



VERTICAL
REAL ESTATE

Now MIAMI

PREMIER RETAIL FOR LEASE

700 NE 1st Avenue, Miami, FL 33132

A VIBRANT MIXED-USE URBAN CENTER

Vertical Real Estate is thrilled to present an exciting opportunity to lease retail space on the 7th Street Promenade at Miami Worldcenter.

Miami Worldcenter is a dynamic destination and center of gravity for the entire city of Miami with direct access to Midtown, Edgewater, Design District, Downtown, Brickell and Miami Beach.

MWC Includes:

- +/- 8,500 condos/apartments
- +/- 500 hotel rooms
- +/- 300,000 SF retail
- +/- 500,000 SF office

Flow Miami Worldcenter includes:

- +/- 43,131 SF retail
- +/- 40,000 SF office
- 444 units existing rental tower
- 466 units currently under construction





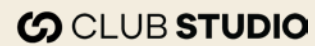
PROPERTY DESCRIPTION

Flow Miami Worldcenter is a dual tower residential landmark that introduces 910 residences with distinguished ground floor retail designed to shape the rhythm of Downtown Miami. Its contemporary form rises with intention, balancing light, texture, and movement to reflect the city's energy. Flow MWC presents a dynamic retail presence that anchors Downtown Miami, offering expansive frontages and seamless pedestrian connections that bring culture, commerce, and community together in one destination.

ADDRESS:	700 NE 1st Ave, Miami FL 33132
NEIGHBORHOOD:	Downtown / Miami Worldcenter
PROPERTY TYPE:	Mixed-Use / Retail / Office
TOTAL RESIDENTIAL:	910 Multi-Family Condo Units
COMMERCIAL SPACE:	Block G: +/- 12,517 SF Block E: +/- 18,497 SF
SUGGESTED USES:	Food & Beverage, Dry Retail Showroom, Spa & Wellness



SEPHORA

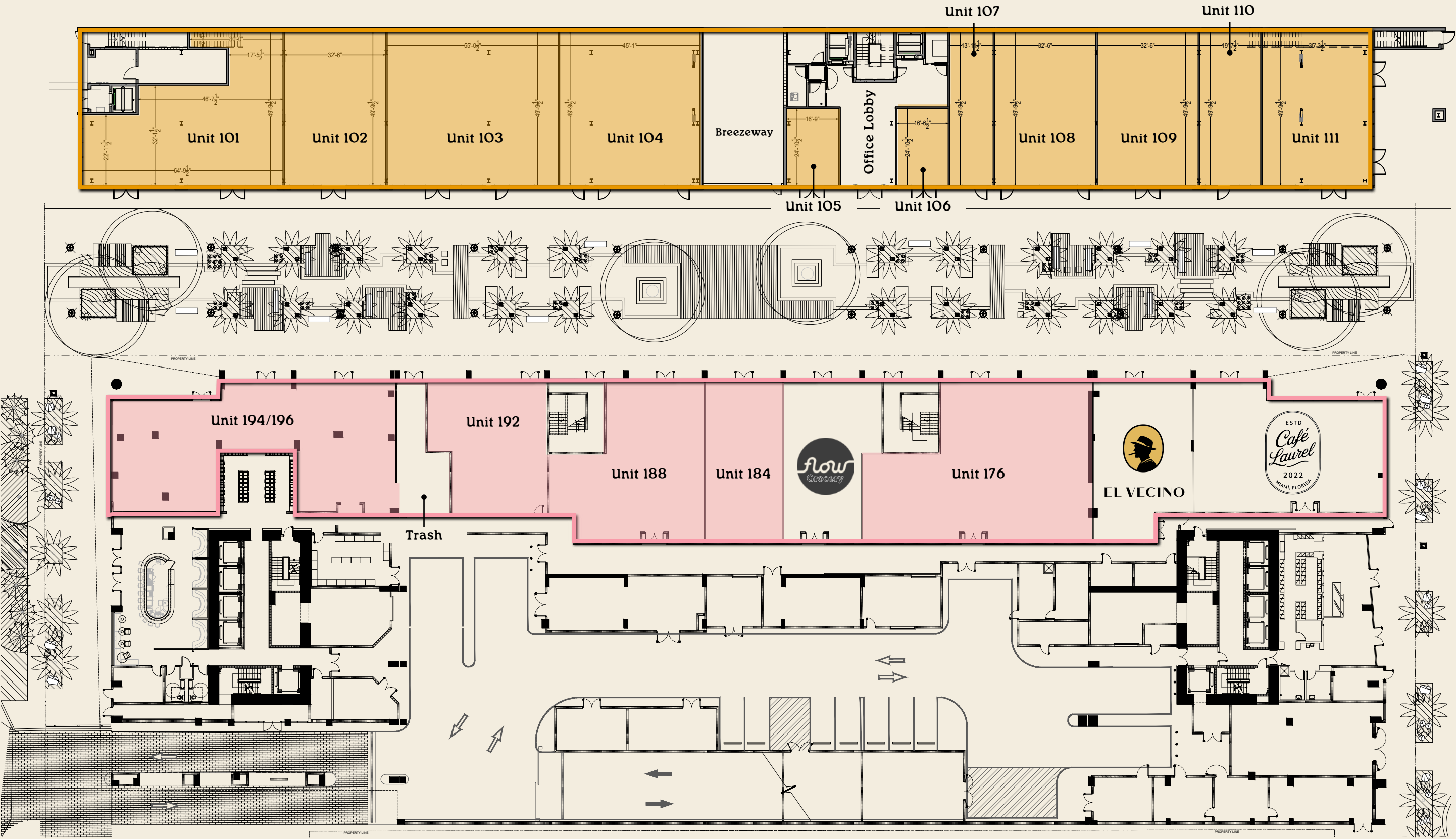


MUSEUM OF
ICE CREAM



LUCID





BLOCK E

Unit 101	2,602 SF
Unit 102	1,812 SF
Unit 103	3,052 SF
Unit 104	2,545 SF
Unit 105	508 SF
Unit 106	481 SF
Unit 107	803 SF
Unit 108	1,811 SF
Unit 109	1,812 SF
Unit 110	1,104 SF
Unit 111	1,987 SF

Ceiling Height
18'2" - 18'10"

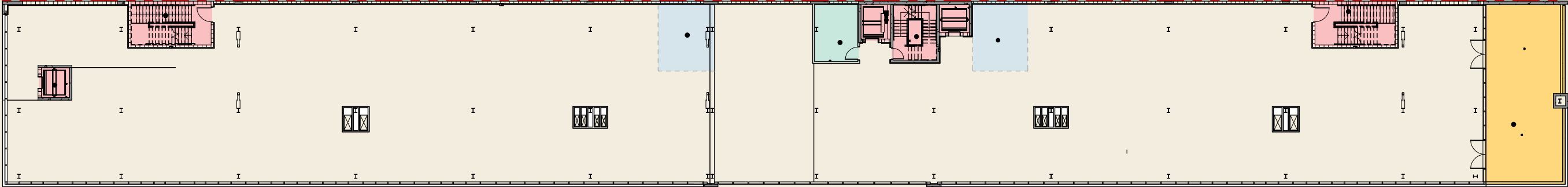
BLOCK G

Unit 176	3,650 SF
Unit 184	1,458 SF
Unit 188	2,303 SF
Unit 192	1,700 SF
Unit 194/196	3,406 SF

Ceiling Height
18'

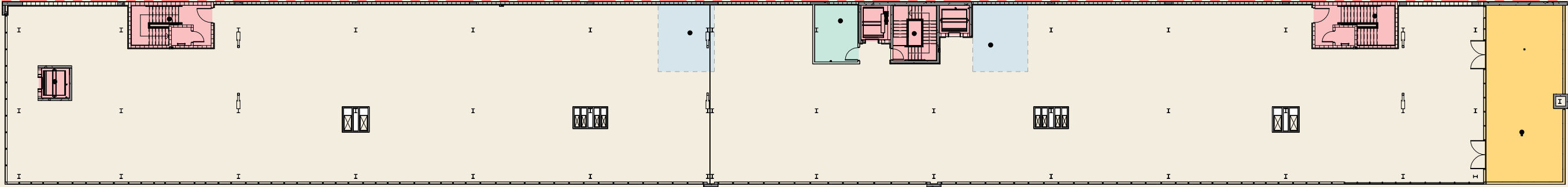
Ground Floor





BLOCK E
20,943 SF Unit 200
Ceiling Height
13'11"

Second Floor



BLOCK E
20,943 SF Unit 300
Ceiling Height
13'11"

Third Floor









BLOCK E - West to East View



BLOCK E - East to West View



West to East View



North Miami Avenue Facade



Bustling cosmopolitan neighborhood



In the heart of Miami Worldcenter



Surrounded by numerous developments



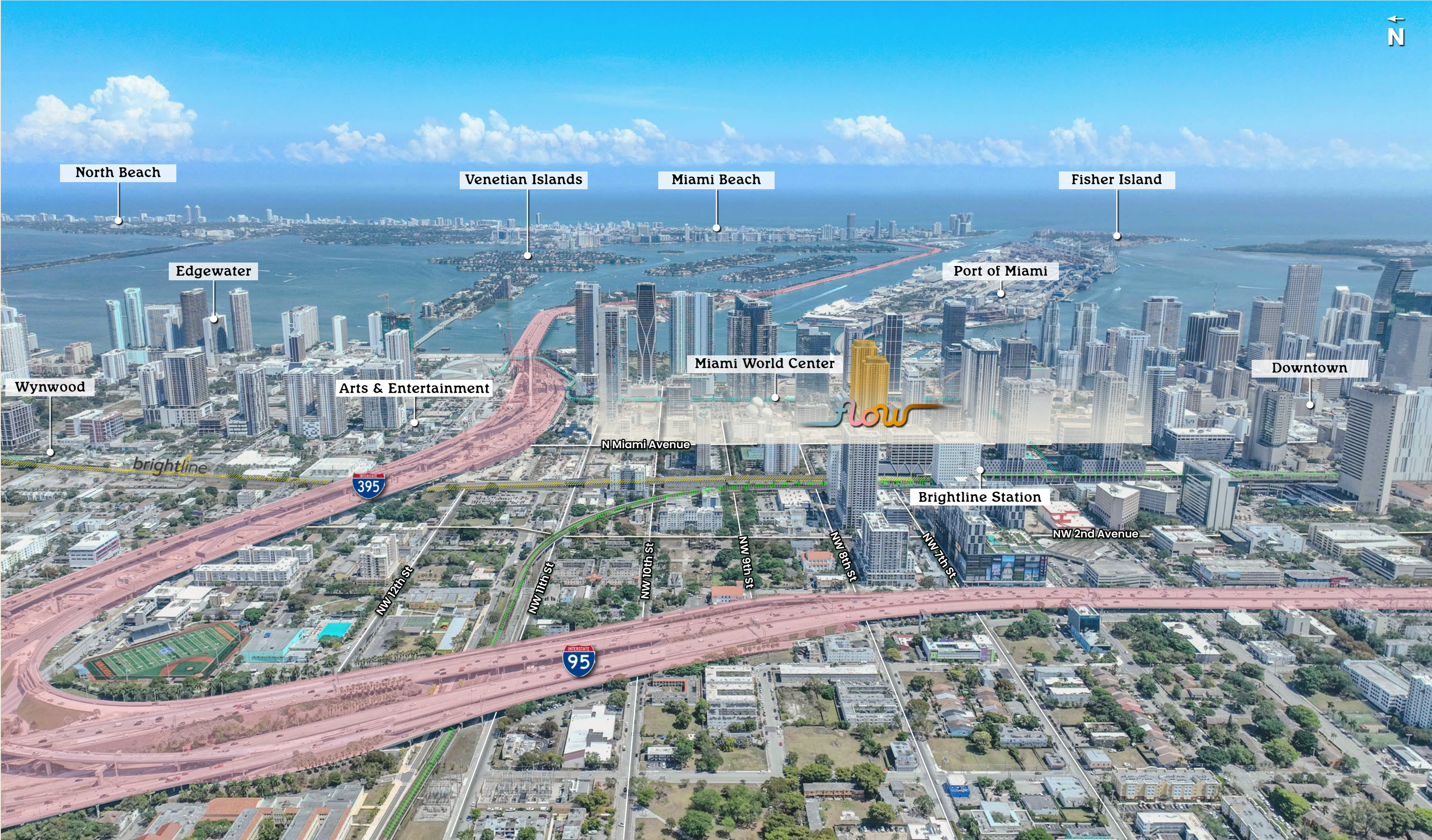
Nearby Brightline Miami Station



Experience a vibrant community



Elevated entertainment and hospitality scene



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We are a boutique real estate company based in Miami, FL, focused on cutting edge food & beverage brands and aspirational retail.

700 NE. AVE.

flow
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