EDGEWATER
MIAI, FLORIDA

FULLY BUILT-OUT
RETAIL/OFFICE

FOR LEASE

226 NE 29TH ST
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**PROPERTY OVERVIEW**

- Fully built out and spacious Retail/office building for lease in Edgewater
- Located right off of NE 2nd Ave which sees an approximately 50,000+ daily traffic count
- Ample gated parking on-site + street parking available
- Within blocks from Wynwood, Miami Design District, Midtown, Downtown Miami, and more
- Convenient access to I-195 and I-395
- Minutes from Miami Int’l Airport and the beaches

*Ideal uses include but not limited to:*

- Creative Agency
- Retail stores
- Consulting firm
- Design/Architecture Firm
- Marketing Office
- Recording/Multimedia studio
- Other office-related use

**AVAILABLE SPACE**

- Approx. 4,000 SF

**LOT SIZE**

- Approx. 5,250 SF

**ASKING RATE**

- $30 Monthly/MG

**ZONING**

- T6-36a O
The neighborhood of Edgewater is located just north of Downtown Miami along Biscayne Bay. Some of the original homes from the early 1900s survived, but are quickly being replaced by high rise condominiums. The area is growing in popularity due to the proximity to Downtown Miami, Miami Design District, and Wynwood. Along with the new residential developments in the area comes new retail concepts to service the residents.
The Design District is a thriving neighborhood in Miami that continues to expand as a fashion center and is now home to luxurious brands such as Louis Vuitton, Prada, Christian Louboutin, Chanel, Givenchy, Valentino, etc. It also houses the Miami Institute Of Contemporary Arts (ICA), as well as the artistic Museum Garage.

The Wynwood Art District is an emerging neighborhood with a multitude of vacant industrial buildings. In the last couple of decades the local arts scene has been dominated by local street artists and muralists who have repurposed old warehouse buildings into lofts, restaurants, galleries, and event spaces.

Midtown is a thriving residential and retail community built around the synergy mimicking New York’s SOHO community. With the Design District focused on securing luxury retailers, Midtown has become a hub for big box retailers, you’ll definitely want a spot here.

Downtown Miami is Miami’s bustling epicenter, packed with gleaming skyscrapers, sweeping bay views, and hidden places to explore. It’s a neighborhood of layers—decades of history overlapping and colliding: tourism destinations like Port of Miami alongside local favorites like American Airlines Arena, home to the Miami Heat; century-old buildings among new pockets of young residents who call the neighborhood home.
All information has been secured from the seller/lessor and the accuracy thereof is not warranted and therefore must be verified by the buyer/lessee prior to purchase/lease. All information is subject to errors, omissions, change, and withdrawal without notice. Any reference to age or square footage must be verified and is not guaranteed. Buyer/lessee bears all risks.