

FOR LEASE



RESTAURANT & SECOND-FLOOR COMMISSARY

3500 N MIAMI AVENUE
MIDTOWN, MIAMI

INHOUSE
COMMERCIAL

PROPERTY OVERVIEW

3500 North Miami Avenue is a move-in-ready restaurant and commissary space, positioned along a key corridor connecting Midtown, the Miami Design District, and Wynwood.

ADDRESS 3500 North Miami Avenue, Miami, FL 33127

LOCATION Northwest corner of NW 35th Street

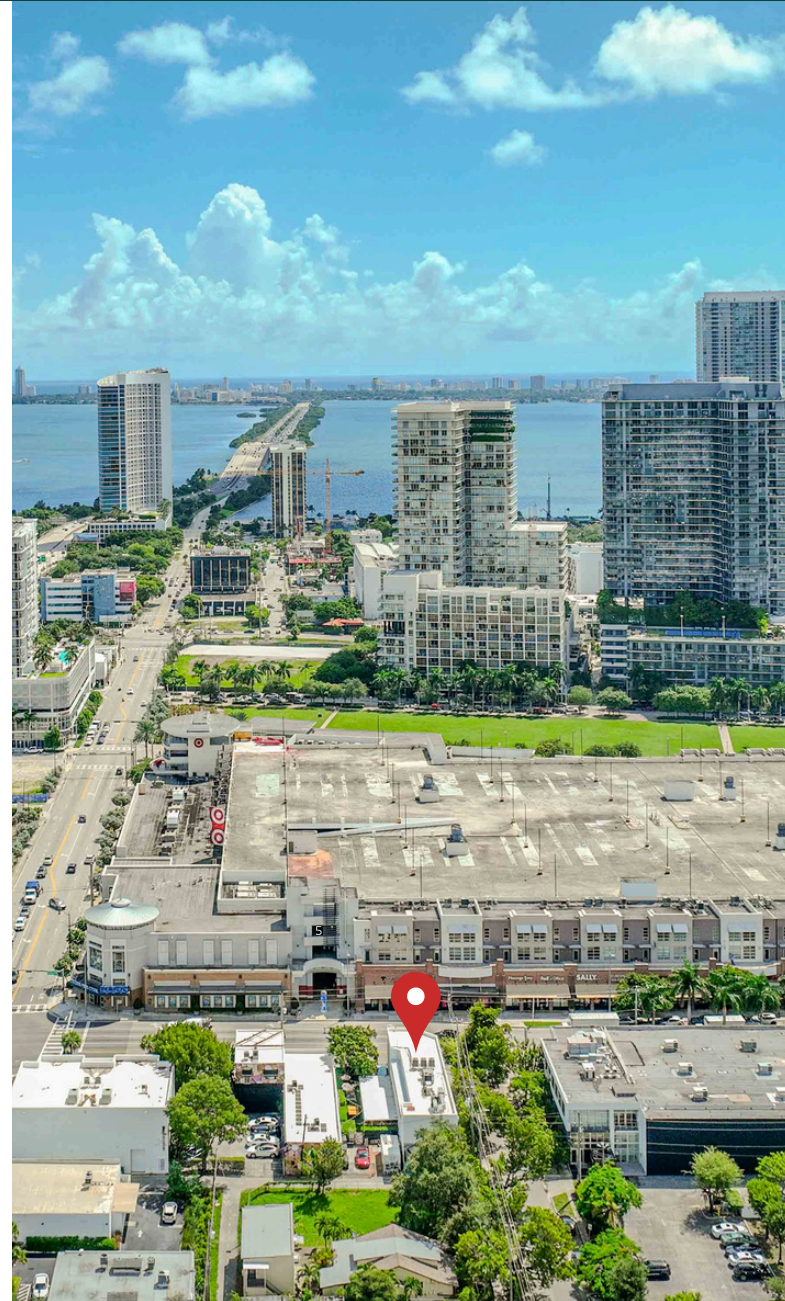
SIZE

Ground Floor	± 2,500 SF
Second Floor	± 2,500 SF
Outdoor	± 2,500 SF
TOTAL SIZE	± 7,500 SF

STATUS Formerly Dulce De Leche Bakery and second-floor commissary

COMMENTS

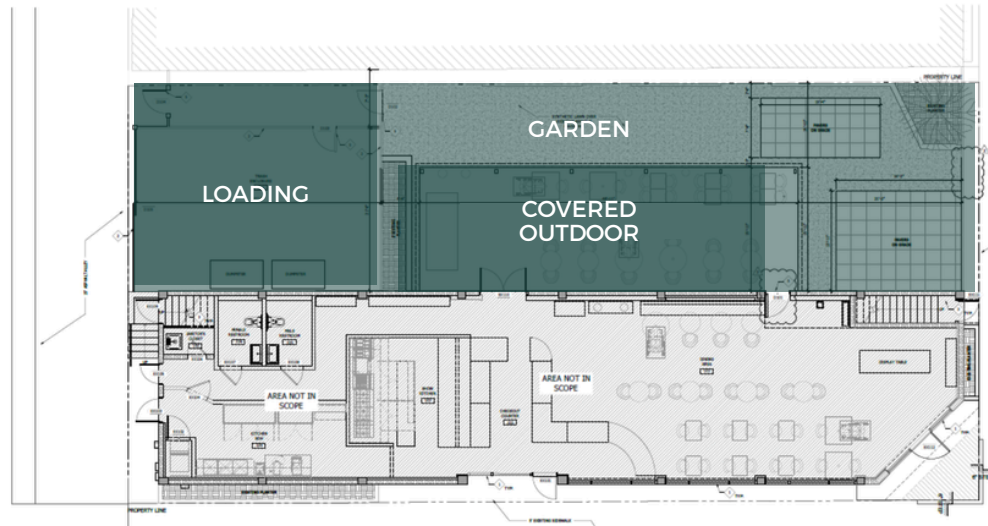
- Ideal for restaurant, café, or wellness concepts
- Two-story building featuring a covered outdoor dining pergola and garden
- Positioned on the southern edge of the Miami Design District
- Convenient access to I-95 and I-195, near Midtown, the Miami Design District, and Wynwood



FLOOR PLANS

GROUND FLOOR ± 2,500 SF
SECOND FLOOR ± 2,500 SF
OUTDOOR ± 2,500 SF
TOTAL ± 7,500 SF

GROUND FLOOR + OUTDOOR



NORTH MIAMI AVENUE

NW 35TH STREET



GROUND FLOOR RESTAURANT



OUTDOOR

INTERIOR



GROUND FLOOR RESTAURANT



SECOND FLOOR COMMISSARY

LOCATION



PARKING LOT



MIAMI
DESIGN
DISTRICT

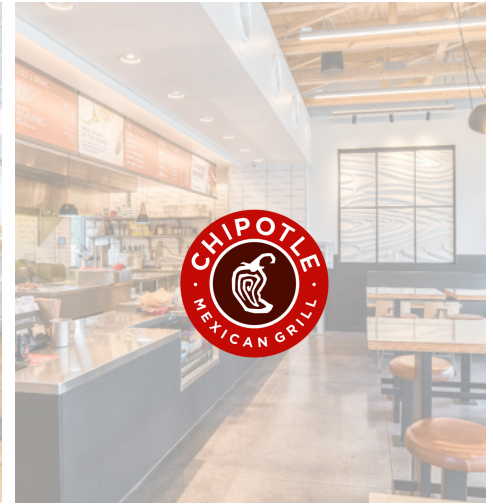
MIDTOWN
1,000+ RESIDENTIAL UNITS
AND RETAIL

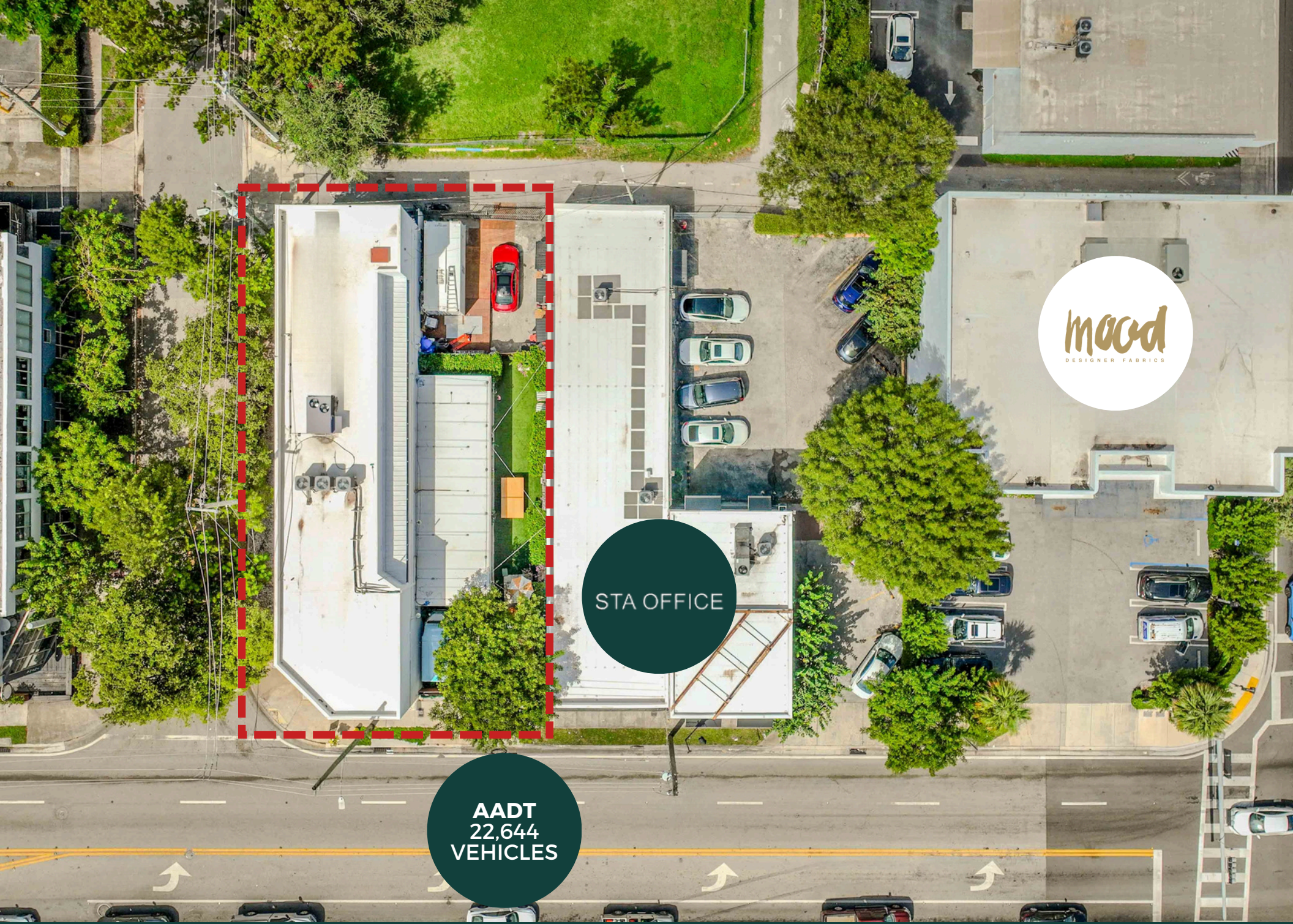
MIDTOWN PARK
BY PROPER
120,000+ SF OF
RETAIL SPACE
AND LUXURY CONDOS

NORTH MIAMI AVENUE

WYNWOOD
5,000+ RESIDENTIAL UNITS

SURROUNDING FOOD & BEVERAGE





STA OFFICE

AADT
22,644
VEHICLES

FOR MORE INFORMATION, PLEASE CALL
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