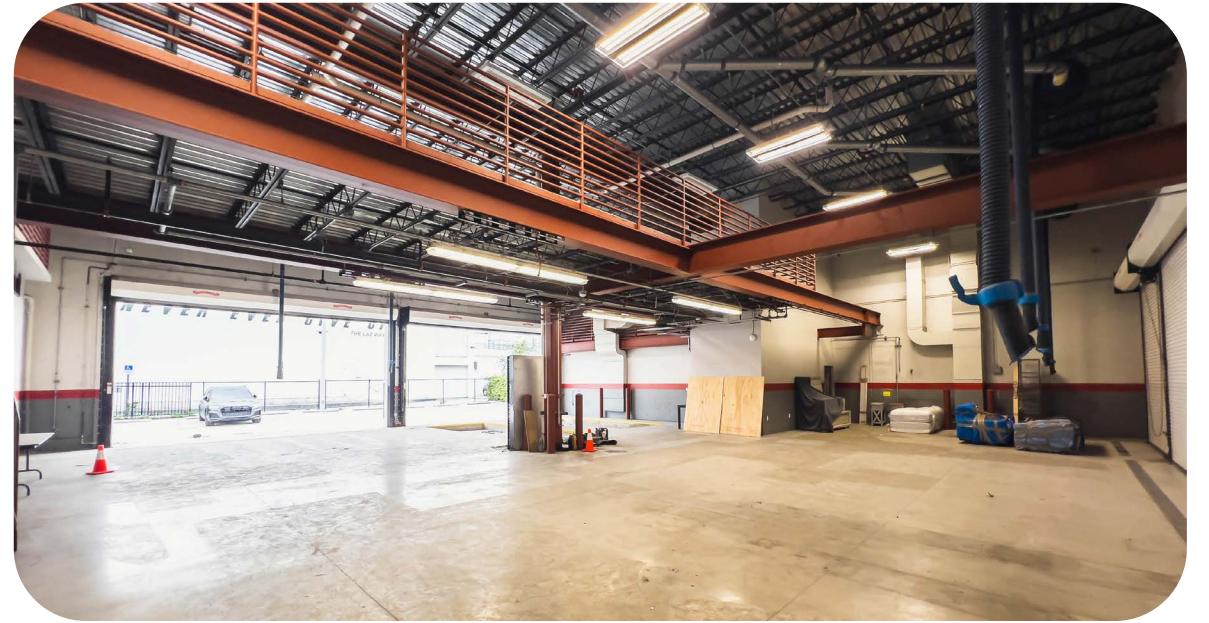
Exceptional opportunity to rent a second-generation vehicle repair / maintenance center located on a main avenue in Edgewater in Miami. This recently built state of the art facility includes:

- Spacious corner offices with floor to ceiling windows.
- Ample customer reception/ sales area.
- 5 Drive In Bay Doors
- Setup for Drive Through
- Extensive Second Floor part storage area with freight elevator
- Additional offices on the second floor
- Additional Storage room
- Space for multiple lifts
- 19 Parking Spaces
- Access through NE 22st ST and Exit through NE 2nd Ave
- Fully AC'd Facility
- Vehicle Exhaust Vents
- Modern Led Lighting System
- Great Signage Opportunity

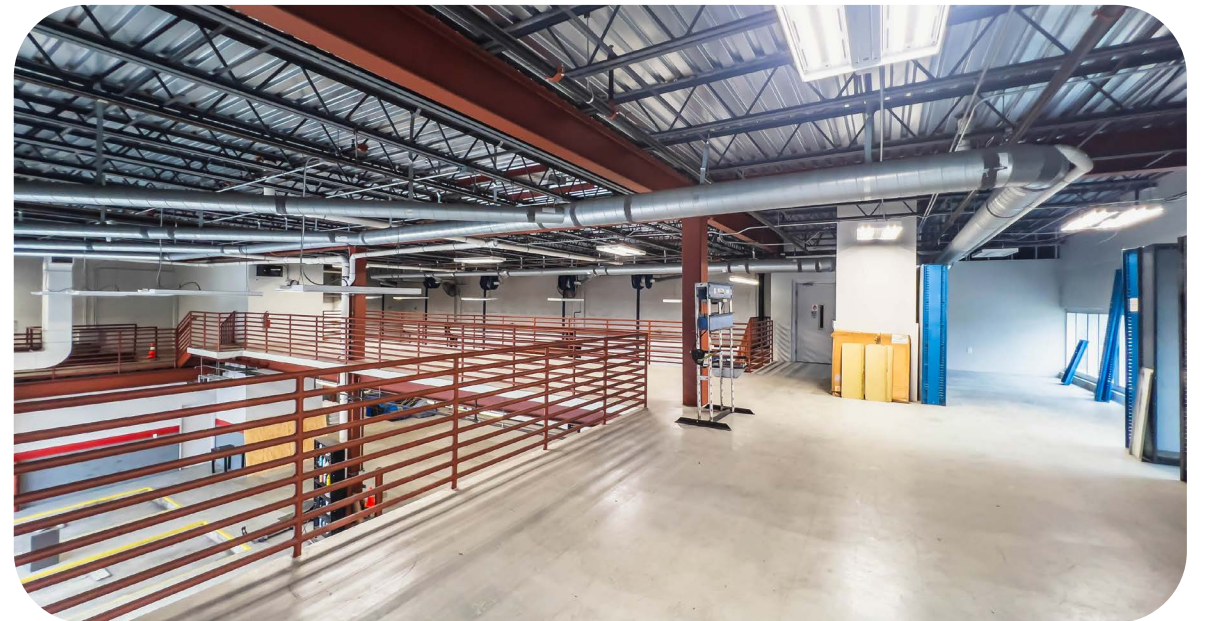
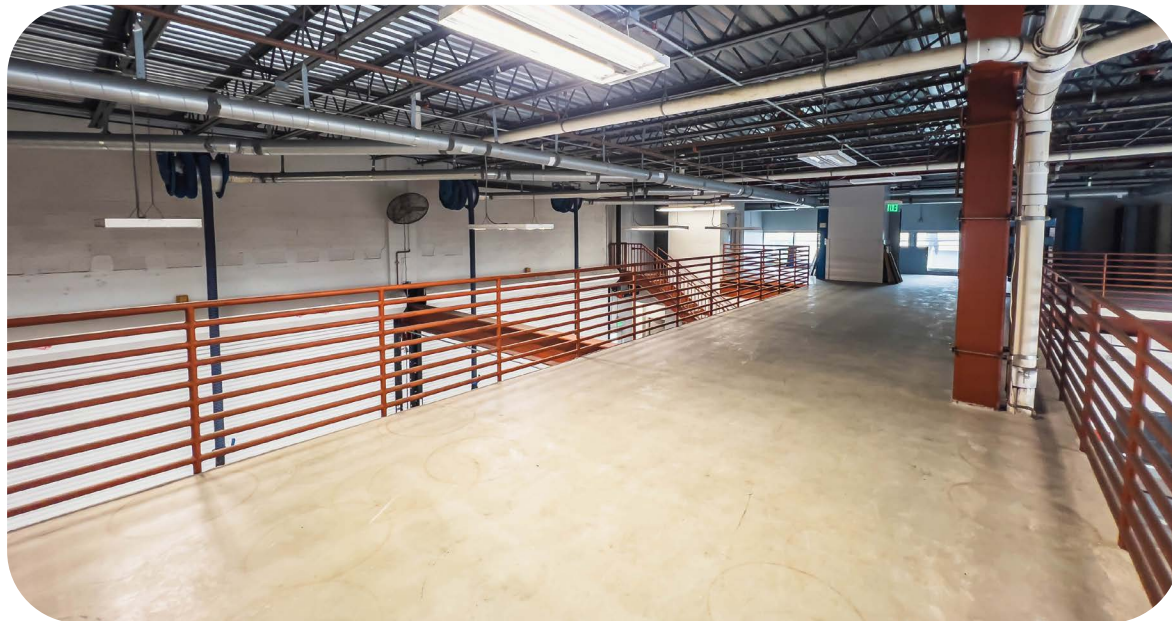
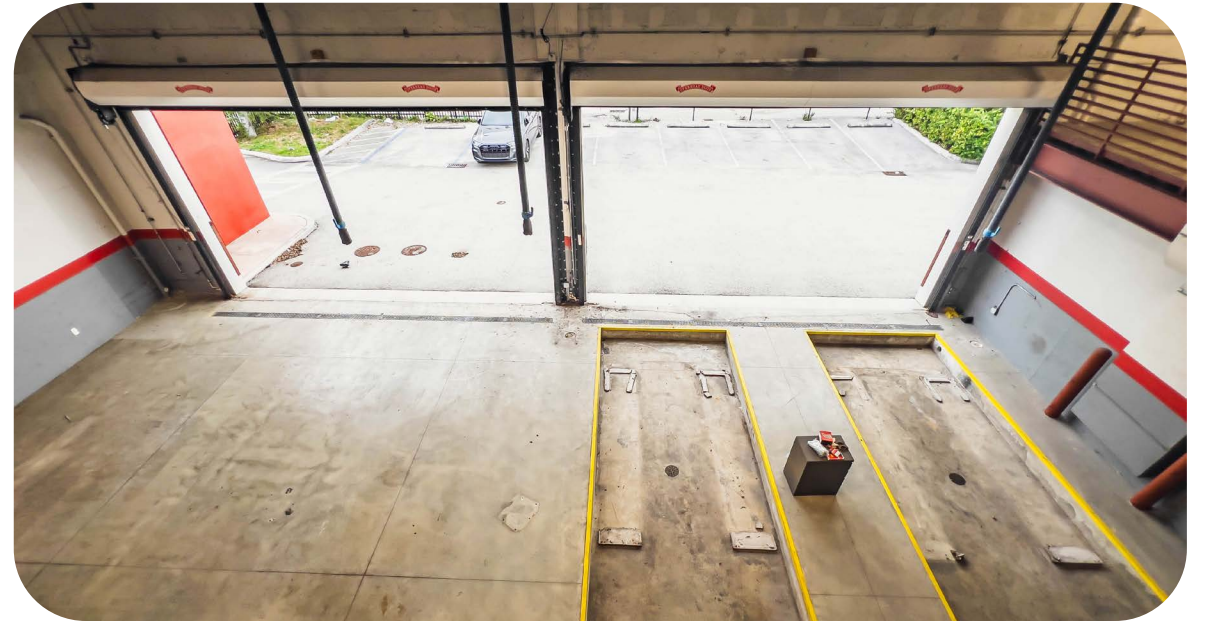
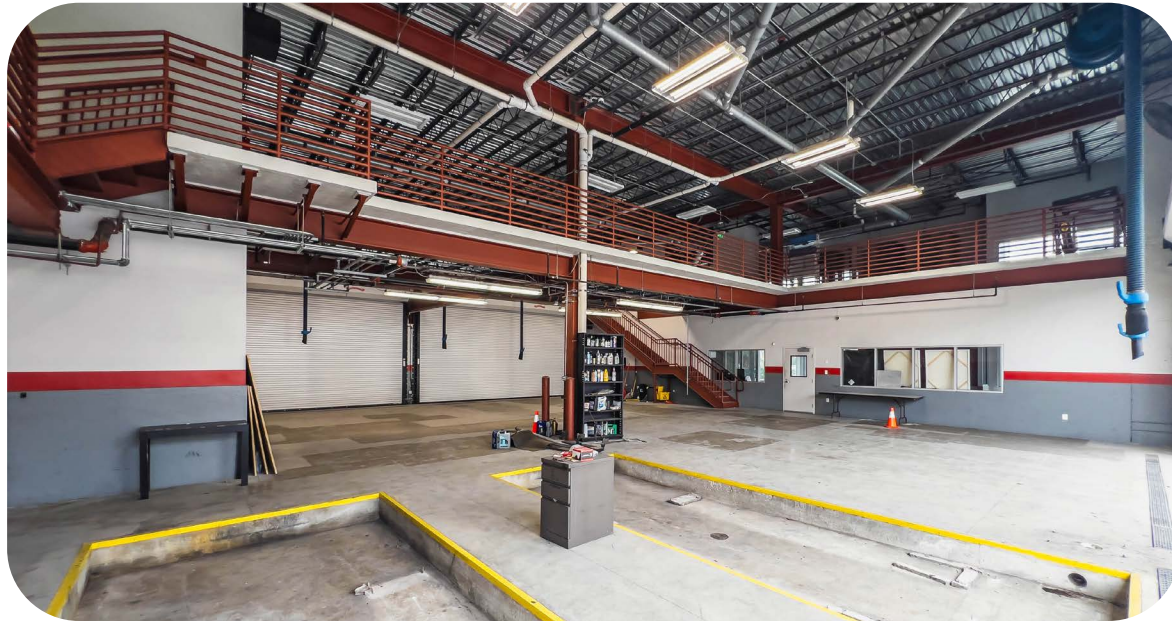
Building Area	8,195 SF
Lot Size	22,277 SF
AADT	11,500 Vehicles Per Day
Allowable Uses	Automotive, Retail
Asking Price	\$30 PSF NNN



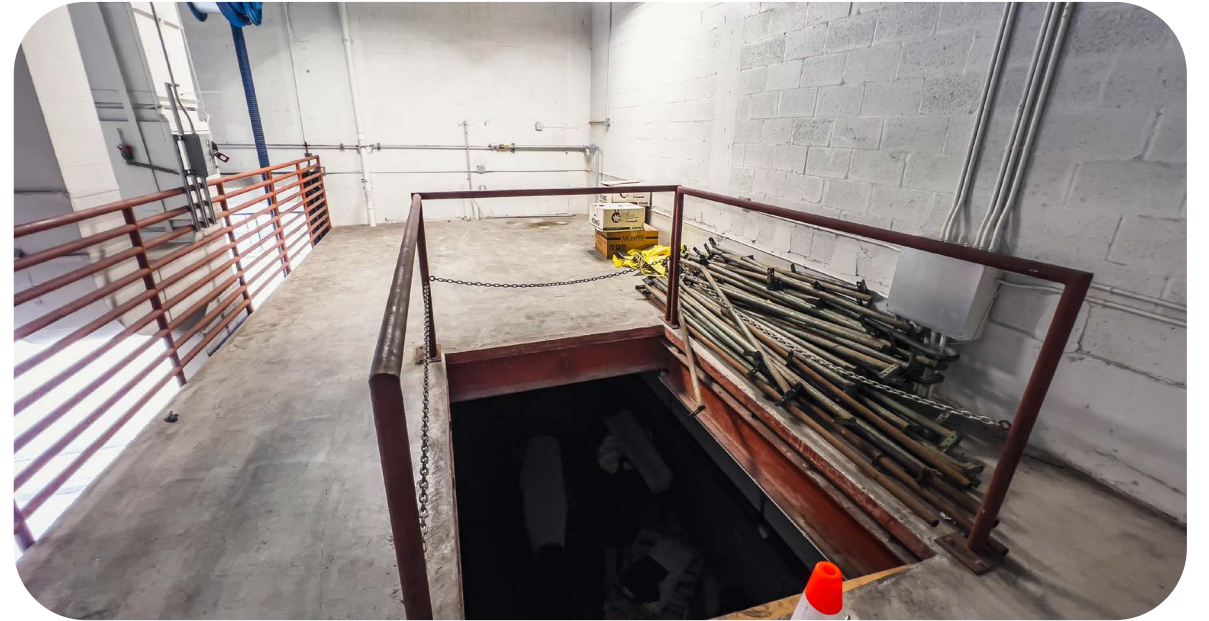
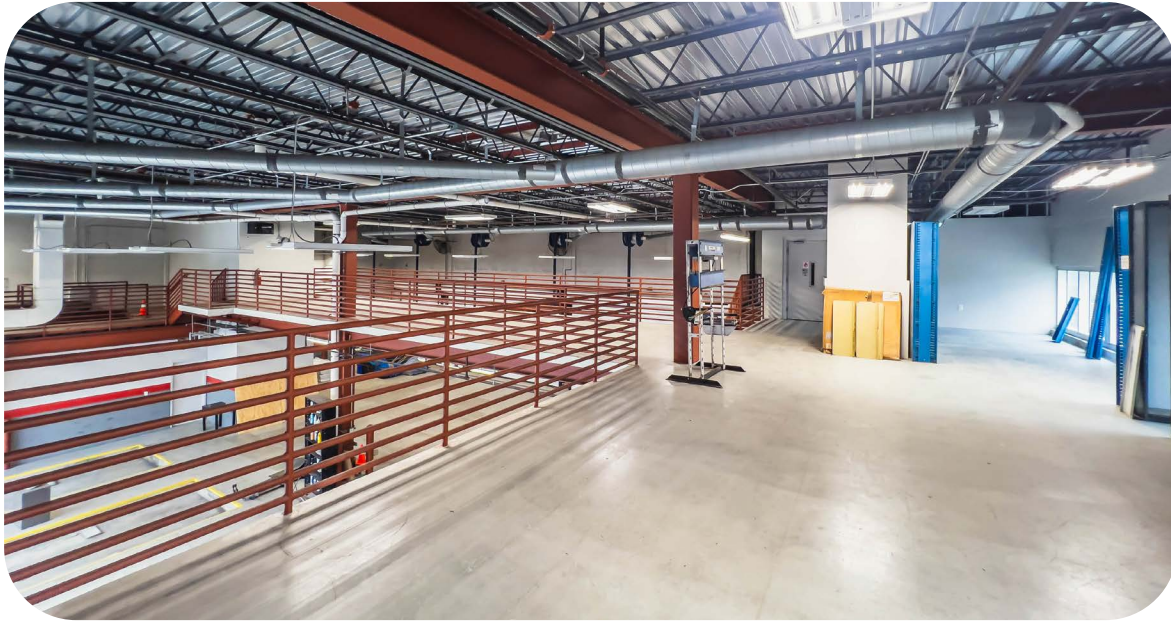
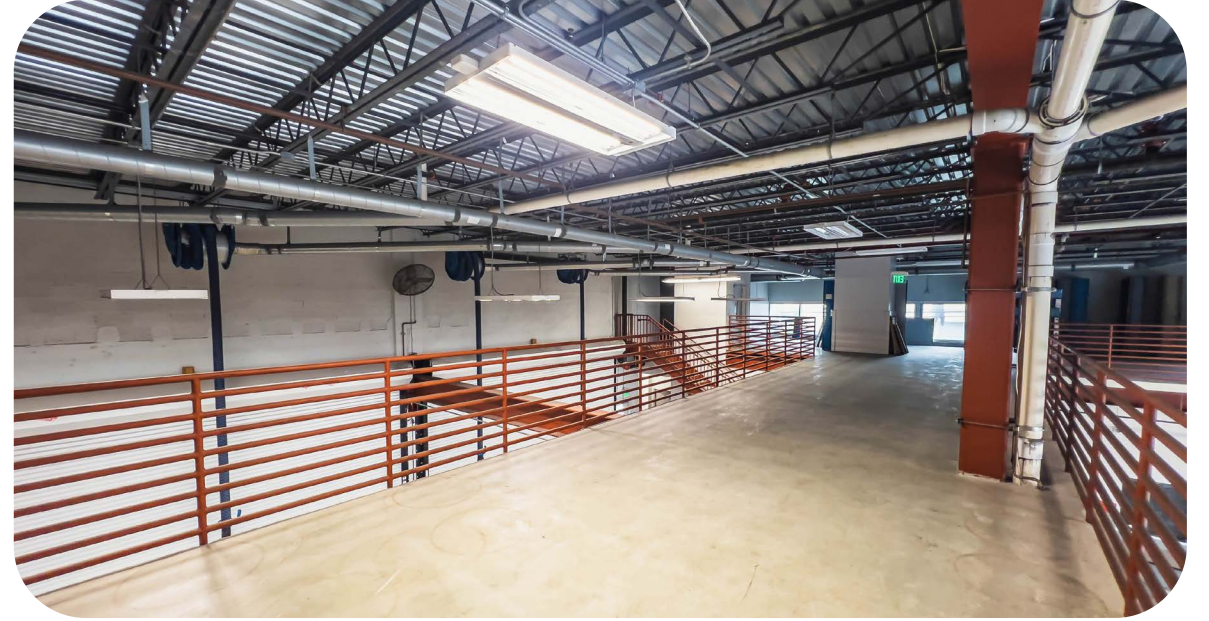
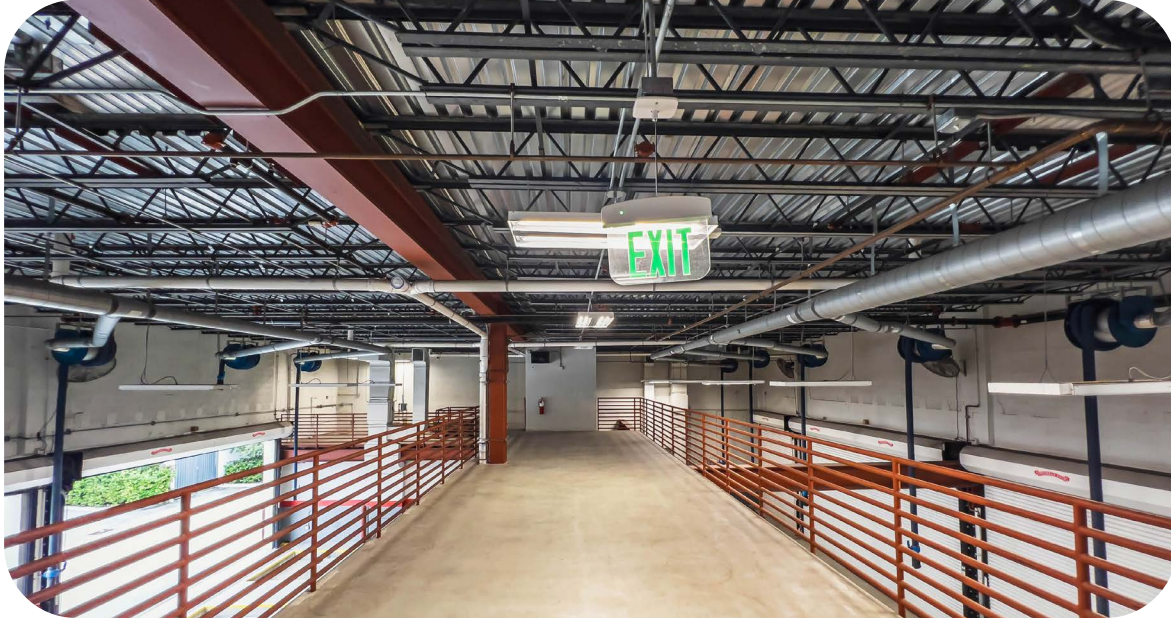
INTERIOR PHOTOS



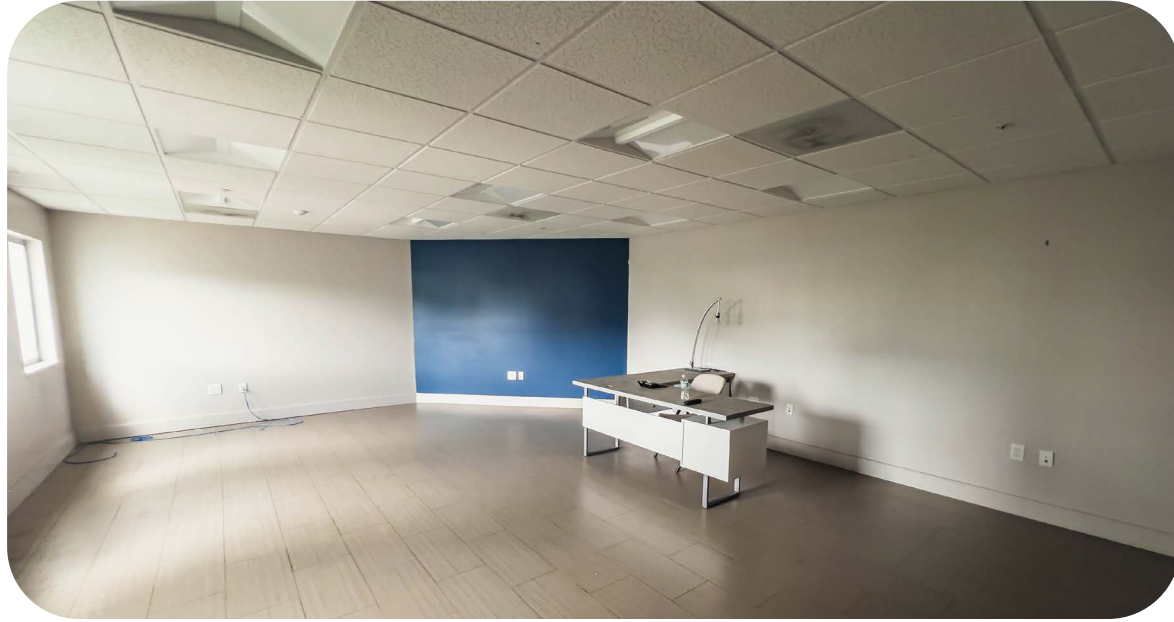
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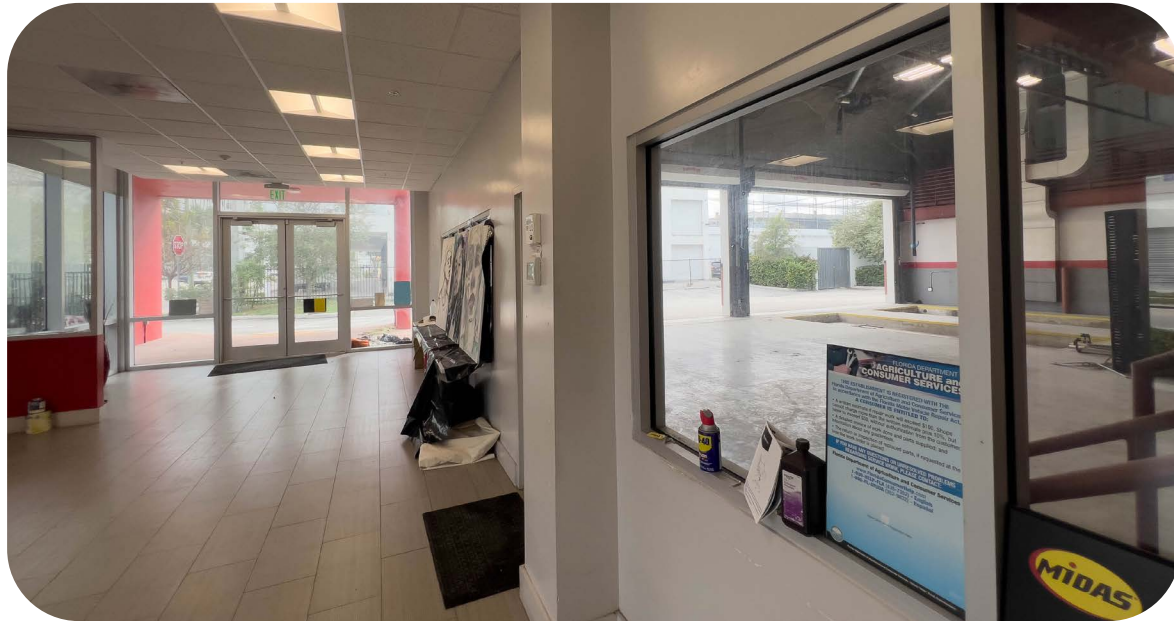
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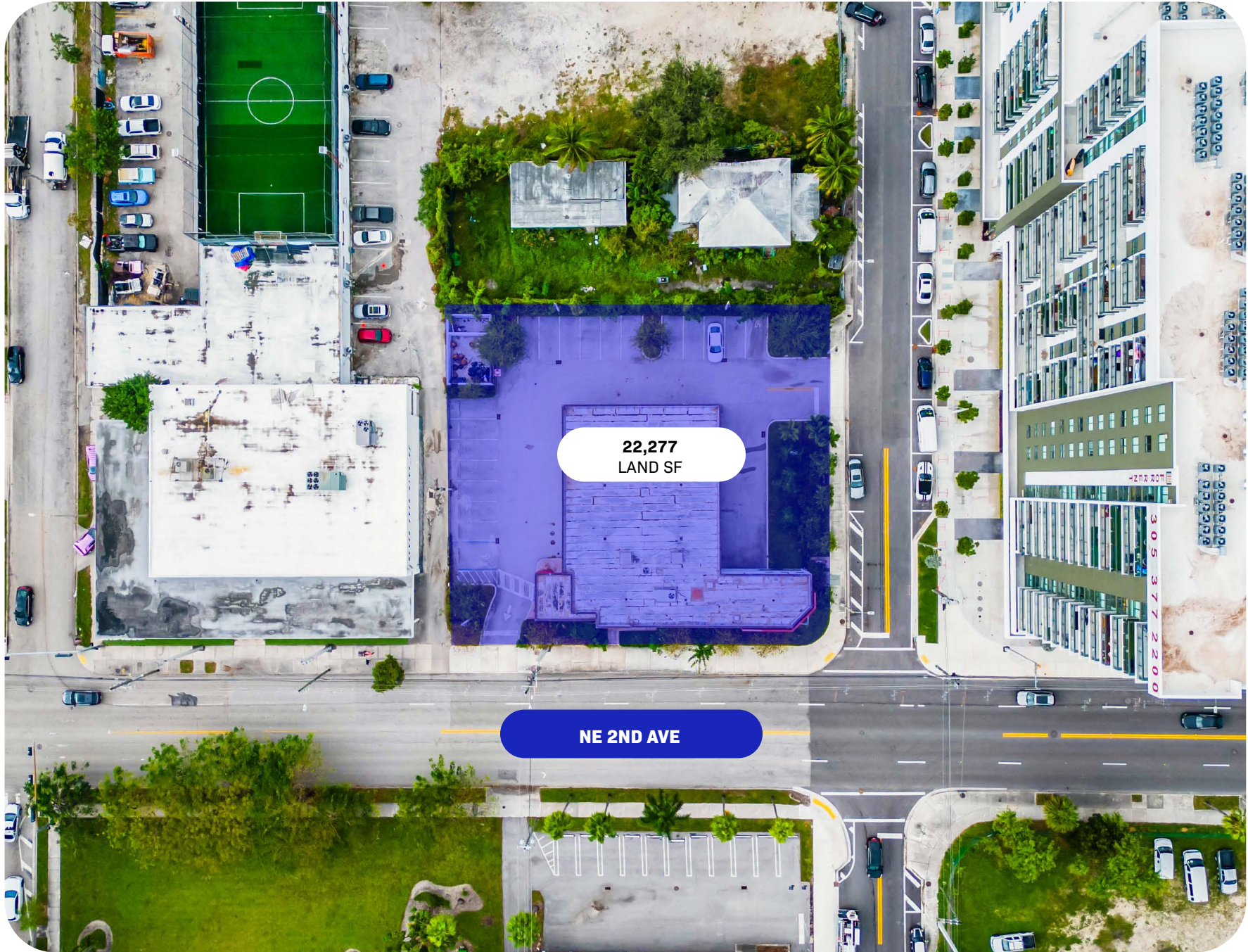
INTERIOR PHOTOS



EXTERIOR PHOTOS



BIRDS EYE VIEW



SOUTH VIEW

DOWNTOWN

1.2 MILE AWAY

EDGEWATER

Nowhere Else But
Braman
Miami

Nowhere Else But
Braman
Miami

CURATED
VINTAGE SUPERCARS

**SUBJECT
SITE**

NE 2ND AVE

NE 2ND AVE



EAST VIEW

Modera Edgewater
766 Units

Urban22
441 Units

EDGEWATER

Nowhere Else But
Braman
Miami

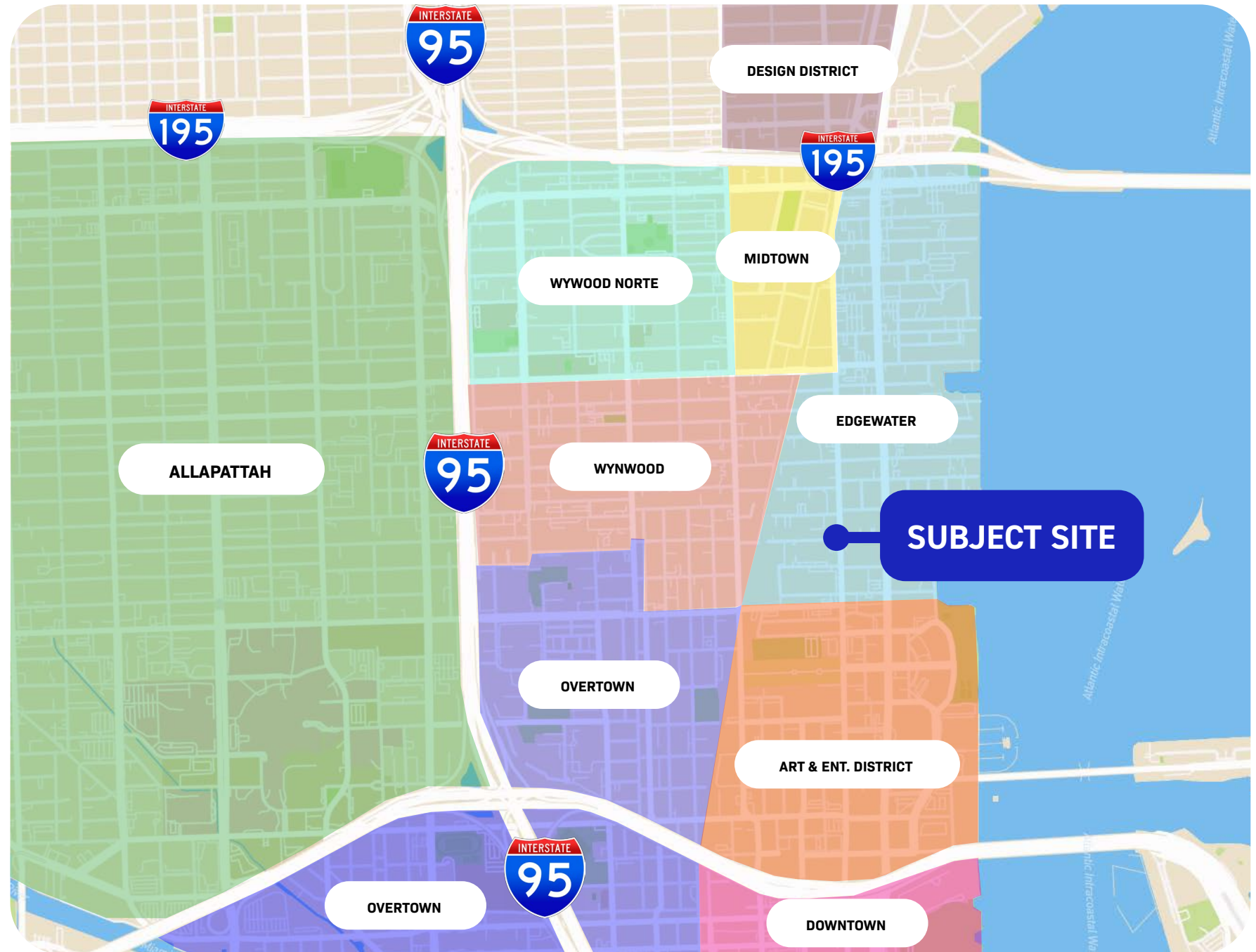
CURATED
VINTAGE SUPERCARS

NE 2ND AVE

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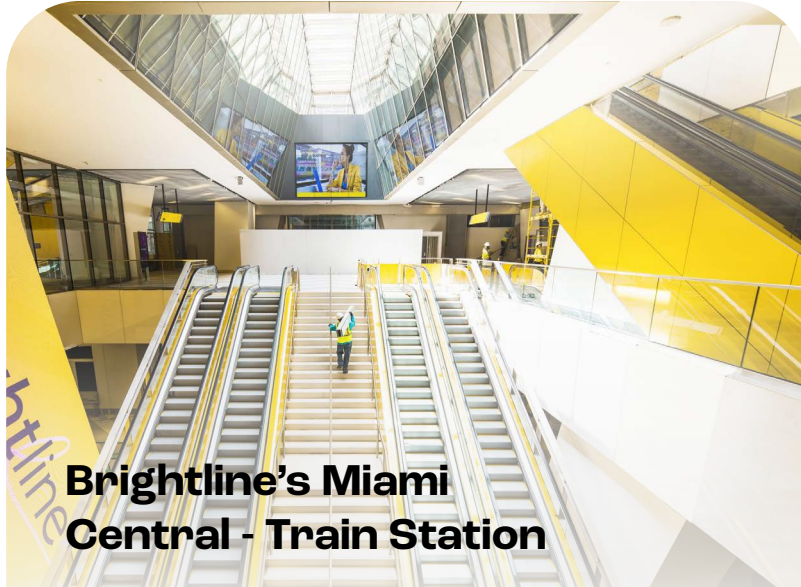
SUBJECT SITE

LOCATION MAP



INVESTMENT HIGHLIGHTS

PROXIMITY TO TRANSIT AND UPGRADED INFRASTRUCTURE



Brightline's Miami Central - Train Station

MiamiCentral spans over six downtown city blocks delivering the true mixed-use urban experience Miami has been waiting for. Featuring Central Fare, Downtown Miami's food hub, as well as 800+ rental residences, uniquely connected urban offices, retail space, and a major transit hub providing both local and multi-city transit options, MiamiCentral is transforming Florida's urban landscape forever.



Wynwood Train Station In the Works

Recent studies show that the Wynwood and Edgewater neighborhoods have a 2015 population of 15,100 and employment of 10,700 which is expected to grow to a 43,000 population and 16,000 employment by 2045. An independent study done by Kimley Horn also showed, in a separate 2020 report, that the area has the highest projected 2040 population (67,736) and employment (21,624) of any of the 5 potential Northeast corridor stations previously supported by County Commission (Wynwood-Midtown-Edgewater, Design District, NE 79th Street, North Miami, and North Miami Beach).



I-395/SR 836/I-95 Signature Bridge

An \$800 million "Signature Bridge" over Northeast Second Avenue and Biscayne Boulevard, an upper deck of traffic built over SR 836 and the Miami River, and the addition of one lane to the northbound entrance to I-95. It is currently under construction with anticipated completion in 2026.

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