



FOR LEASE

GROUND FLOOR RETAIL/SHOWROOM SPACE

8301 BISCAYNE BLVD
MIAMI, FL 33138

COMING SOON/PRE-CONSTRUCTION



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

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OFFERING SUMMARY

8301 BISCAYNE BLVD, MIAMI, FL 33138

APEX Capital Realty presents a prime leasing opportunity along Biscayne Boulevard – an impeccably designed 1,800 sqft space on the ground floor of our newly renovated office building. With floor-to-ceiling glass, this property ensures unmatched visibility to 43,000 daily passing cars.

Ideal for a showroom, gallery, or retail, this open floor plan embraces the vibrant energy of Biscayne Boulevard. The flexibility of a white canvas gives tenants more room to create and custom-fit the space based on their needs. As part of a building undergoing extensive renovations, this leasing opportunity is poised to become the next gem on this iconic thoroughfare.

Leaseable Area (Ground Floor)	1,800 SF+/-
Parking	Private Rear Parking Lot
Traffic Count	43,000 AADT
Zoning	T6-8-0
Allowable Uses	Retail, Showroom, Restaurant/Café, Office, Salon, Gym, Art Galleries and Studios, Financial Services, or Medical Offices
Asking Price	\$50 + NNN

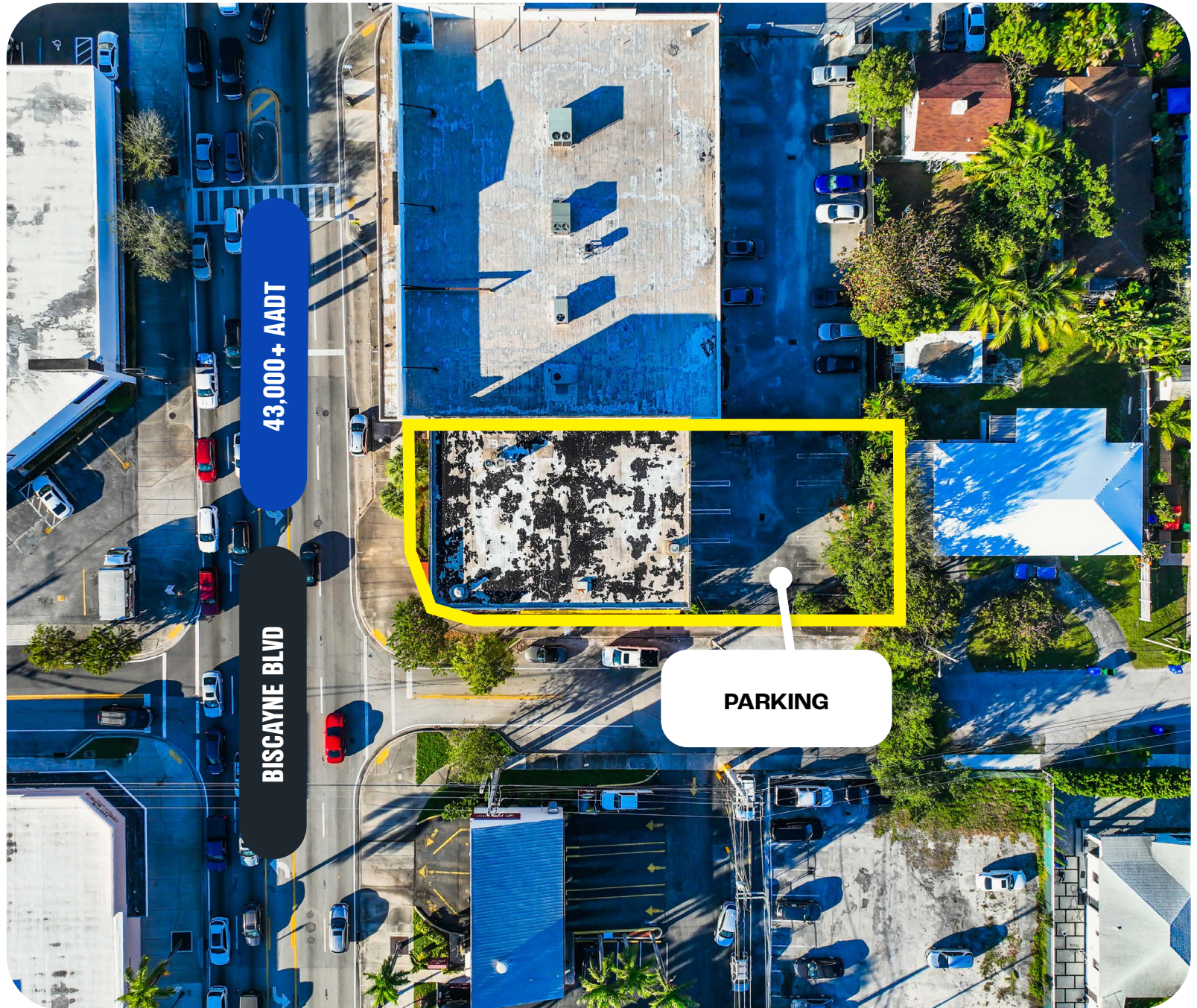




ARTIST CONCEPT



BIRD'S EYE VIEW



EAST VIEW

NORTH BAY VILLAGE

2.3 MILES AWAY

MIAMI BEACH

4.5 MILES AWAY



BISCAYNE BLVD

BISCAYNE BLVD

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SOUTH VIEW

DOWNTOWN

5.4 MILES AWAY

WYNWOOD

4.1 MILES AWAY

NE 79TH ST

NE 79TH ST

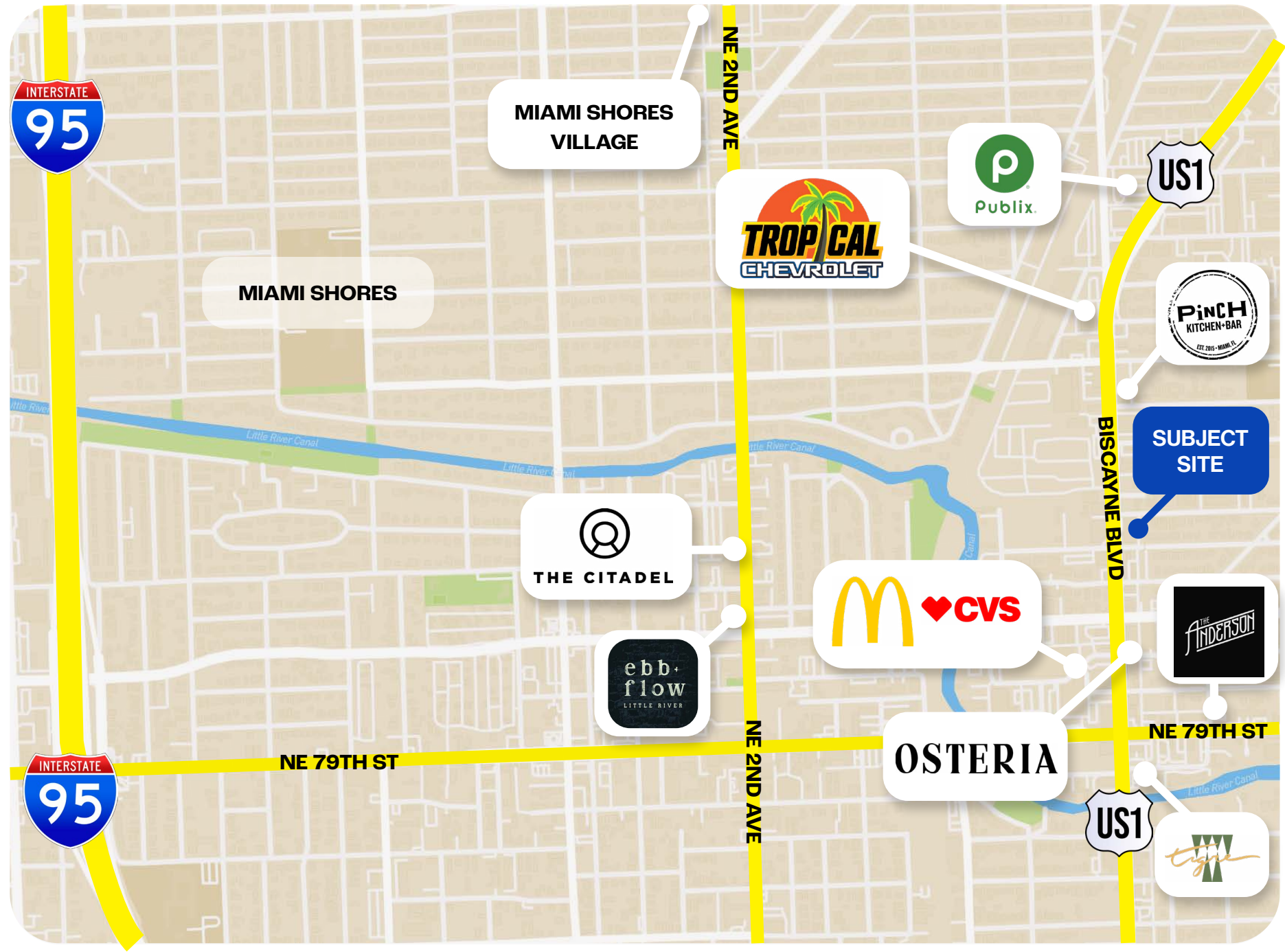
BISCAYNE BLD

BISCAYNE BLD



RETAIL MAP

ADDITIONAL NEARBY RETAILERS



LOCATION MAP





ABOUT THE AREA

Situated just off Biscayne Blvd, this leasing opportunity on the lively side of Miami Shores ensures prime visibility and convenient access for customers. Its strategic location near Miami Shores, the MiMo district, Little River, Design District, 79th St Causeway, and Miami Beach provides a unique advantage, attracting diverse traffic and ensuring exposure to multiple communities. Experience the convenience of being minutes away from Miami Shores, the dynamic MiMo district, Little River, the chic Design District, the 79th St Causeway, and the allure of Miami Beach.



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