



**FOR LEASE**  
APEX OFFICE BUILDING  
DEBORA ESCOBAR  
PAOLA CHAPMAN 786 3484088

**TAX LEAF**.com

**FOR LEASE**

RETAIL / OFFICE BUILDING

**1545 NE 123RD ST**  
**NORTH MIAMI, FL 33161**



**APEX**  
CAPITAL REALTY

# 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.



## ADVISORS

### PAOLA CHAPMAN

Commercial Advisor

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### TATIANA ESCOBAR

President

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# OFFERING SUMMARY

**1545 NE 123RD ST, NORTH MIAMI, FL 33127**

Elevate your business with this exceptional offering! Presenting a fully renovated building nestled in the bustling 123rd Street corridor of North Miami. Boasting high traffic and a convenient proximity to Biscayne Boulevard and I-95, this property is primed for success.

Its versatile layout and premium location make it the perfect canvas for a wide range of professional office or retail ventures.

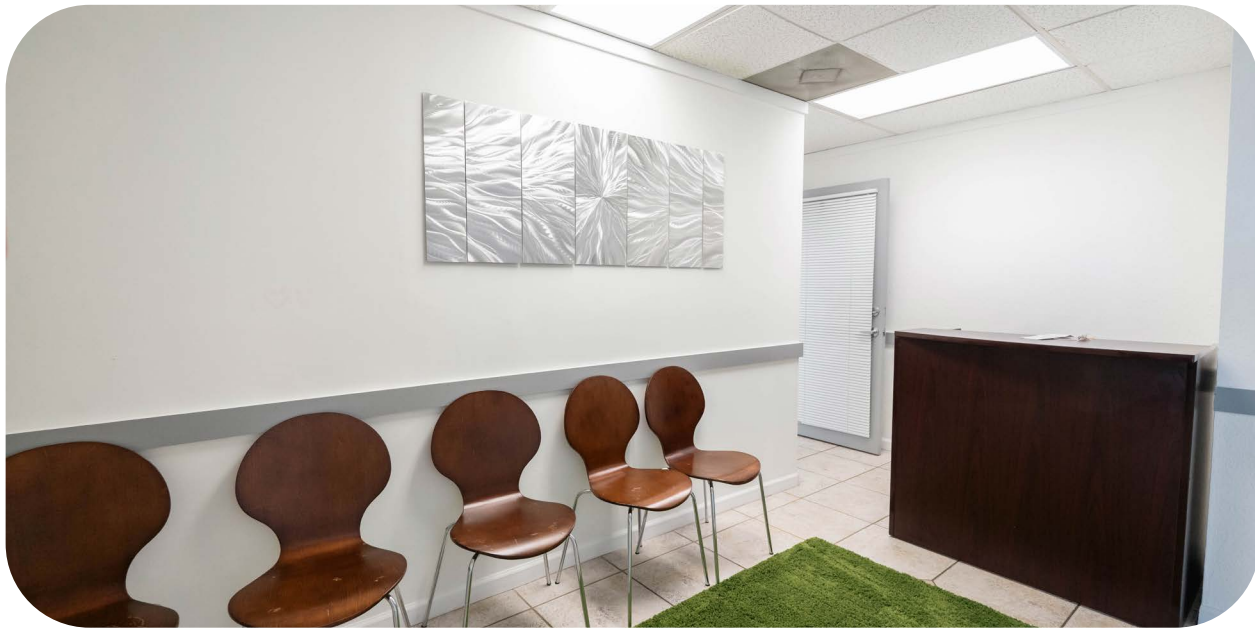
6 private offices of 85 sq. ft +/- and 2 offices of 250 sq. ft +/-

<b>Building Area</b>	3,436 SF
<b>Lot Size</b>	5,500 SF
<b>Leasable Area</b>	85 - 3400 SF
<b>Zoning</b>	C-2BW - Business Revitalization Extensive
<b>Allowables Uses</b>	Office, Retail, Education, Distribution
<b>Asking Price</b>	\$20NNN

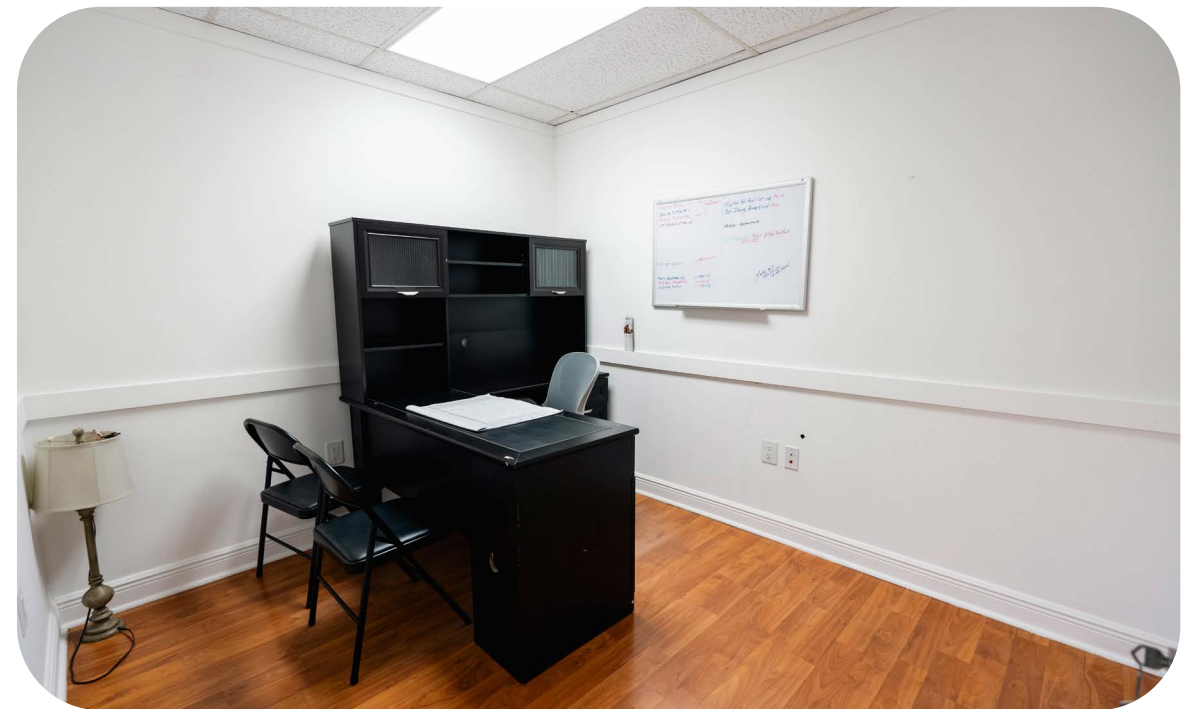
## HIGHLIGHTS

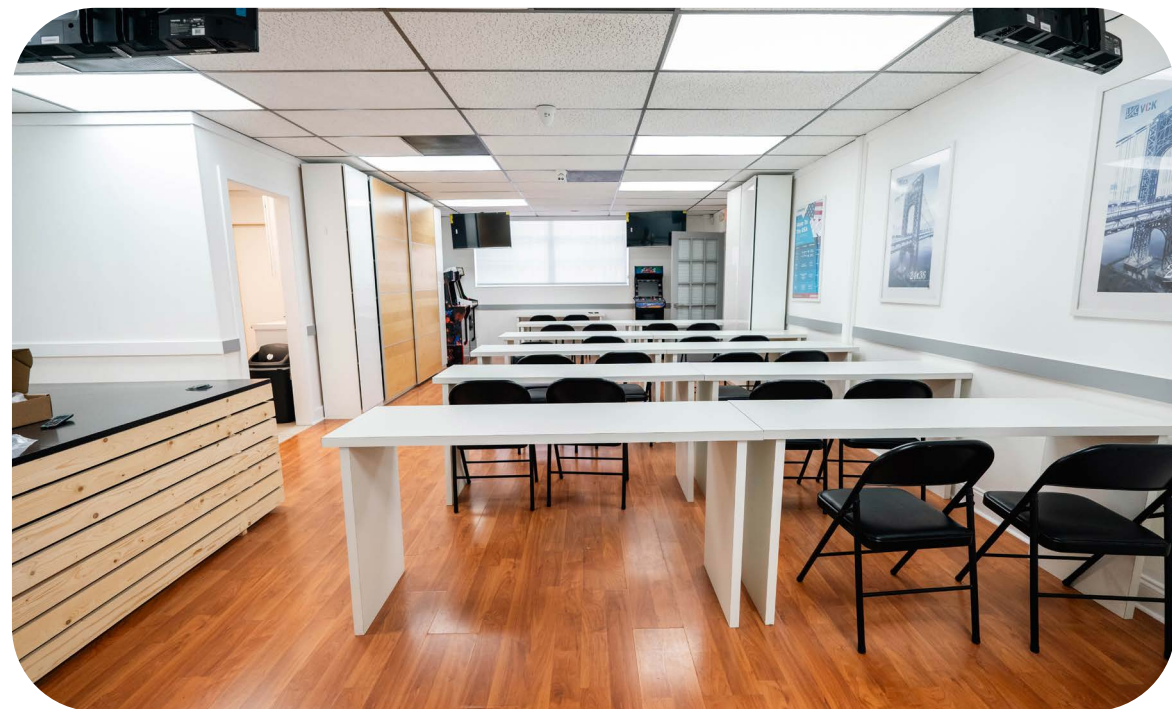
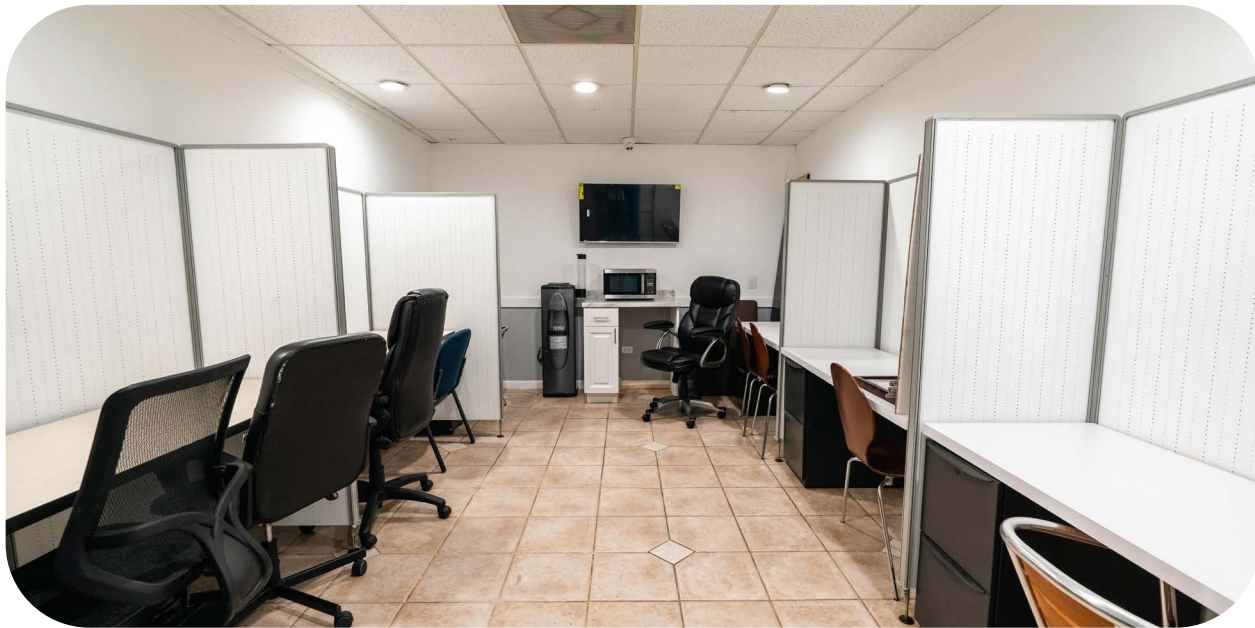
- 2 Kitchenettes, 3 Restrooms
- 8 parking spaces + street parking in the front and rear
- Fully Ac'ed, wired, and equipped with desks included with the lease.
- Street front signage
- 30,500 cars per day in traffic count

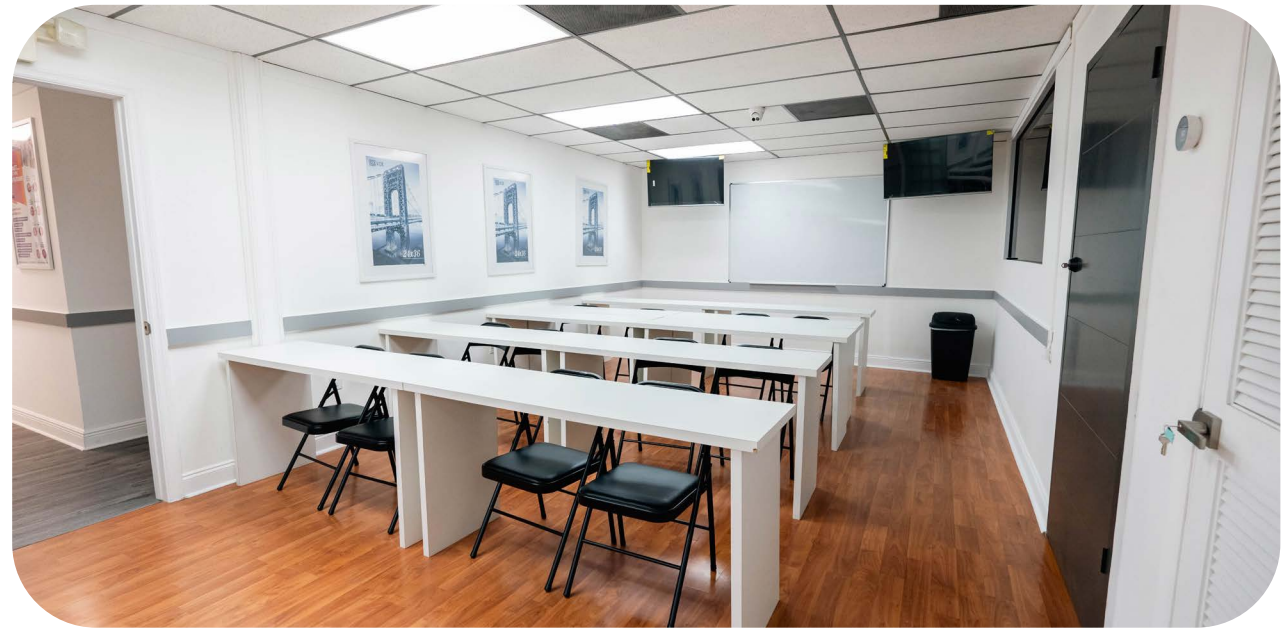
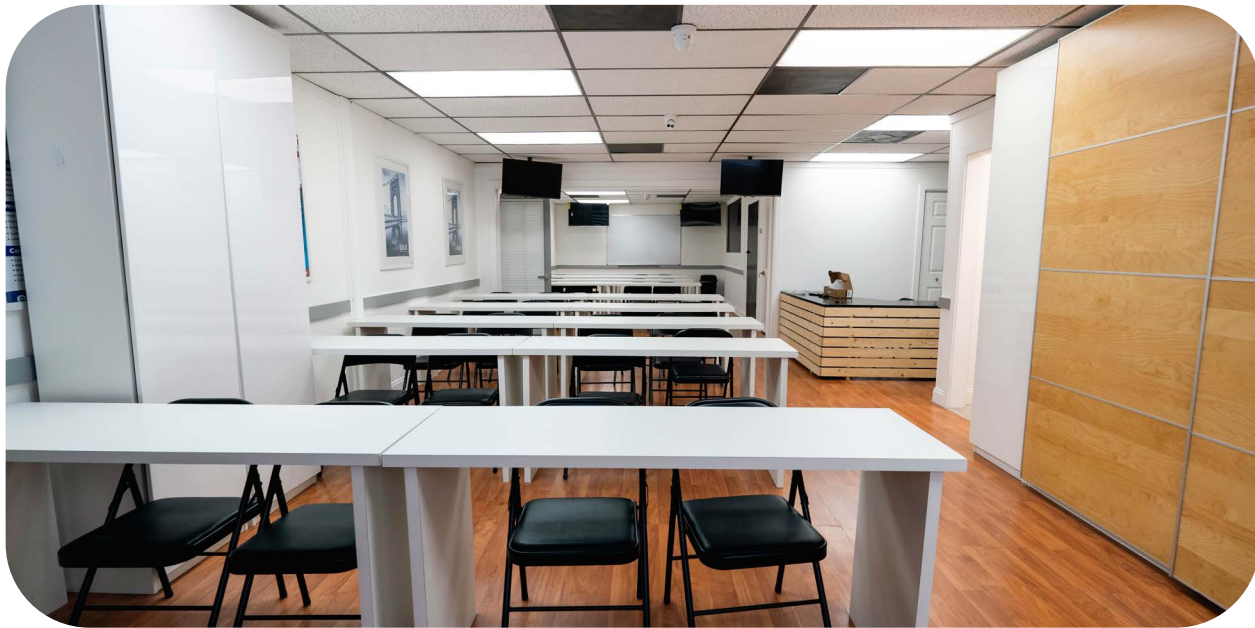




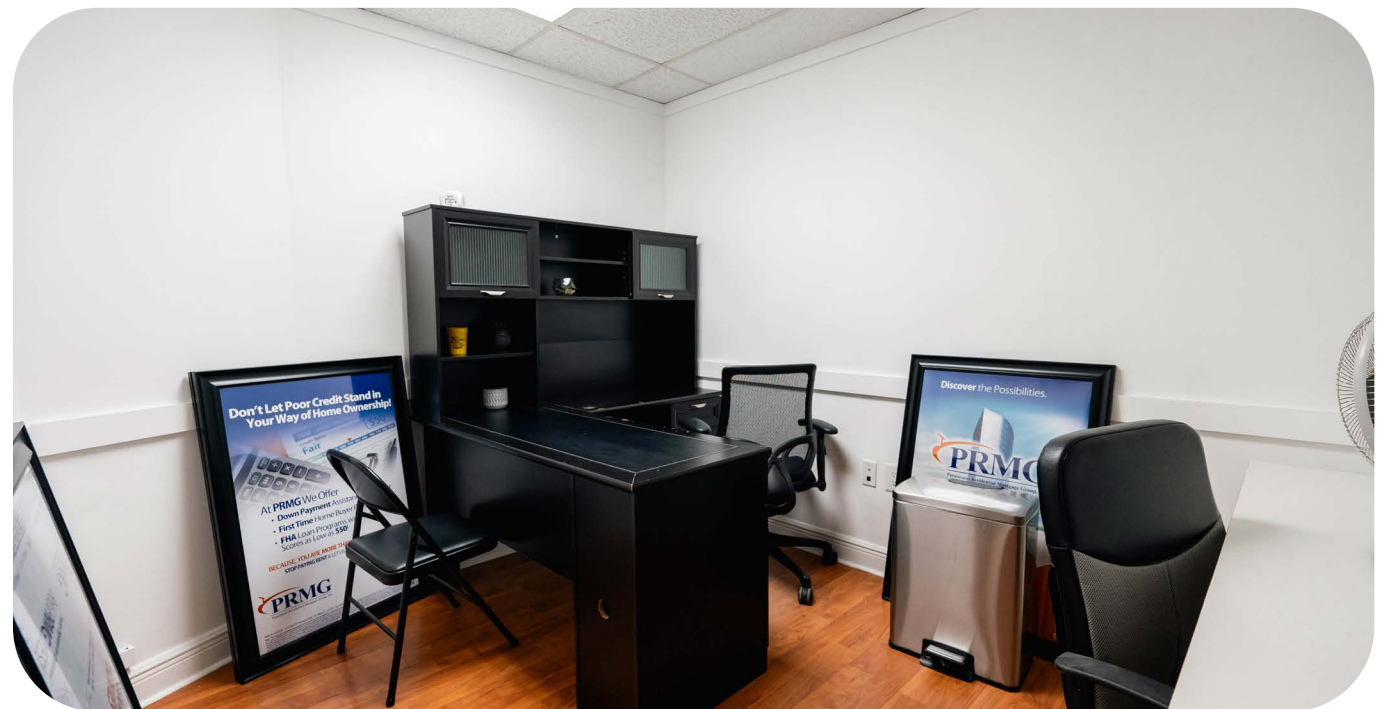
# INTERIOR PHOTOS







# INTERIOR PHOTOS





# EAST VIEW

BAL HARBOUR

2.7 MILES AWAY

MIAMI BEACH

7 MILES AWAY

TJ-maxx  
Walgreens  
five BELOW  
ROSS  
DRESS FOR LESS  
Panera  
BREAD™



NE 123RD ST

NE 123RD ST

BISCAYNE BLVD



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BISCAYNE BLVD



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NE 123RD ST

NE 123RD ST





# NORTH MIAMI NEWS

THE REAL DEAL  
REAL ESTATE NEWS

## Altman proposes 373-unit apartment complex near North Miami

Project would rise 11 stories near Biscayne Boulevard, eight stories on rest of lot



THE REAL DEAL  
REAL ESTATE NEWS

## Udonis Haslem, Magellan plan 200-unit low-income housing project in North Miami

Development will consist of 174 affordable rentals, 26 workforce townhouses for sale



THE REAL DEAL  
REAL ESTATE NEWS

## Related, BH, Sagi list waterfront North Miami dev site for sale

Partnership is seeking more than \$25M for the former White House Inn property, sources say





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