

**THE VAULT  
SPACE**

**FOR LEASE /  
FOR SALE**

**8101 Biscayne Blvd #C-3  
MIAMI, FL 33138**

 **APEX**  
CAPITAL REALTY

# EXECUTIVE SUMMARY

8101 BISCAYNE BLVD #C-3 MIAMI, FL 33138



APEX is proud to introduce the opportunity to lease or acquire one of the most unique retail spaces in Miami's Upper East Side. The Vault Space on Biscayne was carefully designed with modern industrial finishes and is available also with the existing furnishings.

The Bank Building is a creative loft style Live Work development which includes a modern lobby, 24 HR security, rooftop pool, gym and hot tub.

## PROPERTY DESCRIPTION

- **Uses Allowed:** Showroom, Retail, Office, Live / Work
- **Area:** 3,480 SF
- **Zoning:** T6-8-0
- **Parking:** 10 Assigned Parking Spaces
- **Vehicular Traffic:** 43,000 VPD on Biscayne 26,000 VPD on 79 ST | 18,000 VPD on 82 ST
- **Asking Price For Lease:** \$41.37 PSF NNN (\$12k P/M)
- **Asking Price For Sale:** \$1.79M

## PROPERTY HIGHLIGHTS

- Glass Storefront
- 30' Ceilings
- 10 Private Easily Accessible parking spaces
- Kitchenette
- Bathroom
- Fully AC'd with Exposed Aluminum
- Ducts
- Glass Enclosed Private Office
- The Original Vault Room can Be used for a Conference Room or Additional Space Accessible Rear Entrance for Deliveries.



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MIGUEL PINTO | CEO/FOUNDER | 305 570-2600

# LOCATION SUMMARY

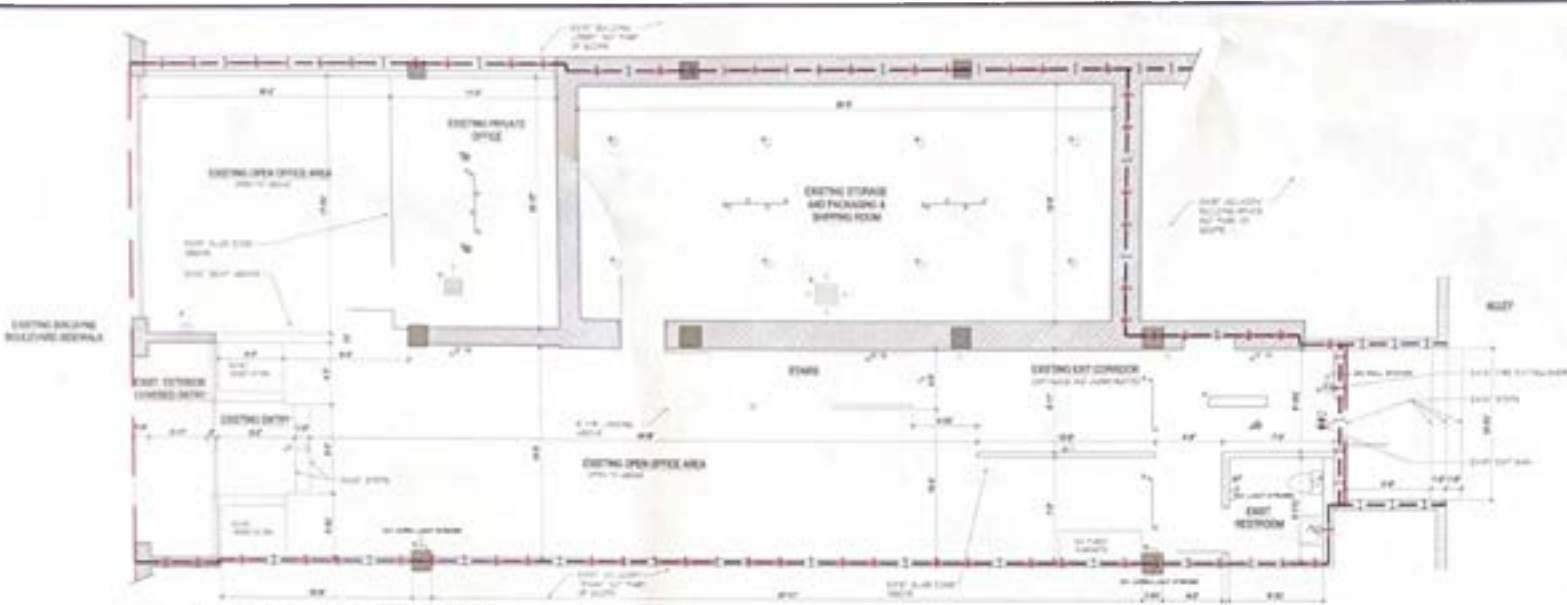


The 79 ST Corridor is one of Miami's Major arteries that connects Miami Beach, North Bay Village and the Upper East Side neighborhoods to I-95. The area is experiencing tremendous growth as it gets redeveloped by a variety of Mixed use projects.

Located in between some of Miami's busiest signalized Intersections, the space features premium visibility on Biscayne. The Vault Space on Biscayne is only minutes away from North Bay Village, Miami Beach, Downtown Miami, Aventura, Wynwood and Miami's Design District.

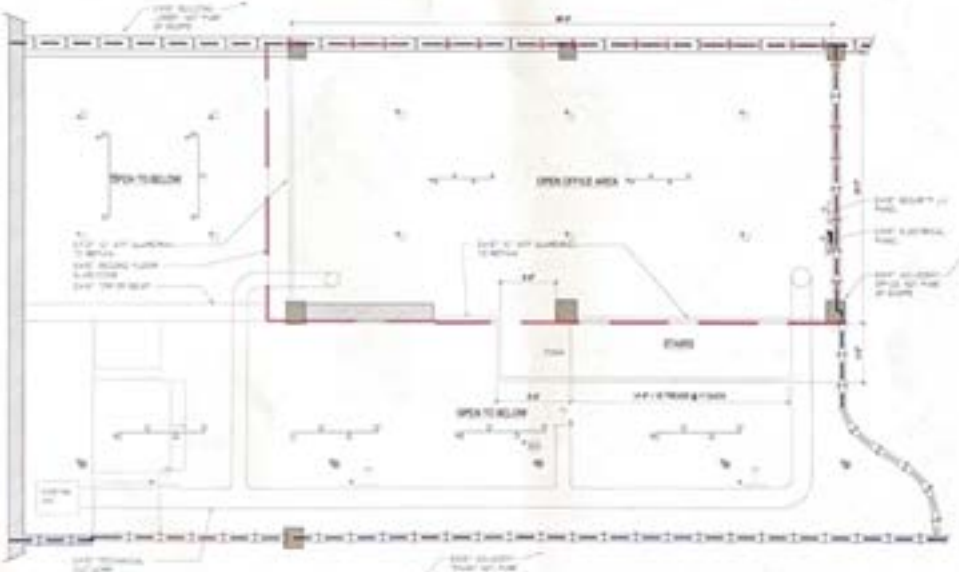
# Virtual Tour

[Click Here](#)



**1 EXISTING GROUND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

- FLOOR PLAN LEGEND**
- [Symbol: Solid line] EXIST. PARTITION WALL
  - [Symbol: Dashed line] EXISTING STD. WALL
  - [Symbol: Dotted line] EXTERIOR WALL



**2 EXISTING SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

**CEILING PLAN LEGEND**

- [Symbol: Square with dot] CEILING POINTS BRASSER
- [Symbol: Square with crosshair] CEILING POINTS BRASSER DETAIL
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**DESIGN ARCHITECTURE ARCHITECTURE CONSULTANTS**

**DAC**

**EXISTING OFFICE TO BE LEGALIZED**

NO.	DATE	REVISION

**EXISTING FLOOR PLANS AND NOTES**

**A1.01**



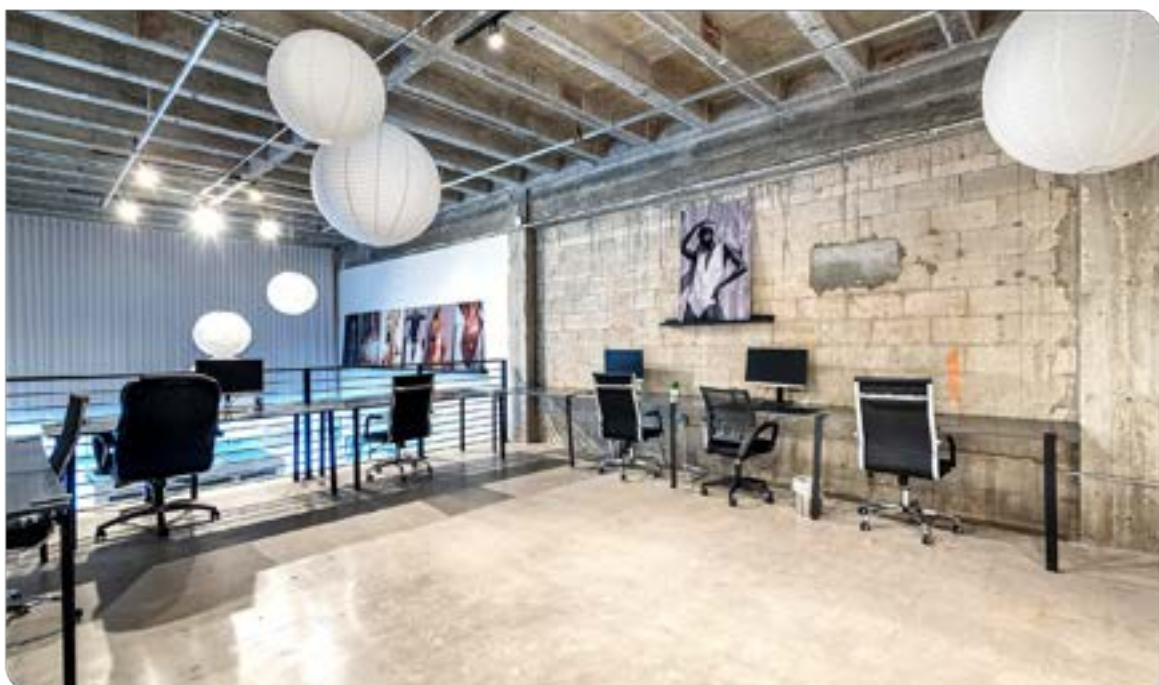
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# INTERIOR PHOTOS



# INTERIOR PHOTOS



# INTERIOR PHOTOS





# EXTERIOR PHOTOS



# EAST VIEW



# NORTH VIEW



# SOUTH VIEW



# CONTEXT MAP





# 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 who 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 ingrained in our company culture, we seek to develop each of our advisors' specialty which in turn helps our clients reach optimal results.

## CONTACT US

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