



Jones Lang LaSalle (“JLL”) is pleased to exclusively offer the opportunity to acquire the fee simple interest in 3350 Biscayne (the “Property” or “Site”), a premier 0.85-acre infill development site in Edgewater, Miami, FL.

Driven by its superior connectivity to the business centers of Brickell and Downtown, its high walkability, and its proximity to major retail destinations in the Design District, Midtown, and Wynwood, Edgewater has become a magnet for young professionals and families. The resulting residential boom has transformed the neighborhood into one of Miami’s most dynamic and sought-after submarkets.

3350 Biscayne is a unique opportunity to pursue a high-intensity development in the neighborhood’s premier corridor. The Property is site plan approved for a 499-unit project through the Live Local Act, while base zoning, previously transferred development rights, and the Edgewater Intensity Area bonus allow for as-of-right development of up to 300 residential units. Pursuing a 300-unit project would amount to a reduction in density from the approved plans, streamlining the approval process. Alternative development options include up to 600 hotel keys and 500k+ SF of office space as-of-right.

Bordered by Midtown to the west, the Design District to the north, and Crescent Heights’ multi-block mixed-use project to the south, 3350 Biscayne offers an incoming developer the potential to take center stage in the area’s next wave of development.

**Located in an Opportunity Zone, 3350 Biscayne provides the opportunity for long-term investors to capitalize on the neighborhood’s upward trajectory while benefitting from valuable tax incentives.**

## SITE OVERVIEW

<b>Address</b>	3350 Biscayne Blvd, Miami, FL 33137
<b>Folio Number</b>	01-3230-006-0360, 01-3230-006-0350, 01-3230-006-0340, 01-3230-006-0330, 01-3230-006-0320, 01-3230-006-0310
<b>Total Site Size</b>	0.85 Acres (36,998)
<b>Zoning</b>	T6-36A-O
<b>Density</b>	300 Units (Edgewater Intensity Overlay & Transferred Density)
<b>Max Height</b>	36 Stories

NE 2nd Ave

NE 34th St

296'-5"

125'

NE 33rd St

Biscayne Blvd

1



# INVESTMENT HIGHLIGHTS

## OPPORTUNITY ZONE DEVELOPMENT OPPORTUNITY IN URBAN MIAMI'S RESIDENTIAL HAVEN

Edgewater is rapidly emerging as the residential complement to Miami's central business districts of Brickell and Downtown due to its relative affordability and prime location. The neighborhood's proximity to the cultural and retail centers of Midtown, the Design District, and Wynwood, and immediate connectivity to Brickell/Downtown make it a top destination for young professionals and families seeking an urban residential experience. The Property's location within a designated Opportunity Zone (per OZ 1.0) makes it eligible for potential deferral or elimination of capital gains for long-term investors.

10 Minutes  
Drive Time

### BRICKELL / DOWNTOWN MIAMI

24.5M SF of Office Space

brightline

### 2900 TERRACE

324 Luxury Apartment Units  
Under Construction

### FORMA MIAMI

588 Units | Built 2024  
\$4,067 Avg. Rent | \$6.02 PSF

### VILLA RESIDENCES

72-Unit Ultra-Luxury Condominium  
\$1,840 PSF Avg. Pricing

### CRESCENT HEIGHTS

Phased Mixed-Use  
Development

EDGEWATER

3350  
BISCAYNE

Biscayne Boulevard (37,000 VPD)

THE SHO

348,000

DICK'S  
SPORTING GOODS

HomeGoods



## HIGH-INTENSITY DEVELOPMENT POTENTIAL

High-intensity development is immediately available to an incoming investor through two mechanisms:

**Option 1:** The Site is currently approved for a 499-unit, 47-story project through the Live Local Act.

**Option 2:** As-of-right, 3350 Biscayne is permitted for 300 units due to in-place T6-36A-O zoning, the Edgewater Intensity Increase Area Overlay, and a unique Unity of Title. The Edgewater Intensity Increase Area was implemented in early 2026, allowing for a doubling of base density from 150 units/acre to 300 units/acre. A previously enacted Unity of Title transfers 44.5 units from the neighboring southeast parcel to allow up to 300 total units on the 0.85-acre site.



WOOD

### GIO MIDTOWN

447 Units | Built 2020  
\$4,248 Avg. Rent | \$4.77 PSF

### MIDTOWN MIAMI

### SPS AT MIDTOWN MIAMI

SF Lifestyle Center | 99% Leased

Marshall's ROSS DRESS FOR LESS  
NORDSTROM Rack TARGET

Representative Render



# FORMA

The development and rental success of Forma Miami, just 0.3 miles south of 3350 Biscayne, serves as a clear proof of concept and path to success for a best-in-class, high-rise multifamily project. Forma stands alone as the only community in Miami with condo-spec finishes and a robust 85k SF amenity package including a fitness pavilion, meditation room, sports bar & beer garden, game room, and coworking space. A first of its kind in Miami, FORMA has demonstrated that Miami renters will pay top-dollar for best-in-class finishes with rents eclipsing \$6.00 PSF.

## UNIT MIX

Beds	# Units	Mix %	Avg SF	Average Rent	Average Rent PSF
Studio	251	42.7%	587	\$3,144	\$5.36
1-Bedroom	264	44.9%	624	\$3,697	\$5.92
2-Bedroom	72	12.2%	1,153	\$8,413	\$7.30
3-Bedroom	1	0.2%	1,980	\$18,500	\$9.34
<b>Total/Average</b>	<b>588</b>	<b>100.0%</b>	<b>675</b>	<b>\$4,064</b>	<b>\$6.02</b>



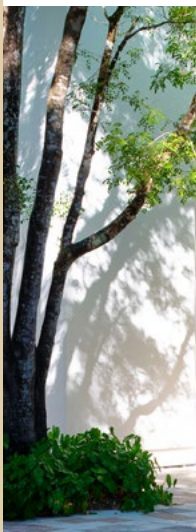


# FORMA



## IMMEDIATE ACCESS TO MIDTOWN MIAMI'S CONVENIENCE...

3350 Biscayne sits directly adjacent to Midtown Miami, offering future residents' ultimate convenience and lifestyle advantages. Thoughtfully designed as a 57-acre master planned community, Midtown Miami is characterized by its connectivity and vibrancy. "The Shops at Midtown Miami" cuts through the heart of the neighborhood inclusive of nationally recognized retailers such as Target, HomeGoods, and Trader Joe's, while residential communities, parks, and diverse dining options are integrated throughout. Midtown Miami's purposeful design addresses complications that urban core residents typically face including direct access to department stores, greenspace, and general convenience, which has resulted in increased interest and rental demand for the surrounding area.



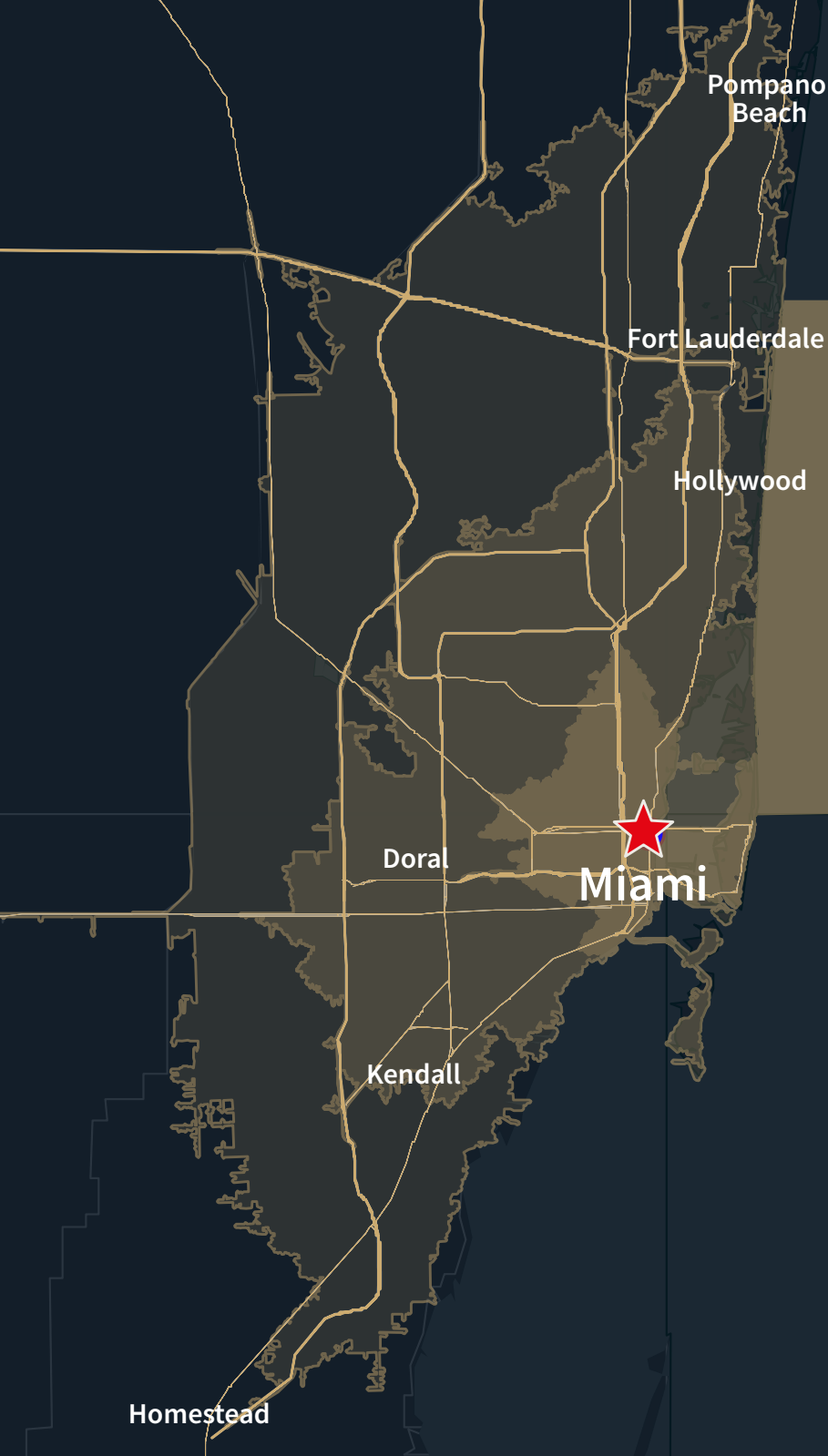


# DESIGN DISTRICT

## ... AND THE DESIGN DISTRICT'S LUXURY

Just a 5-minute drive from 3350 Biscayne, the Design District has established itself as Miami's premier shopping destination and a magnet for global capital. Complete with over 2.5M SF of retail space, the Design District is defined by a vast collection of iconic luxury brands including Hermès, Cartier, and Ferrari, complimented by internationally acclaimed fine dining options such as the Michelin-starred COTE Miami. This densely packed high-end retail and dining scene is without comparison, and subsequently draws thousands of international shoppers, high-net worth individuals, and global investors.





## SUPERIOR CONNECTIVITY

With immediate access to major arteries including I-95, I-195, and I-395, 3350 Biscayne is exceptionally positioned for seamless commutes to the central business districts of Downtown Miami and Brickell (10-minute drive), and critical destinations such as the Health District (10-minute drive) and Miami International Airport (15-minute drive). Further, the Property is ideally situated at the crossroads of three of Miami's most sought-after districts, blending the high-end retail of the Design District, the artistic energy of Wynwood, and the practical convenience of Midtown Miami.



- 15 Minute Drive Time
- 30 Minute Drive Time
- 45 Minute Drive Time





## OUTSTANDING AREA DEMOGRAPHICS WITH STRONG FUNDAMENTALS

In keeping with its characterization as the urban residential off-shoot to the Brickell and Downtown business districts, Edgewater boasts impressive demographics with a young and affluent population. Average Household Incomes are an impressive \$150,000, driven by a highly educated, white-collar workforce (71.8%). The population is projected to surge by 32% over the next 5 years as the area continues to mature.

# EDGEWATER



**22,390**

2025 Population



**\$150,802**

2025 Average Household Income



**\$150,802**

Average Household Income



**71.8%**

White Collar Employment



**66.8%**

Bachelor Degree or Higher



**31.2%**

Graduate/Professional  
Degree



## DEVELOPMENT POTENTIAL

3350 Biscayne is poised for high-rise, mixed-use development through as-of-right zoning and existing site plan approval.

**Option 1:** The Site is approved for 499-units, including 203 workforce housing units, across 47-stories. The approved plan achieves increased development rights and potential tax abatements through the Live Local Act.

Should a developer elect to pursue a project within the as-of-right density, the existing approvals and resulting reduction in density from the current plans would help to streamline approvals of the new project.

**Option 2:** 3350 Biscayne sits within T6-36A-O zoning which allows for a base density of 150 residential units per acre and up to 36 stories. On top of the base density, the Edgewater Intensity Increase Area bonus program and Ownership's acquisition of additional development rights permit up to 300 units to be developed as-of-right.





### COVENANT IN LIEU OF UNITY OF TITLE

Ownership executed a Covenant in Lieu of Unity of Title with the owner of the adjacent 3300 Biscayne, transferring the excess development rights of 3300 Biscayne to 3350 Biscayne. Accordingly, the rights to 90,255 SF of FAR and 44.5 residential units were transferred to 3350 Biscayne, resulting in aggregate development rights of 534,232 SF of FAR and 172 residential units for the Property.

Further detail can be found in the recorded Covenant in Lieu of Unity of Title in the Document Center.

### COVENANT IN LIEU

	Permitted FLR by Right	FLR Transferred	Permitted Density by Right	Density Transferred	Remaining FLR after Transfer	Remaining Density after Transfer	Unit Size
3300 Biscayne*	T6-36a-O - High-Density, Mixed-Use	90,225 SF	64.5 Units	44.5 Units	134,505 SF	20 Units	1,507
<b>3350 Biscayne</b>	<b>443,977 SF</b>		<b>127.5 Units</b>		<b>534,232 SF</b>	<b>172 Units</b>	<b>1,539</b>

\* Not owned

### EDGEWATER INTENSITY INCREASE AREA

In early 2026, the City of Miami adopted an ordinance that permits the doubling of residential density without the need for rezoning on certain sites in Edgewater. To qualify for this density bonus, a developer must make a cash contribution to the Resiliency Trust Fund, which can be reduced through designation a percentage of units to affordable housing. 3350 Biscayne qualifies for this density increase, bringing the maximum density to 300 units per acre.

The density increase is tied to the parcel's acreage and does not apply to the additional 44.5 units acquired through the Covenant in Lieu of Unity of Title. Through the Edgewater Intensity Increase Area bonus, 255 residential units are permitted. Combined with the 44.5 acquired units, a total of 300 residential units can be developed.

### AS-OF-RIGHT ZONING OVERVIEW

<b>Zoning District</b>	T6-36A-O - High-Density, Mixed-Use
<b>Maximum Density</b>	127 units <sup>1</sup> (150 du/ac)
<b>Floor Lot Ratio ("FLR")</b>	12
<b>Maximum Height</b>	36 Stories
<b>Maximum Lot Coverage</b>	80%
<b>Minimum Open Space</b>	10%

1) 300 unit maximum can be achieved from density increases through a Covenant in Lieu of Unity of Title and Resilience Trust Fund