

EDGEWATER

MIAMI | FLORIDA



2400 NE 2ND AVE

FULLY BUILT OUT OFFICE

FOR LEASE

- Optimal exposure on NE 2nd Ave
- Natural light
- Parking on site
- Easy access to I-195





PROPERTY OVERVIEW



2400 NE 2ND AVE



Chariff Realty Group brings you an exclusive leasing opportunity in Edgewater, Miami at 2400 NE 2nd Ave, the subject property features fully built out office spaces, with tall windows for great natural light.

Position your business on the busy NE 2nd Ave with optimal exposure, and adjacent to Biscayne Blvd which boasts a daily traffic count of 75,000+.

Ideal for uses such as:

- Design/Architecture firm
- Law firm
- Consulting Agency
- Creative Offices
- Financial institution
- Other Office-related use



AVAILABLE SPACE

+/- 1,500 SF



TARGET RATE

\$3,500/ MONTHLY GROSS



ZONING

T6-12 O

HIGHLIGHTS

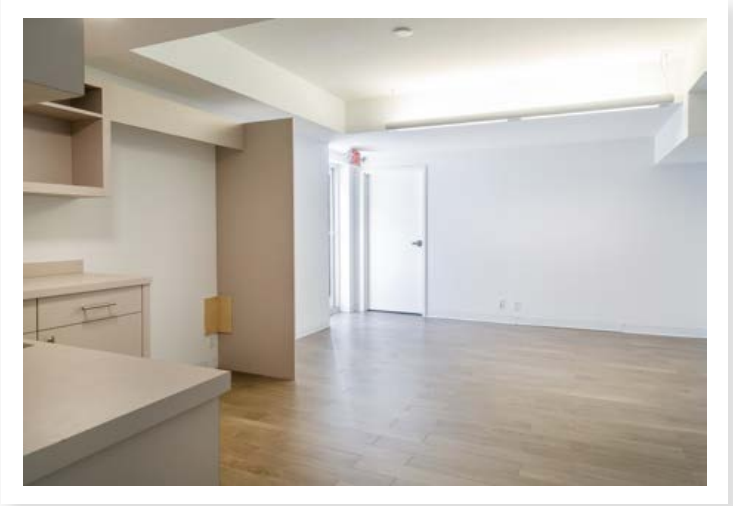
- Located in the heart of Edgewater, One of Miami's most sought-after emerging submarkets
- Tall windows with great natural light
- Ample parking on site
- Easy access from highways
- Minutes from Miami International Airport and the beaches



INTERIOR PHOTOS



2400 NE 2ND AVE





SURROUNDING AREAS

2400 NE 2ND AVE



DESIGN DISTRICT



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.

WYNWOOD



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



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



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.



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