

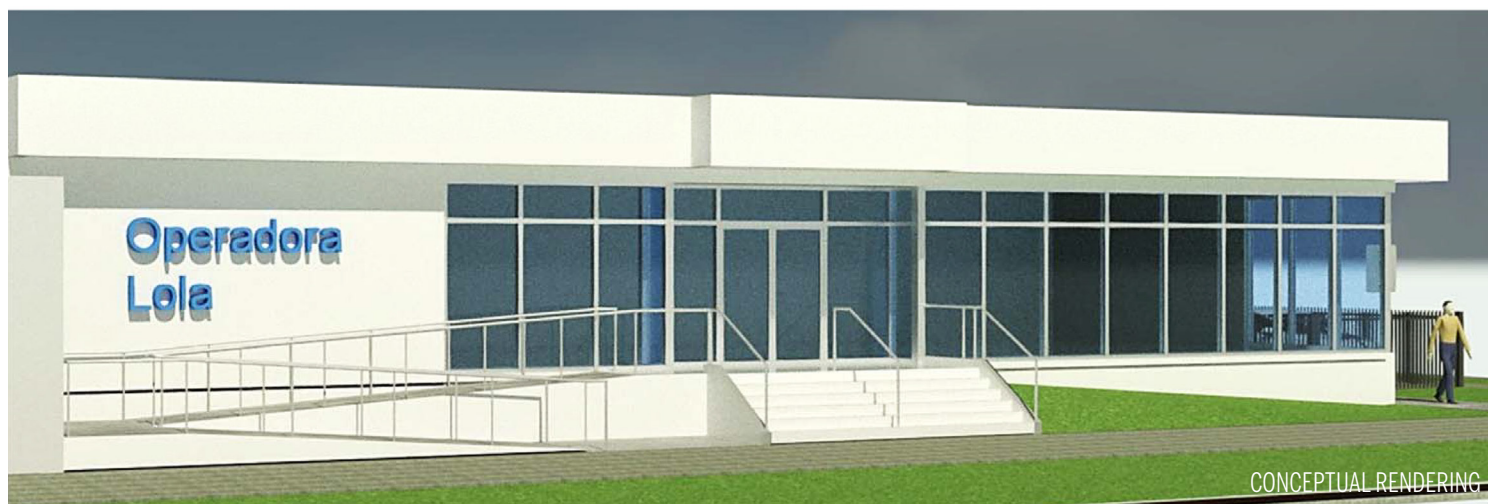
# 2601 Biscayne Blvd

MIAMI, FLORIDA 33137



ONE COMMERCIAL  
REAL ESTATE

## EDGEWATER RETAIL/OFFICE FOR LEASE



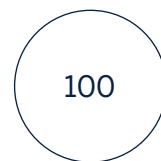
For those  
ready for  
what's next



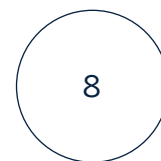
LEASE RATE (\$)



AVAILABLE (SF)



FRONTAGE (FT)



PARKING



RENOVATED?

### OFFICE LOCATION

1000 Brickell Avenue, Suite 500  
Miami, Florida 33131

A 3,273 SF free-standing retail/office building is available for lease in the heart of Miami's Edgewater. Originally built in 1974, the building has undergone extensive renovations and features large windows allowing natural light to illuminate the space. Situated on a 8,500 SF lot, the property boasts great visibility, with 100 feet of frontage on Biscayne Blvd and 85 feet on NE 26th Street. The gated lot features eight spaces, including one handicap space. The handicap-compliant building is easily accessible via public transportation and is just minutes from Wynwood, the Design District, Midtown, Downtown & Brickell.



**RICARDO HERNANDEZ**  
SENIOR COMMERCIAL ADVISOR

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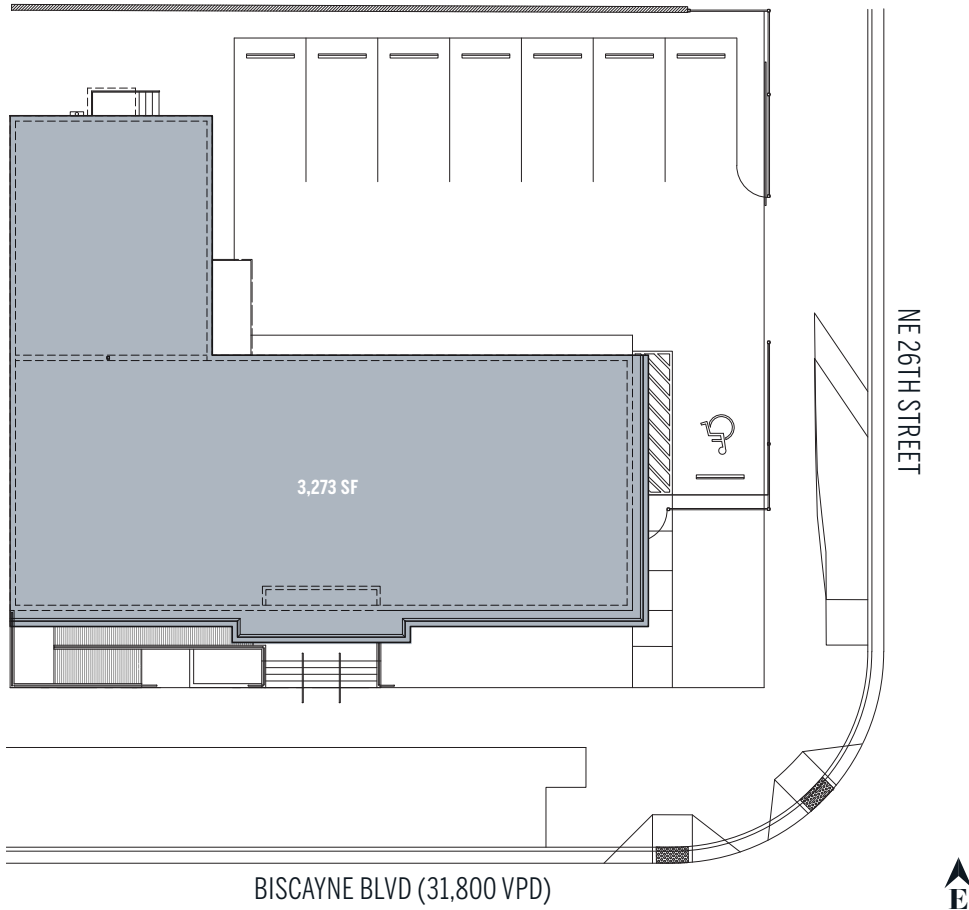
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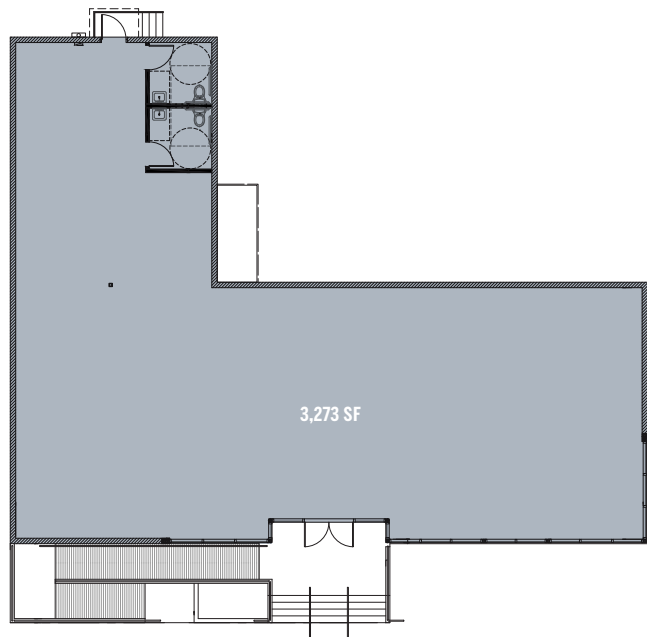
### SITE PLAN



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### FLOOR PLAN



# 2601 Biscayne Blvd

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## EDGEWATER RETAIL/OFFICE FOR LEASE

### WHY ONE COMMERCIAL?

ONE Commercial Real Estate facilitates the optimal outcome for owners, occupiers and developers in commercial real estate. We connect intelligence with experience, knowledge and technical skills to deliver better and faster execution for clients. We think differently, innovate and listen better. Our values not only define us but they remind us every day why and how we serve our clients and our team members. Our value equation is driven by one simple concept: deliver and execute consolidated solutions that come from fully understanding the target and delivering with knowledge and experience. We utilize the best in class market intelligence and comprehensive tools that provide a competitive advantage to our clients. We have decades of on-the-ground experience and market knowledge in South Florida advising clients in all of the following aspects of commercial real estate.



#### Capital Markets-Debt & Equity

Our analysis of an opportunity can provide a variety of finance options.



#### Investment Sales And Acquisitions

Our comprehensive research and relationships bring deals to the finish line quicker for clients seeking to sell or acquire income producing property.



#### Development Assistance

Developers are orchestra leaders who manage and coordinate the development process from the idea stage to the creation of the real estate.



#### Wealth Management Advisory

We are advisors to families and individuals who invest in real estate for generational wealth building and diversification.



#### Tenant Representation

We understand the South Florida marketplace. Each tenant requirement is unique. Our custom solutions include: Penetration studies, Demographics, Void analysis, Adjacency studies, Location analysis and dynamics & Lease negotiations.



#### Landlord Representation

Leasing a property is only one part of Landlord representation. We manage the marketing process and create the messages to attract the right tenants. We have been through market cycles that shift supply and demand so we know how to deliver intelligence that produces results.



#### Asset Management

Our single purpose as asset managers is to maximize a property's value for investment purposes.

Are you ready for what's next?  
Let's have a conversation.

[ONECOMMERCIALRE.COM](http://ONECOMMERCIALRE.COM)