



**FOR SALE**

**8301 Biscayne Blvd**  
**MIAMI, FL 33138**

Versatile Office & Showroom on Biscayne  
Standing-Office Retail



# 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 an exceptional opportunity to own a freestanding commercial building along Biscayne Boulevard. Spanning 7,665 SF on an 8,775 SF lot, this two-story property offers unmatched visibility with prime frontage on Biscayne Blvd, where over 43,000 vehicles pass daily.

An excellent fit for owner-operators seeking their next office or showroom, the building's versatile layout includes ground-floor retail, showroom, or office space with additional office space on the second floor. The property is currently in grey shell condition, providing a blank canvas for the next buyer to finalize construction and tailor it to their specific needs.

Strategically located between Little River, MiMo District, El Portal, and Miami Shores, this building is positioned in a thriving area with substantial growth potential. Don't miss this rare opportunity to create a customized space in one of Miami's most iconic corridors.



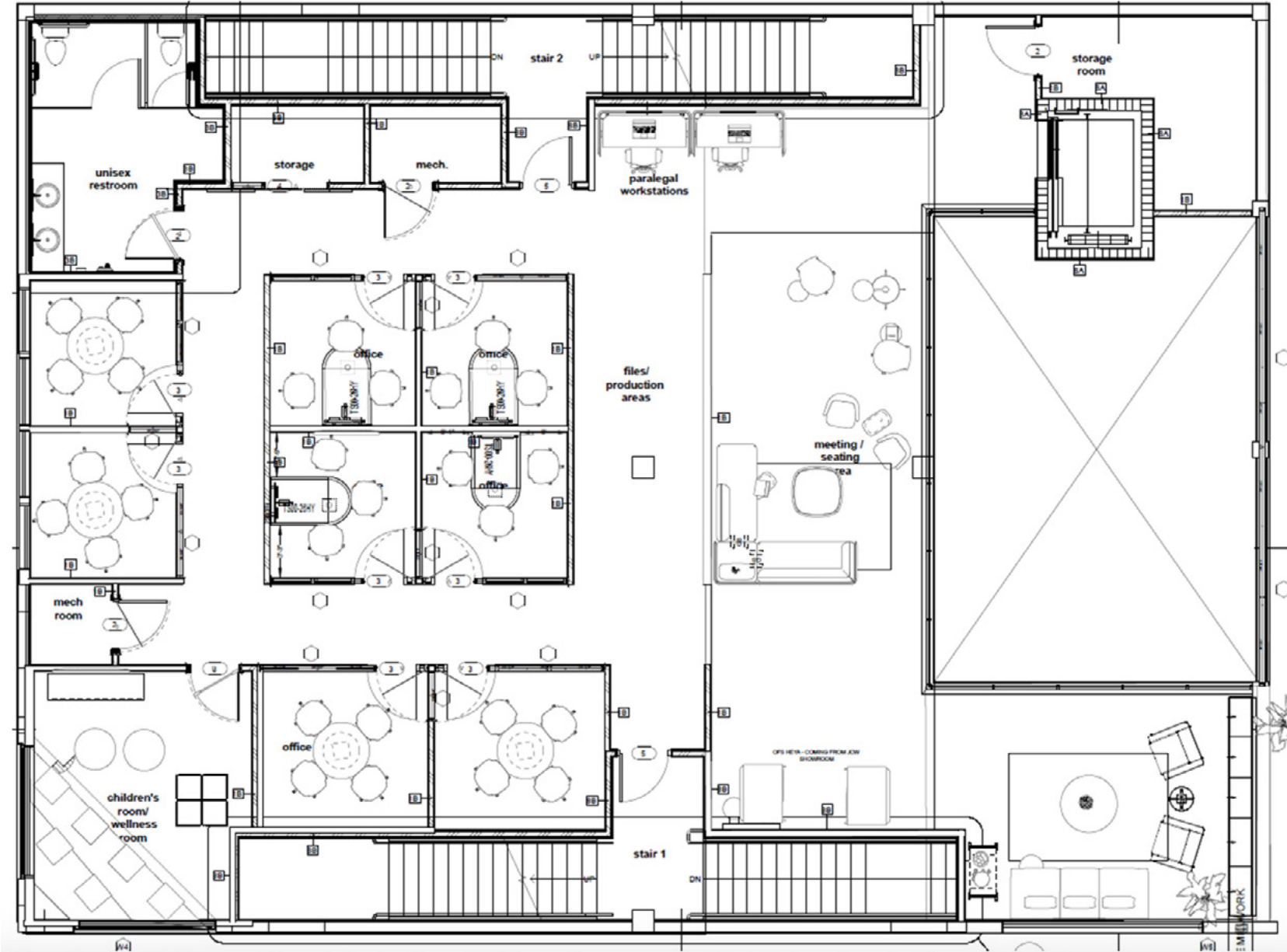
<b>Total SQFT</b>	7,665 SF total (1st floor 4,188 SF / 2nd floor 3,477 SF)
<b>Parking</b>	Private Lot with 12 parking spaces
<b>Traffic Count</b>	43,000 ADDT
<b>Zoning</b>	T6-8-0
<b>Allowable Uses</b>	Retail, Showroom, Restaurant/Café, Office, Salon, Gym, Art Galleries and Studios, Financial Services, or Medical Offices
<b>Asking Price</b>	Undisclosed



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# CONSTRUCTION PLANS



# BIRD'S EYE VIEW



# EAST VIEW

**NORTH BAY VILLAGE**

**2.3 MILES AWAY**

**MIAMI BEACH**

**4.5 MILES AWAY**



**BISCAYNE BLVD**

**43,000 AADT**

**BISCAYNE BLVD**

**43,000 AADT**

**BISCAYNE BLVD**



# SOUTH VIEW

**DOWNTOWN**

5.4 MILES AWAY

**WYNWOOD**

4.1 MILES AWAY

NE 79TH ST

NE 79TH ST

BISCAYNE BLD

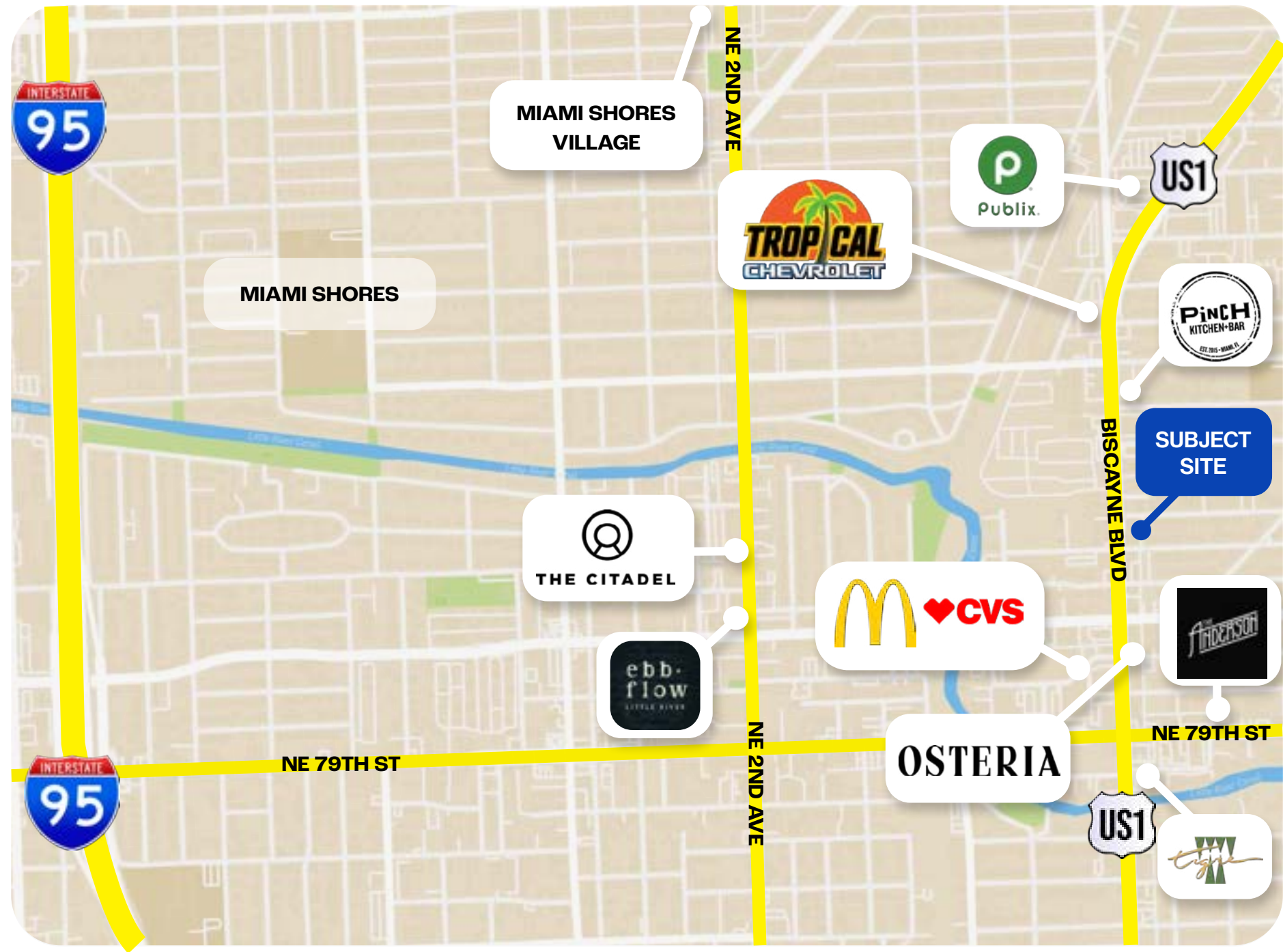
43,000 AADT

BISCAYNE BLD



# RETAIL MAP

## ADDITIONAL NEARBY RETAILERS





# LOCATION MAP



# NORTH MIAMI NEWS

## B Group Capital pays \$23M for Miami's former immigration building



Miami's former immigration building has a new owner after B Group Capital Management finalized its \$23 million purchase of the troubled property.

In March, a Miami-Dade judge approved the sale of the 3.5-acre site at 7880 Biscayne Boulevard to an affiliate of B Group Capital Management, led by CEO Sebastian Barbagallo. Some of the proceeds will be used to help pay off more than 100 Chinese nationals who invested more than \$50 million in a failed mixed-use project by the previous owner, Florida Fullview Immigration Building, an entity managed by Fu Jing "Leo" Wu and Wai Kin "Benny" Lam.

## Spiegel pays \$34M for Rail 71 in Miami's Little River



Spiegel Associates picked up Rail 71, an office and service retail business park in Miami's Little River, for \$34.4 million, The Real Deal has learned.

Spiegel, a Long Island, New York-based real estate investment and development firm, acquired the 132,000-square-foot commercial complex at 7205 Northeast Fourth Avenue, said Devlin Marinoff with Dwtwn Realty Advisors. The deal closed on Monday. It breaks down to roughly \$261 a square foot.

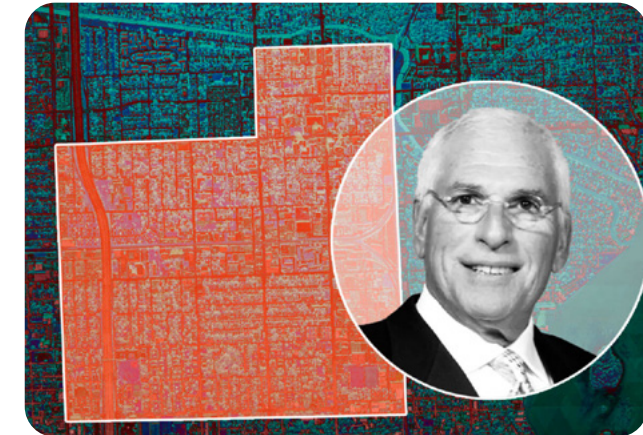
## AJ Capital Partners invests in Opportunity Zone portfolio in Miami's Little River



Little River developer and landlord MVW Partners secured a majority investment from a real estate firm that focuses on Opportunity Zone projects.

Adventurous Journeys (AJ) Capital Partners, based in Nashville, Tennessee, acquired the majority ownership of the 24-acre portfolio MVW has assembled in Miami's Little River, according to Matthew Vander Werff, co-founder of MVW, and Eric Hassberger, president of AJ Capital. They declined to disclose additional information about the investment.

## Swerdlow proposes \$3B project with 5k affordable apartments in Miami



Swerdlow Group is proposing a massive, mixed-use public housing project spanning 65 acres along Miami's Little River and Little Haiti neighborhoods. The development could cost \$2.6 billion and create nearly 5,000 workforce and affordable housing units.

Coconut Grove-based Swerdlow Group responded to Miami-Dade County's request for proposals to redevelop and expand four public housing projects, according to the Miami Herald. The entire project would include private land and would be mostly privately financed.



## 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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