



**FOR LEASE**

RETAIL/SHOWROOM SPACE

**8690 BISCAYNE BLVD, UNIT 6**  
**MIAMI, FL 33138**



# 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

### LIZ COLOMA

Commercial Advisor

860 605 6603

Liz@apexcapitalrealty.com

### DANILO AQUINO

Commercial Advisor

786 201 3020

Danilo@apexcapitalrealty.com

# OFFERING SUMMARY

**8690 BISCAYNE BLVD, UNIT 6, MIAMI, FL 33138**

APEX Capital Realty proudly presents an exceptional opportunity to lease a premium retail commercial space positioned along the southern edge of Miami Shores. Enjoy unparalleled exposure with excellent frontage and visibility on Biscayne Blvd. This retail space enjoys prominent visibility in a unique drawing of customers from Miami, El Portal, Design District and Miami Shores alike.

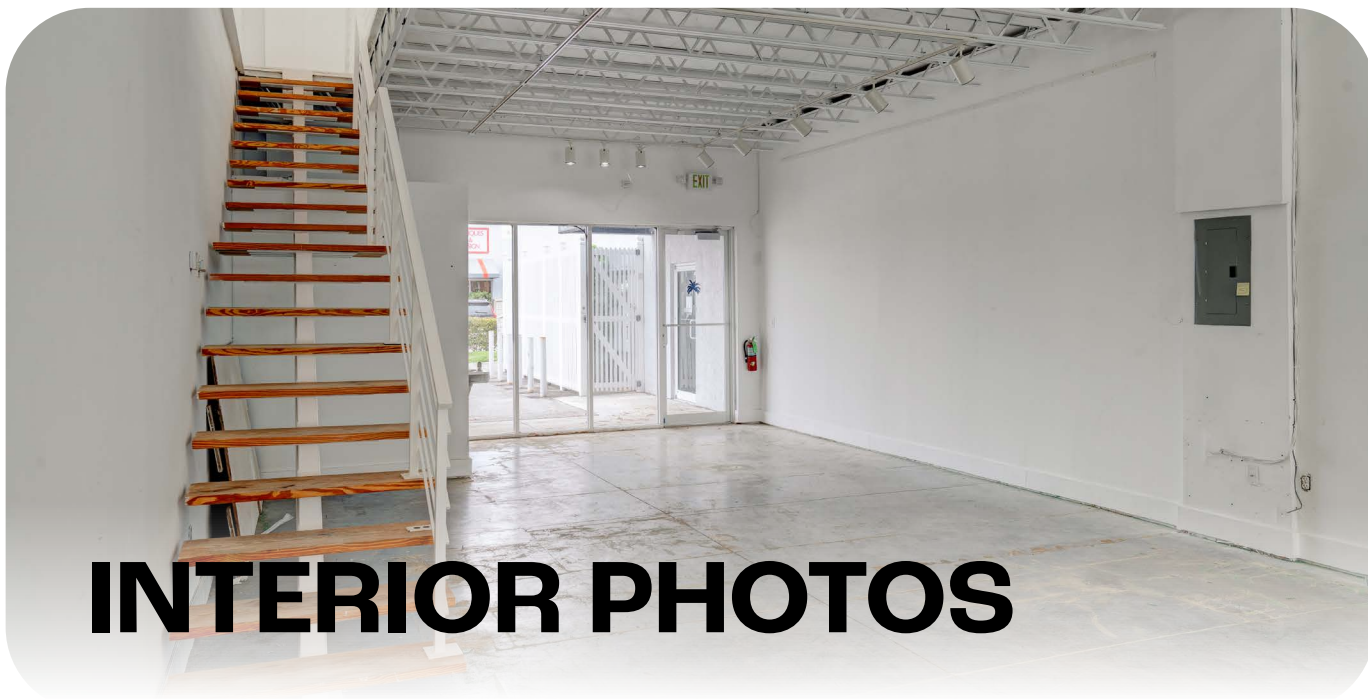
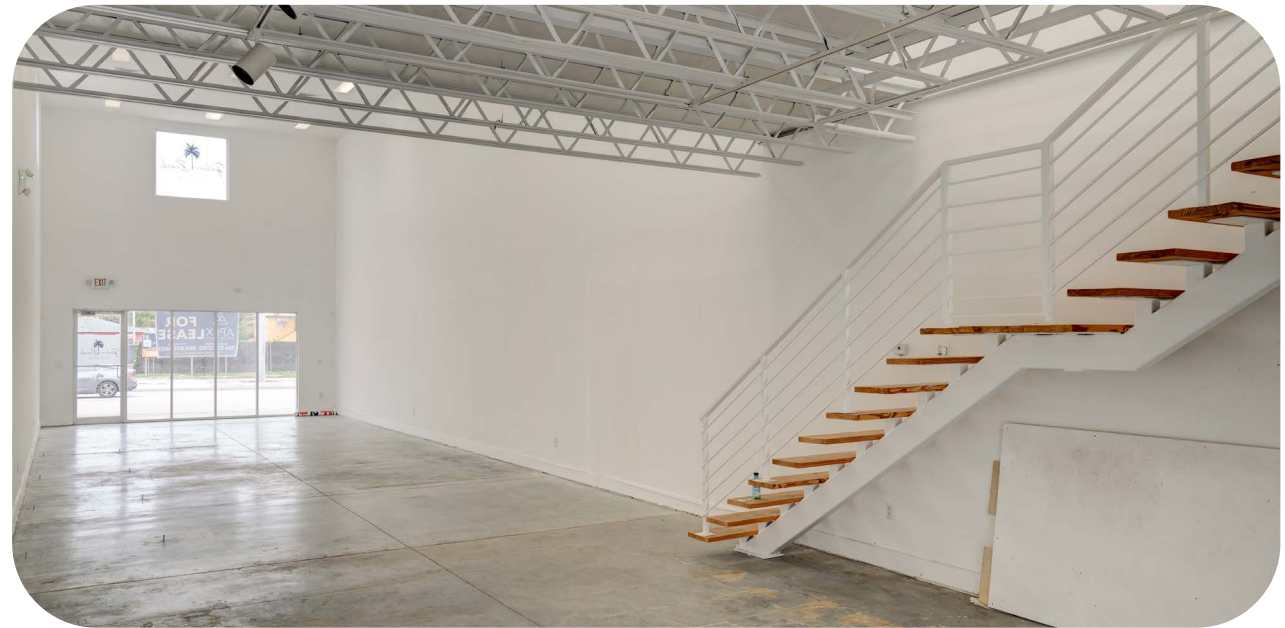
Boasting a sleek and contemporary design, the unit features 18 FT ceilings and polished concrete floors. With 2,300 SF of floor area, this space is primed to customize the layout to suit a multitude of businesses. The unit also features a mezzanine, measuring 15x34 FT, perfect for additional retail space, storage, or an office area. Dual access from both ends of the building enhances accessibility and offers flexibility in space utilization.

Leaseable Area	2,300 SF+/-
Parking	Yes
Allowable Uses	Showroom, Retail Shop, Office, Personal Services/Salon, Art Galleries and Studios, Fitness Center
Asking Price	\$5,000/Month Modified Gross \$26/PSF



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. ©2023-2024 APEX CAPITAL REALTY LLC.

LIZ COLOMA | COMMERCIAL ADVISOR | 860 605 6603  
DANILO AQUINO | COMMERCIAL ADVISOR | 786 201 3020



# EAST VIEW

NORTH BAY VILLAGE

2.3 MILES AWAY

MIAMI BEACH

4.5 MILES AWAY



BISCAYNE BLVD

US1

BISCAYNE BLVD

US1



# SOUTH VIEW

**DOWNTOWN**  
5.4 MILES AWAY

**WYNWOOD**  
4.1 MILES AWAY

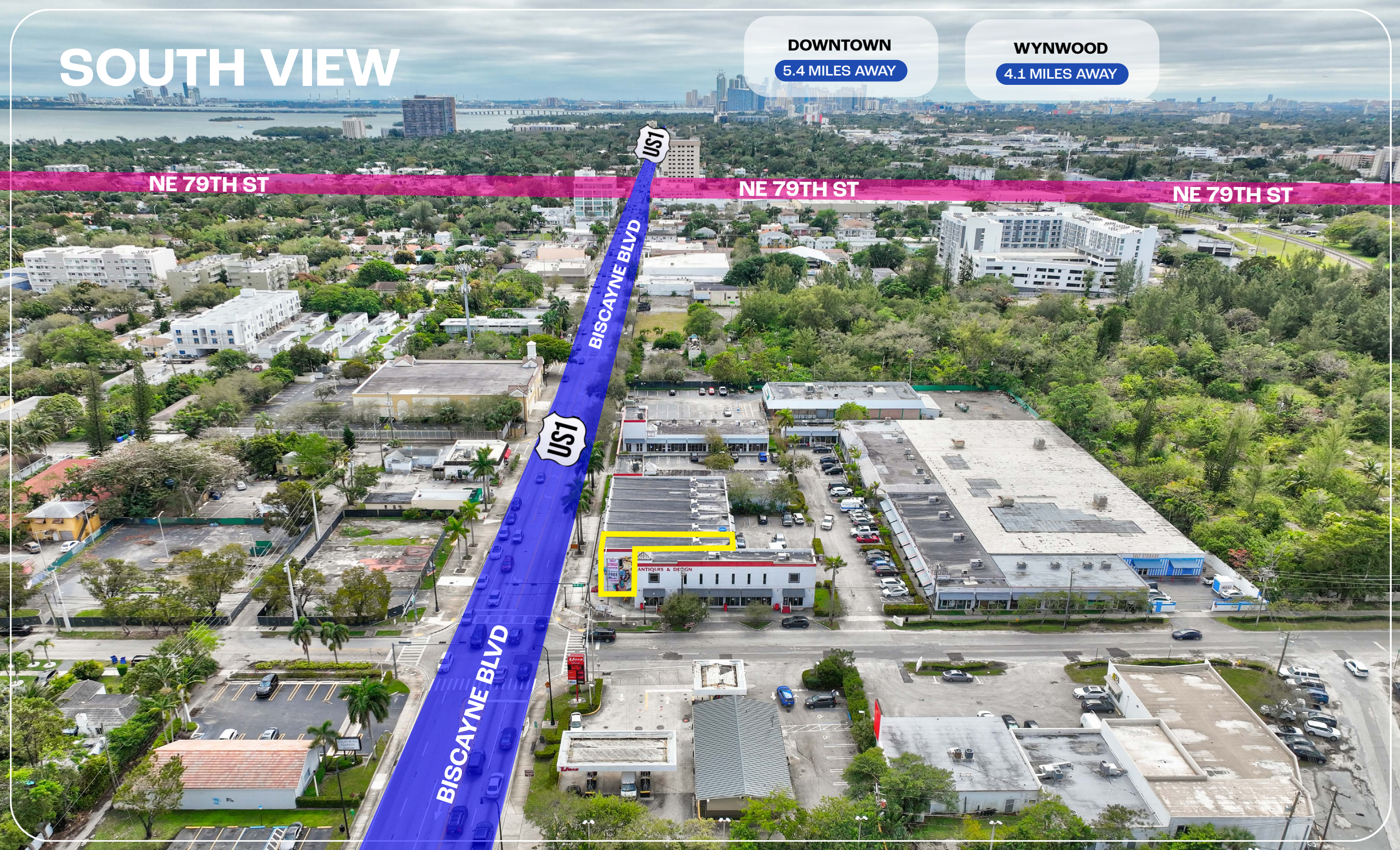
NE 79TH ST

NE 79TH ST

NE 79TH ST

BISCAYNE BLVD

BISCAYNE BLVD



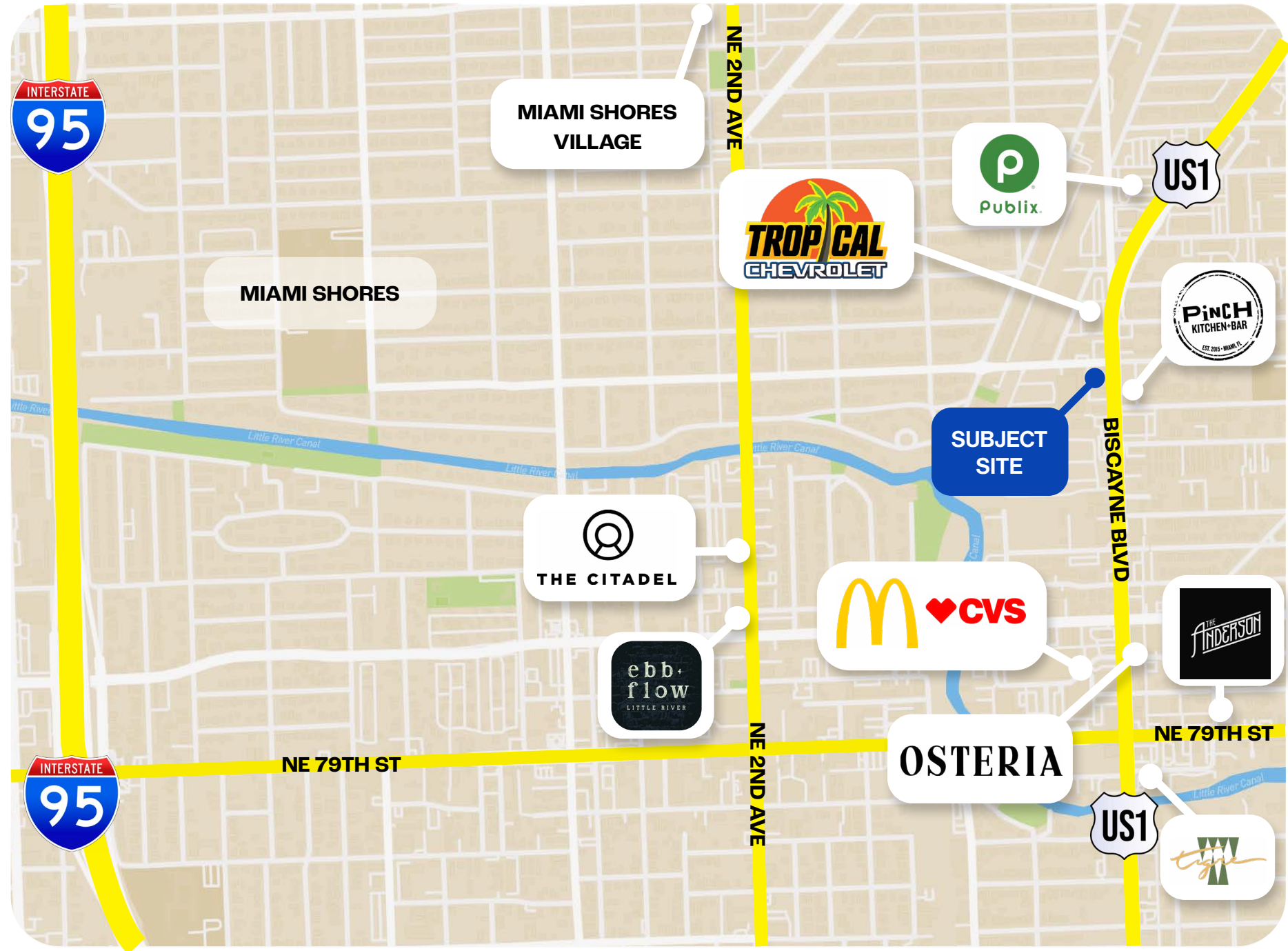


## ABOUT THE AREA

Positioned off of Biscayne Blvd on the northern end of the City of Miami limits, this space boasts high visibility and convenient access for future customers. Its proximity to both areas offers a unique advantage, attracting diverse traffic and ensuring exposure to multiple communities. Minutes from Miami Shores, MiMo district, Little River, 79th St Causeway, Miami Beach.

# RETAIL MAP

## ADDITIONAL NEARBY RETAILERS





# LOCATION MAP





# APEX

CAPITAL REALTY

**LIZ COLOMA**

Commercial Advisor

860 605 6603

Liz@apexcapitalrealty.com

**DANILO AQUINO**

Commercial Advisor

786 201 3020

Danilo@apexcapitalrealty.com

561 NE 79 ST, Suite 420

Miami, FL 33138

305 570 2600

www.apexcapitalrealty.com

