



**FOR LEASE**

**400 NE 36TH STREET**  
MIAMI, FL 33137

**HIGH EXPOSURE EDGEWATER LAND**

**STL**  
COMMERCIAL



## OVERVIEW

Presenting for lease a high exposure lot in Edgewater. The property is located just off the intersection of Biscayne Boulevard and NE 36th Street and leads directly into the Julia Tuttle causeway, offering direct access to Miami Beach. At the center of Miami's main transit corridors and adjacent to I95, the property offers a tenant unparalleled exposure - creating strong signage opportunities and access to countless customers. The property is located 2 minutes from the Design District and 2 minutes from Midtown.

## OFFERING SUMMARY

LOT SIZE: 6,400 SF

ZONING: T6-36a-O

APPROX. LOT DIMENSIONS: 50' X 120'

ASKING PRICE: \$14,000/month NNN



400 NE 36TH STREET - MIAMI, FL 33137

**ALEX TSOULFAS** | PRESIDENT | 305.972.7217

**ANDY CHARRY** | COMMERCIAL EXECUTIVE | 305.298.5503

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



# EXPOSURE (ANNUAL AVERAGE DAILY TRAFFIC)



400 NE 36TH STREET - MIAMI, FL 33137

**ALEX TSOULFAS** | PRESIDENT | 305.972.7217

**ANDY CHARRY** | COMMERCIAL EXECUTIVE | 305.298.5503

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



# SURROUNDING DEVELOPMENTS



400 NE 36TH STREET - MIAMI, FL 33137

**ALEX TSOUFAS** | PRESIDENT | 305.972.7217

**ANDY CHARRY** | COMMERCIAL EXECUTIVE | 305.298.5503

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



# PROPERTY IMAGE



400 NE 36TH STREET - MIAMI, FL 33137

**ALEX TSOULFAS** | PRESIDENT | 305.972.7217

**ANDY CHARRY** | COMMERCIAL EXECUTIVE | 305.298.5503

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



# BIRDSEYE VIEW



400 NE 36TH STREET - MIAMI, FL 33137

**ALEX TSOULFAS** | PRESIDENT | 305.972.7217

**ANDY CHARRY** | COMMERCIAL EXECUTIVE | 305.298.5503

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



# SOUTHEAST AERIAL VIEW



400 NE 36TH STREET - MIAMI, FL 33137

**ALEX TSOULFAS** | PRESIDENT | 305.972.7217

**ANDY CHARRY** | COMMERCIAL EXECUTIVE | 305.298.5503

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



# SOUTHWEST AERIAL VIEW



400 NE 36TH STREET - MIAMI, FL 33137

**ALEX TSOULFAS** | PRESIDENT | 305.972.7217

**ANDY CHARRY** | COMMERCIAL EXECUTIVE | 305.298.5503

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

**STL**  
COMMERCIAL



# BAY VIEW



400 NE 36TH STREET - MIAMI, FL 33137

**ALEX TSOULFAS** | PRESIDENT | 305.972.7217

**ANDY CHARRY** | COMMERCIAL EXECUTIVE | 305.298.5503

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





**ALEX TSOULFAS**  
**PRESIDENT**  
**ALEX@STL-ADVISORS.COM**  
**305.972.7217**

**ANDY CHARRY**  
**COMMERCIAL EXECUTIVE**  
**ANDY@STL-ADVISORS.COM**  
**305.298.5503**