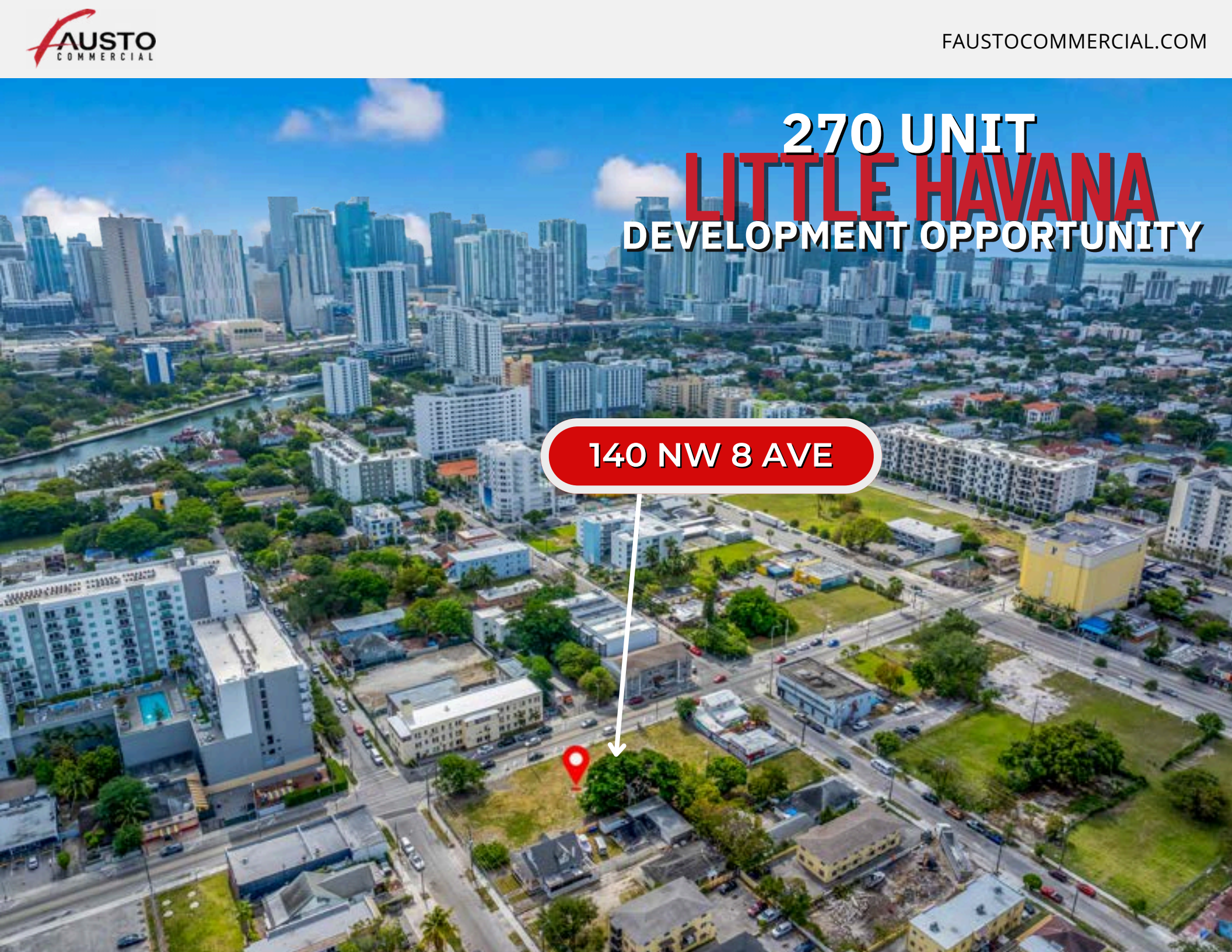


270 UNIT **LITTLE HAVANA** DEVELOPMENT OPPORTUNITY

140 NW 8 AVE



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PROPERTY SUMMARY

140 NW 8 AV, Miami, FL 33128

Little Havana Urban Core Development Site. In the east part of the neighborhood lies this amazing 45,000 sf lot assemblage; the T6-8-O portion is 30,000 SF, and the T4-R portion is 15,000 SF. The buildable potential is approximately 450,000 SF/ 562,500 SF under Miami 21 by using optional public benefits, with Live Local this increases to 1,080,000 SF. The total combined Density potential is 115 units with Miami 21 or 701 units under Live Local. With regards to the T4-R portion, developers could either use it as a parking lot to support the live local project on the T6-8-O portion, or they can develop it in accordance with the T4 zoning regulations in Miami21. The site is best served by being entitled through a Live- Local/SB102 process, the height is unlimited subject to MDAD and FAA regulations so ones only limitation on this property will be based on how creative developers handle parking within the building envelope. Possibilities for parking reductions exist, the site meets qualification criteria to further up-zone the T4-R portion via a variance to further increase its buildable potential as well. Feasibility with no waivers and a modest parking reduction of 10-30% put the conservative density between 230-300 units.

Little Havana is a vibrant, and economically booming neighborhood, benefitting from its strategic location adjacent to cosmopolitan Brickell, and centric to all of Miami's major employment centers such as Downtown, Coral Gables, the Health District and the airport. The area enjoys great public transportation, walkability, and a rich cultural environment. Proof of concept and success is apparent everywhere one looks, seize the opportunity and contact us for more information.



PROPERTY HIGHLIGHTS

140 NW 8 AV, Miami, FL 33128

ASSEMBLAGE INCLUDES

30,000 SF zoned T6-8-O.

15,000 SF zoned T4-R.

BUILDABLE POTENTIAL

450,000 SF under Miami 21.

562,500 SF with Miami 21 optional public benefits.

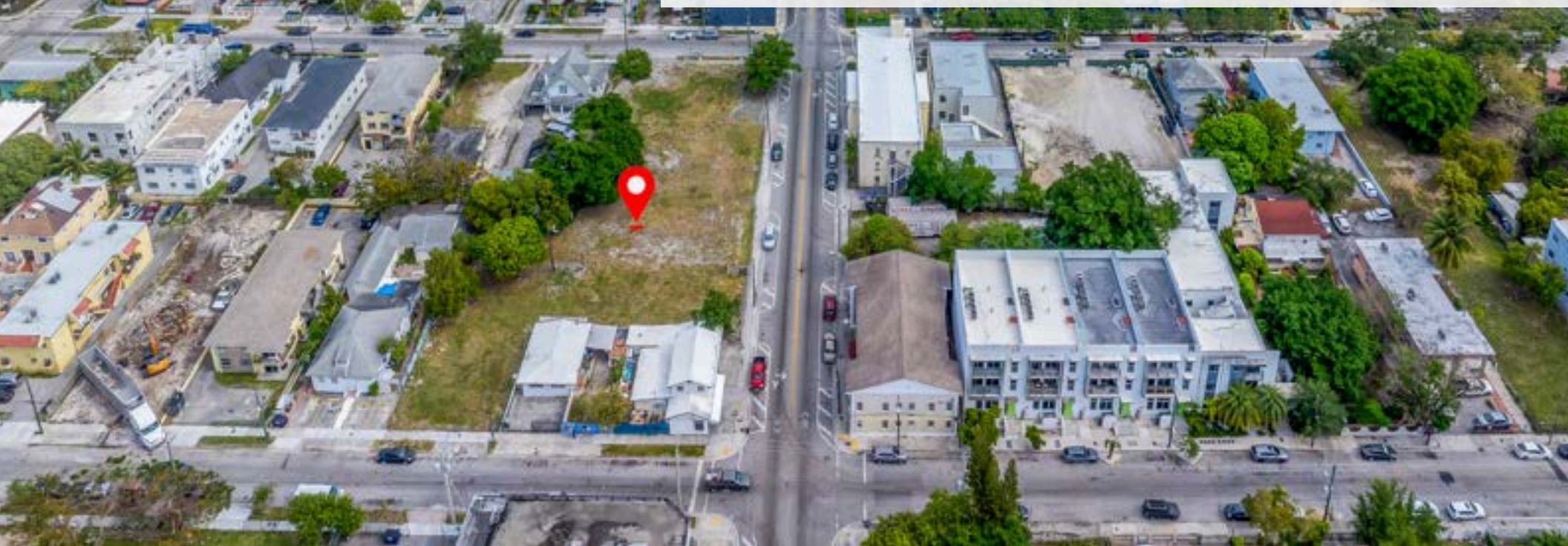
1,080,000 SF under Live Local Act.

DENSITY POTENTIAL

115 units under Miami 21.

701 units under Live Local.

T4-R portion can be used for parking or developed under T4 zoning standards.



PROPERTY HIGHLIGHTS

140 NW 8 AV, Miami, FL 33128



OVERTOWN

Miami Beach

DOWNTOWN
MIAMI

Maimi

Miami River

CONNECTIVITY

Adjacent to **Brickell** and **Downtown Miami**.

Quick access to **Coral Gables**, the **Health District**, and **Miami International Airport**.

Excellent public **transportation options** and **high walkability**.

NW 8th Ave

NW 8th Ave

NW 8th Ave

NW 2nd St

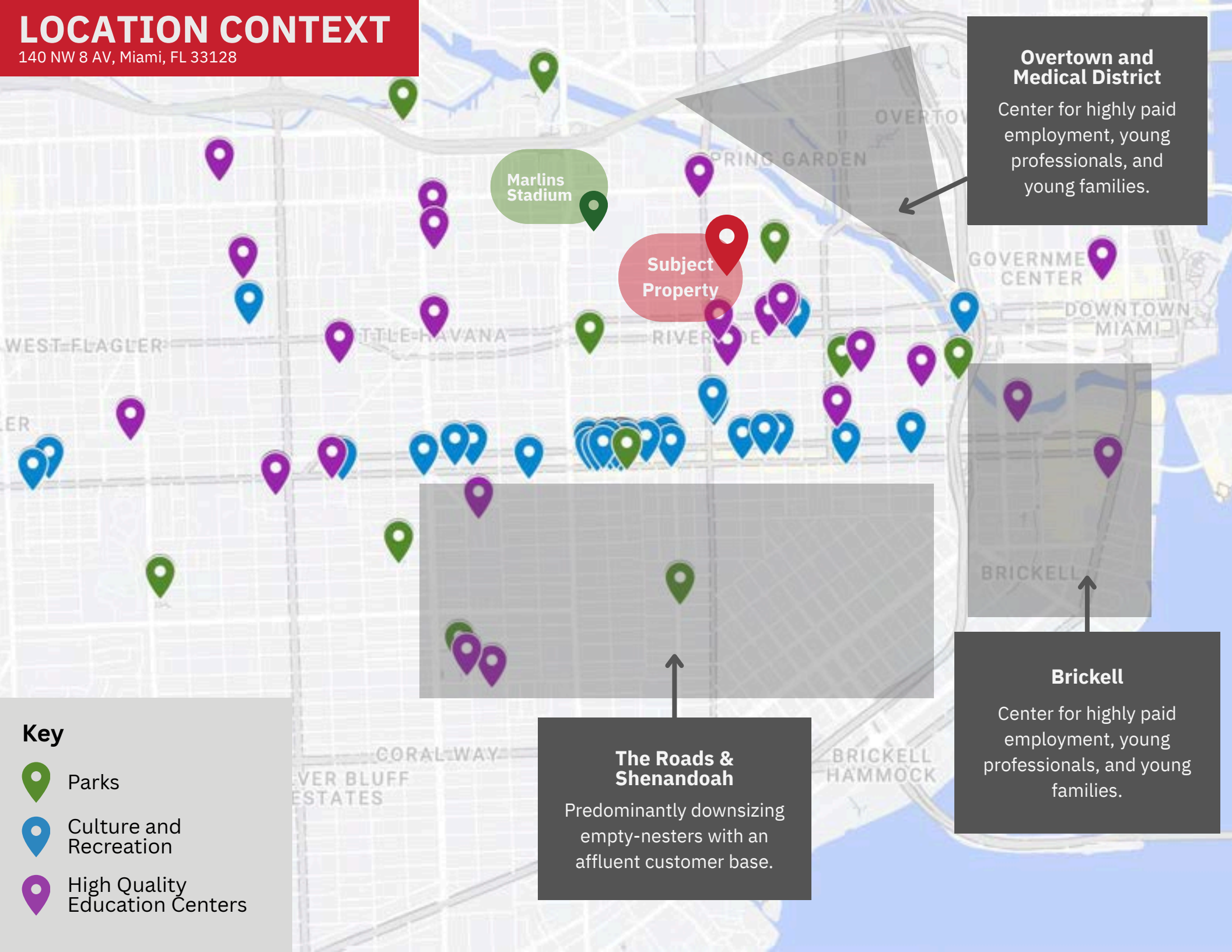
1st St

NW 1st St

W Flagler St

LOCATION CONTEXT

140 NW 8 AV, Miami, FL 33128



Marlins Stadium

Subject Property

Overtown and Medical District
Center for highly paid employment, young professionals, and young families.

The Roads & Shenandoah
Predominantly downsizing empty-nesters with an affluent customer base.

Brickell
Center for highly paid employment, young professionals, and young families.

- Key**
- Parks
 - Culture and Recreation
 - High Quality Education Centers

PROPERTY HIGHLIGHTS

140 NW 8 AV, Miami, FL 33128



DEVELOPMENT OPPORTUNITY

Eligible for **Live Local/SB102** process to unlock unlimited height (subject to MDAD and FAA regulations).

Creative **parking solutions** within the building envelope are key.

Site qualifies for potential **parking reductions (10–30% feasible)**.

Opportunity to up-zone **T4-R** portion via variance for additional **buildable potential**.

Conservative feasibility **without waivers: 230–300 units** possible.

Strong proof of concept in the area based on surrounding **successful developments**.



BOWERY LIVE LOCAL ACT

140 NW 8 AV, Miami, FL 33128

T6-8-0 PORTION

APPLIED TO PROPERTY

LOT AREA	40,000 SF maximum Miami 21:	30,000 SF Miami 21: 450,000 SF/
FLOOR LOT RATIO (FLR)	5/25% with public benefit Live Local: 36	562,500 SF Live Local: 1,080,000 SF
DENSITY	Miami 21: 150 du/acre Live Local: 1,000 du/acre	Miami 21: 103 units Live Local: 689 units
LOT COVERAGE	80% or 90% with flexible lot coverage program	24,000 SF or 27,000 SF with the flexible lot coverage program
OPEN SPACE	10%	3,000 SF
HEIGHT	Miami 21: 8 stories, or 12 stories with Public Benefit bonus Live Local: T6-80 (height within 1 mile)	Miami 21: 12 stories max Live Local: unlimited subject to MDAD and FAA regulations
SETBACKS	Frontages: 10 ft min; 20 ft above 8th story Side/Rear: 6 ft min 1-5th story; 26 ft min above 5th	
FLOORPLATE SIZE ABOVE 8TH STORY	Side/Rear: 6 ft min 1-5th story; 26 ft min above 5th story 18,000 SF maximum Floorplate for Residential & Lodging	

RESIDENTIAL

PARKING
1.5 SPACES PER UNIT
1 visitor space for every 10 units

OFFICE

Minimum of 3 parking spaces for every 1,000 square feet of office use.

RETAIL

Minimum of 3 parking spaces for every 1,000 square feet of retail use.

BOWERY LIVE LOCAL ACT

140 NW 8 AV, Miami, FL 33128

With regards to the T4-R portion, you could either use it as a parking lot to support the live local project on the T6-8-O portion, or you can develop it in accordance with the T4 zoning regulations in Miami21. Please note that only residential uses are allowed by right, and commercial and office uses are not allowed in properties designated T4-R. Since the T4-R portion is not live local eligible, the table below only references the Miami21 development standards.

	T4-R PORTION	APPLIED TO PROPERTY
LOT AREA	5,000 sf min; 20,000 SF maximum	15,000 SF
LOT WIDTH	50 ft min	50 ft (to be confirmed with a survey)
FLOOR LOT RATIO (FLR)	N/A	
DENSITY	36 du/acre	Approx. 12 units
SETBACKS	Frontage: 10 ft min Side: 0 ft Rear: 20 ft	
LOT COVERAGE	60%	9,000 SF
OPEN SPACE	15%	2,250 SF
HEIGHT	3 stories or 40 ft	
PARKING	Residential 1.5 spaces per unit 1 visitor space for every 10 units	

NEIGHBORHOOD BREAKDOWN

140 NW 8 AV, Miami, FL 33128



NEIGHBORHOOD

Heart of Miami with **rapid growth** in startups, retail, restaurants, and cultural venues.

Consistent **increase in rent**, fueled by new developments and added value to the area.

CULTURE AND RECREATION

Calle Ocho is famous for its vibrant immigrant culture and a must-visit destination for tourists seeking nightlife and multicultural experiences.

Home to iconic spots like **Versailles**, **Casa Florida**, and **Azucar**, attracting both locals and tourists.

Includes popular spots like **Ball & Chain**, a local favorite with a rich cultural history.

Highly visited, offering a blend of recreational activities, galleries, and entertainment.



470,914
MIAMI
POPULATION



55,000
LITTLE HAVANA
POPULATION



\$118,203
AVERAGE
INCOME

RENT COMPARABLES

140 NW 8 AV, Miami, FL 33128



MILTON BRICKELL WEST CITY 729 NW 2ND ST

TYPE	RENT	SQFT	RENT/SQFT
1BD/1BA	\$2,579	874	\$2.95
2BD/1BA	\$3,323	1,193	\$2.79
3BD/2BA	\$4,131	1,497	\$2.14



RIVERVIEW ONE APARTMENTS 645 NW 1ST ST

TYPE	RENT	SQFT	RENT/SQFT
1BD/1BA	\$2,347	702	\$3.34
2BD/2BA	\$2,990	986	\$2.84

MILL CREEK RIVER HOUSE 1170 NW 11TH ST

TYPE	RENT	SQFT	RENT/SQFT
STUDIO	\$2,116	598	\$3.54
1BD/1BA	\$2,577	698	\$3.72
2BD/2BA	\$3,600	1,038	\$2.75



INTOWN GREYSTAR* 1900 SW 8TH ST

TYPE	RENT	SQFT	RENT/SQFT
1BD/1BA	\$2,389	660	\$3.62
2BD/1BA	\$2,810	961	\$2.92
3BD/2BA	\$3,682	1,176	\$2.52

*Greystar manages over 500,000 units globally.



LOCAL DEVELOPMENTS

140 NW 8 AV, Miami, FL 33128



THE GALLERY ON THE RIVER

Related Group's latest project, 401 Northwest North River Drive will cost \$44.5M. Over 160 units expected to be offered at an affordable price point.



MIAMI RIVER WALK

Mast Capital's 6.31 acre development site with 700 units. Located on the Miami River within 1.5 miles of the Downtown & Brickell.



RIVER WEST

River West Site comes with retail commitments from Aldi and Ross, and offers 719 units in subsequent phases.



RIVER LANDING

475 units for residencies, 150,000 sqft office space, and 315,000 sqft of retail space including Publix Supermarket, Department Stores, & more.



MEGACENTER

The project includes 15,804 sqft for offices, 74,000 sqft for self-storage, & 9,765 sqft for retail space, with residential component in next phase. Designed by Borges Architects & Associates.



ALTIS LITTLE HAVANA

Altis has studios, one-two- or three-bedroom apartments available. Up to date design and filled with amenities to share. Includes 224 residential units.



FIRST LITTLE HAVANA

Brand new, with a ground floor offering 1,299 sqft, 2,526 sqft & 3,825 sqft spaces available for retail, gyms, cafes, restaurants and. 196 residential units.



- A. River Landing
- B. Miami River Walk
- C. Mill Creek River House
- D. Brickell West City
- E. InTown Greystar
- F. Riverview One
- G. First & Sixth
- G. Megacenter
- H. Altis Little Havana
- I. River West
- J. First Little Havana
- K. Property Subject

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