



FOR LEASE

900 NW 36TH STREET
MIAMI, FL 33138

ALLAPATTAH OFFICE/ RETAIL



OVERVIEW

Rare opportunity to lease a unit in a high value retail center located just west of I-95 on 36th Street. The unit offers a business owner the opportunity to ride the wave of continued westward expansion. Following the creation of the Midtown complex on 36th street and the newly created Wynwood Norte District, 36th Street has seen uptick in recent years.

UNIT BREAKDOWN

UNIT 918: 4,700 SF
\$9,400/mo + NNN EXPENSES

UNIT 922: 700 SF
\$2,333/mo + NNN EXPENSES

UNIT 924: 700 SF
\$2,333/mo + NNN EXPENSES

ALLOWABLE USES: RETAIL, OFFICE, RESTAURANT, ETC.

HIGHLIGHTS

- FULL 36TH STREET FRONTAGE
- JUST WEST OF WYNWOOD
- HIGH TRAFFIC LOCATION
- AFFORDABLE PRICE POINT

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JOSH JIMENEZ | COMMERCIAL ADVISOR | 305.753.4200



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

EXTERIOR PHOTOS

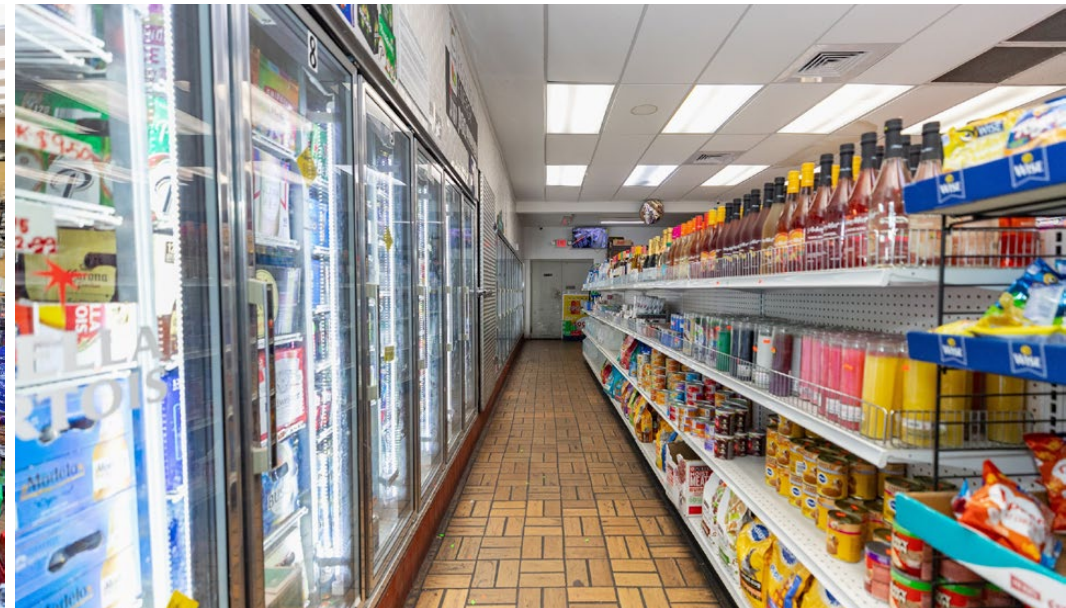


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INTERIOR PHOTOS



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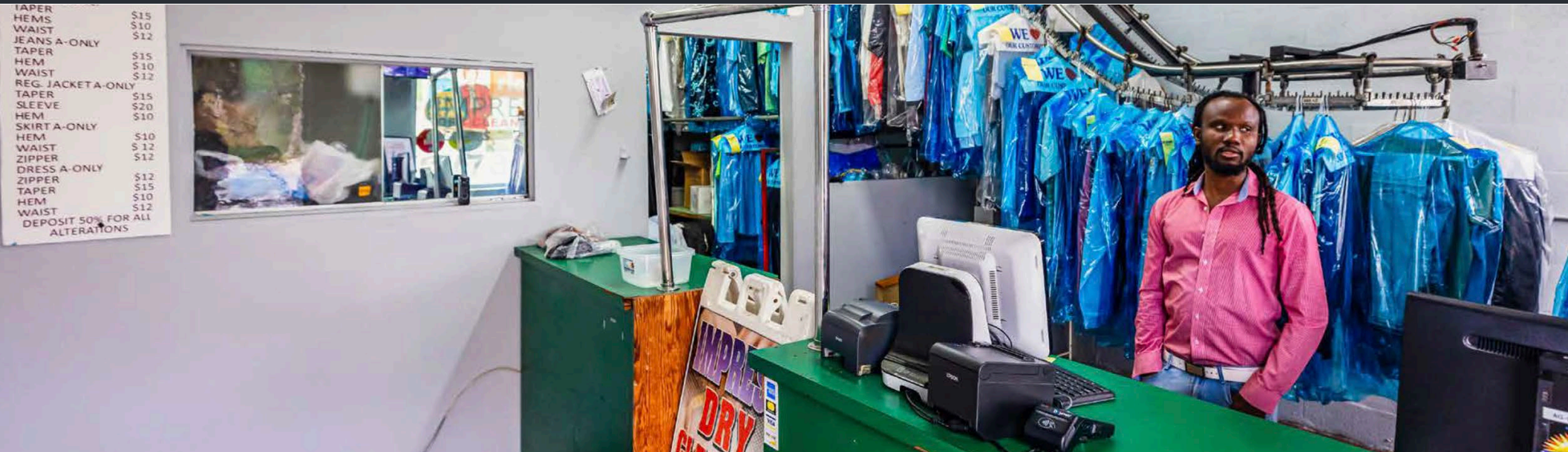


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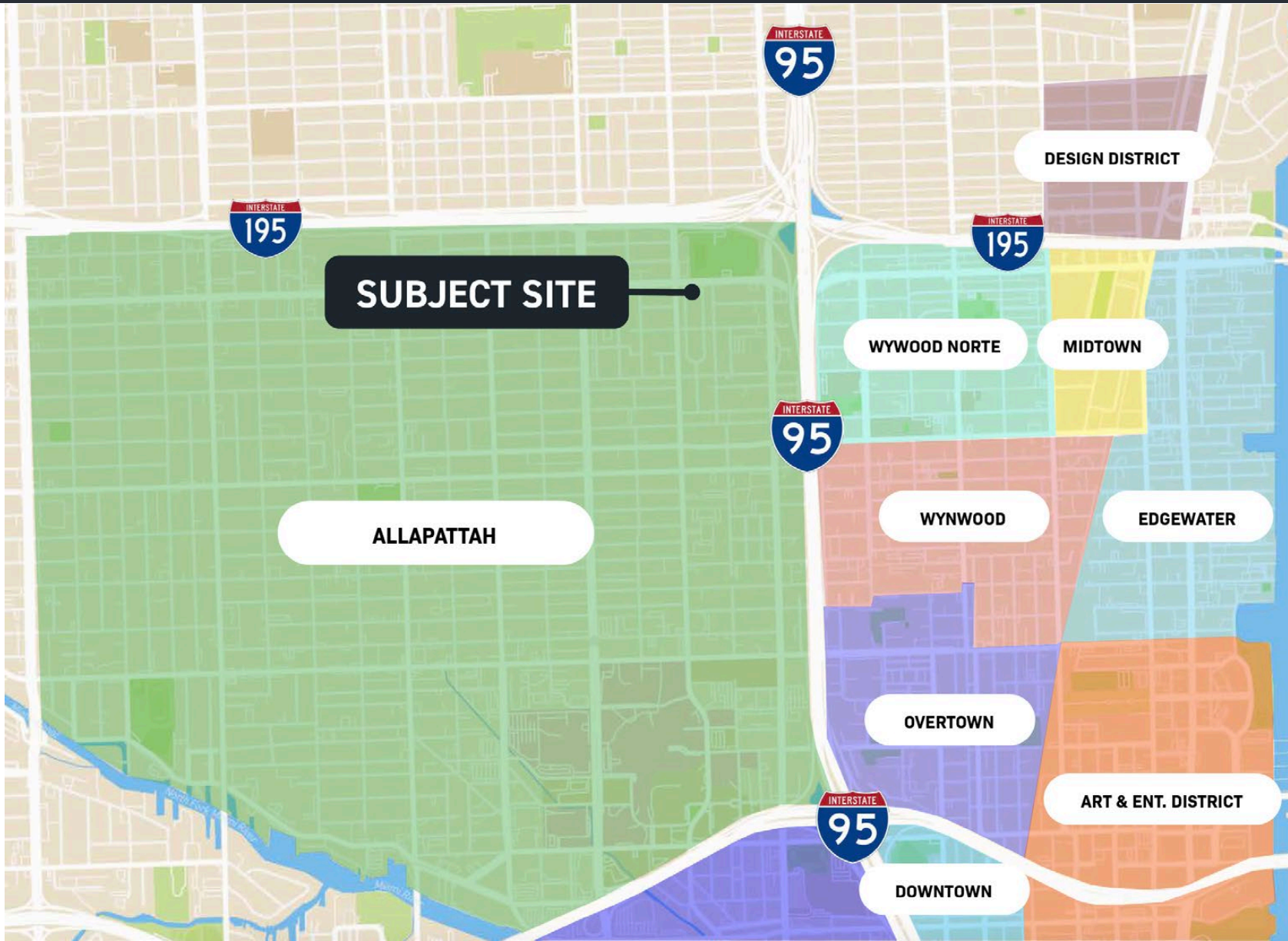


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LOCATION MAP



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AERIAL CONTEXT

EAST VIEW

DESIGN DISTRICT

1.1 MILES AWAY

MIDTOWN

1.3 MILES AWAY

EDGEWATER

1.7 MILES AWAY



NW 36TH ST

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AERIAL CONTEXT

SOUTH EAST VIEW

DOWNTOWN MIAMI
2.7 MILES AWAY

WYNWOOD
1 MILE AWAY



NW 36TH ST

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