



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: \$15,000/month NNN



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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)



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SURROUNDING DEVELOPMENTS



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PROPERTY IMAGE



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BIRDSEYE VIEW



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SOUTHEAST AERIAL VIEW



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SOUTHWEST AERIAL VIEW



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BAY VIEW



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