

FOR SALE

Freestanding retail/office/showroom

8301 Biscayne Blvd
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



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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.



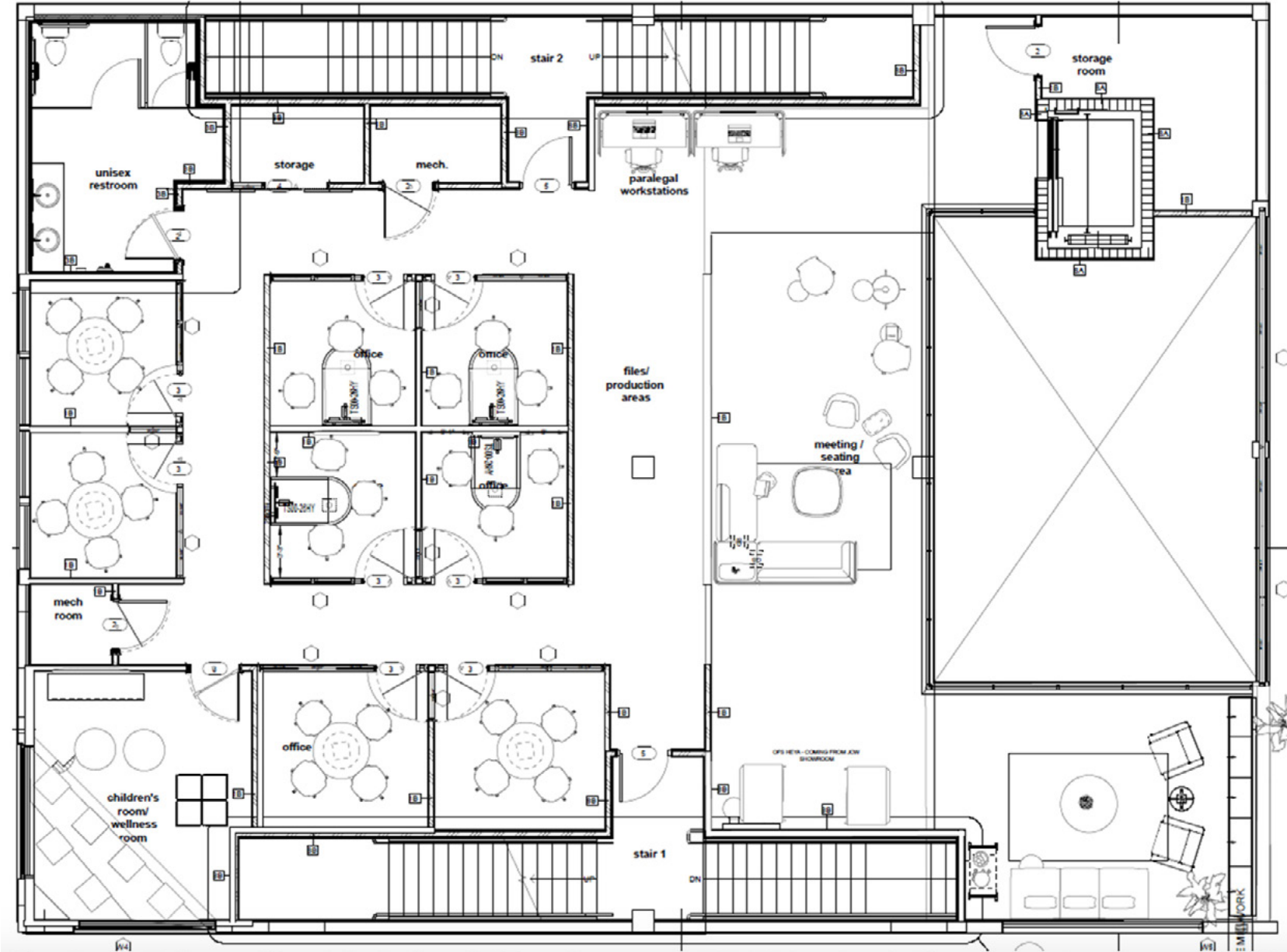
Total SQFT	7,665 SQFT total
Parking	Private Lot with 12 parking spaces
Traffic Count	43,000 ADDT
Zonin	T6-8-0
Allowable Uses	Retail, Showroom, Restaurant/Café, Office, Salon, Gym, Art Galleries and Studios, Financial Services, or Medical Offices
Asking Price	Undisclosed



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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

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BISCAYNE BLVD



SOUTH VIEW

DOWNTOWN

5.4 MILES AWAY

WYNWOOD

4.1 MILES AWAY

NE 79TH ST

NE 79TH ST

BISCAYNE BLD

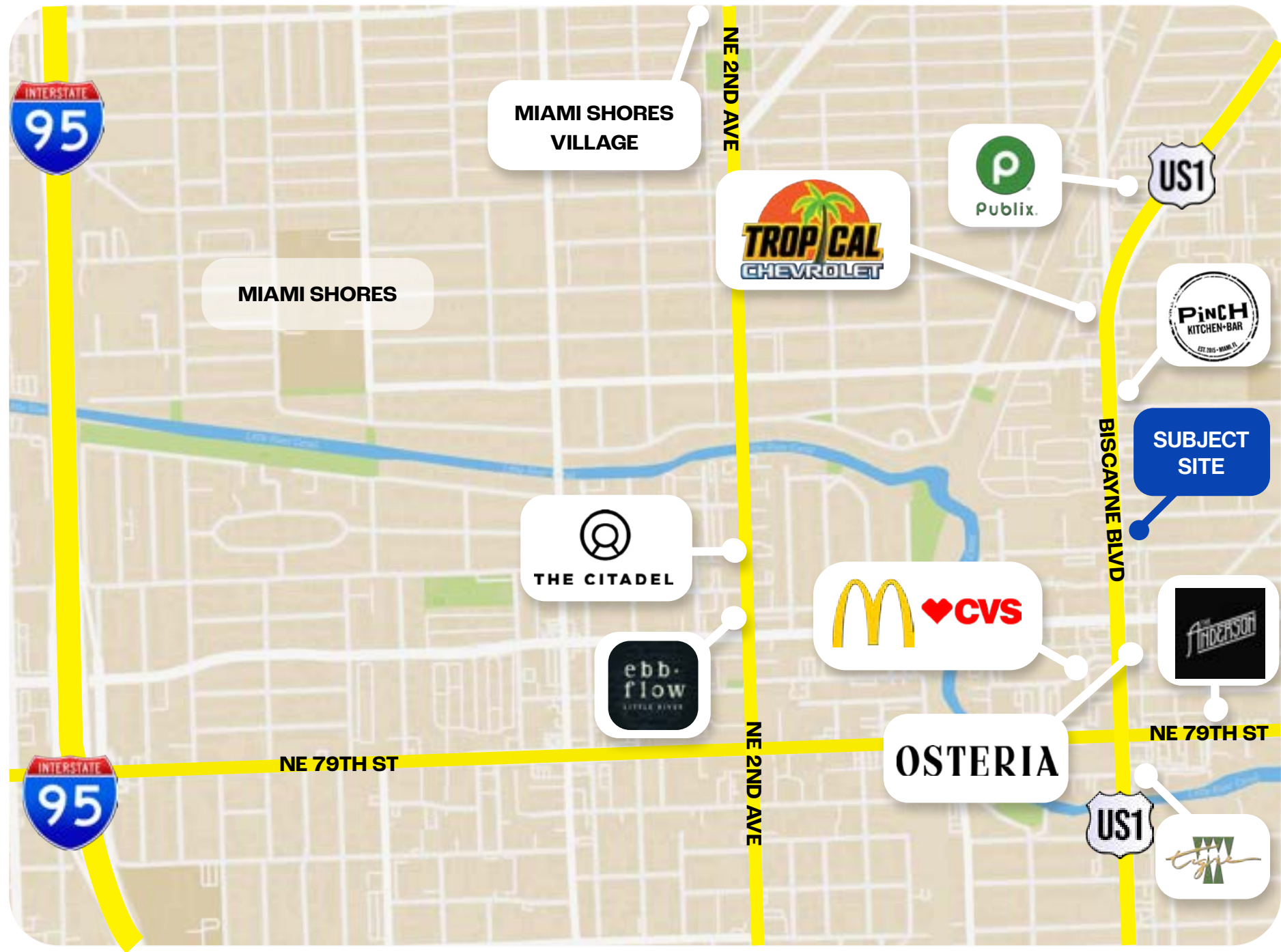
43,000 AADT

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.

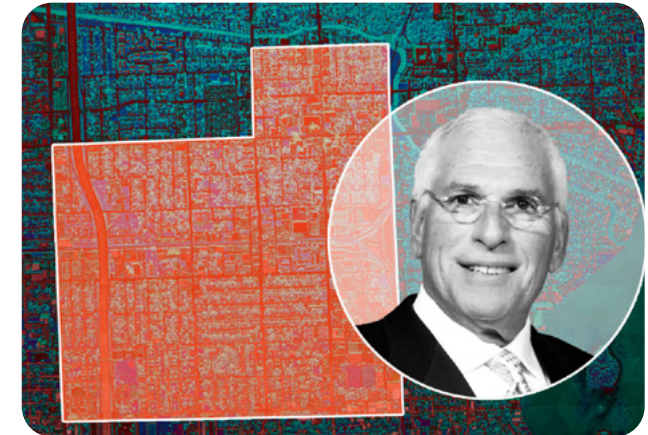
AJ Capital Partners invests in Opportunity Zone portfolio in Miami's Little River



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



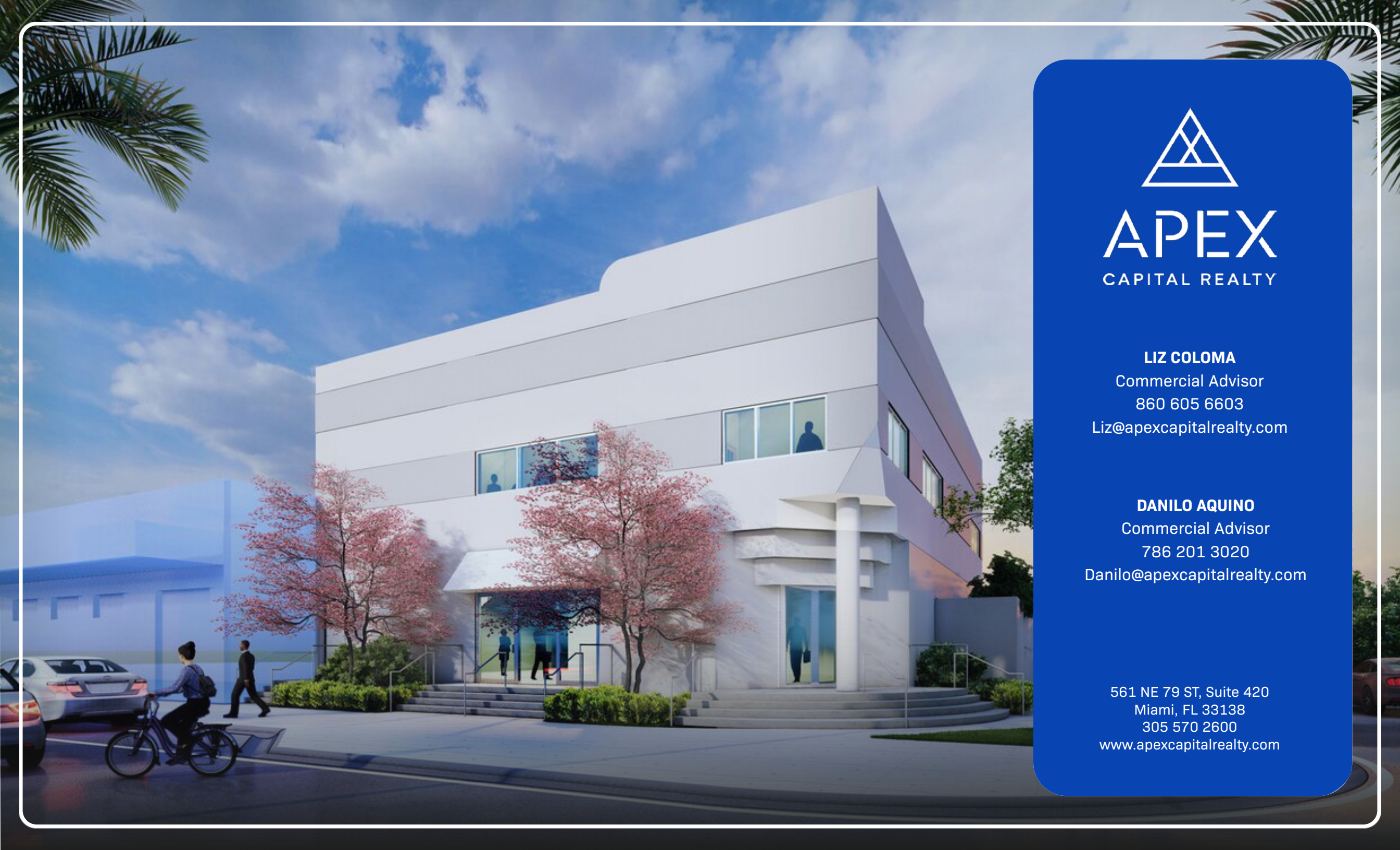
Swerdlow Group is proposing a massive, mixed-use public housing project spanning 65 acres along Miami's Little River and Little Haiti neighborhoods. The development could cost \$2.6 billion and create nearly 5,000 workforce and affordable housing units.

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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