

FOR LEASE

2400 NE 2 AVE

MIAMI



Presented by



COMMERCIAL

CORNER RETAIL SPACES ON NE 2 AVE

2400 NE 2 AVENUE | MIAMI, FL 33137

SPACE AVAILABLE: **ASKING RATE:**

UNIT B: 1,499 SF

\$55/SF/YR

UNIT C: 1,399 SF

MAX CONTIGUOUS: 2,898SF

- 📍 Lease Type: Modified Gross
- 📍 Total Lot Size: 13,372 SF
- 📍 Parking Spaces: 16

Unique leasing opportunity on the most exciting corner of NE 2nd Ave. The building offers private parking along modern finishes and contemporary store fronts. Only two units left ranging from 1,399 SF to 1,499 SF.

NE 2nd Ave is experiencing an exponential growth with multiple residential towers and businesses opening within walking distance. Join Bunnie Cakes, Casa Dio, Jack's Home Cooking, Plant Food + Wine, Jet Surf, and Rose Nail in their success.

This Building is strategically located in Edgewater, near the boundary with Wynwood, Midtown, and steps away from Downtown, and Brickell. Easily accesible from I-95 via I-395 and I-195



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Alfredo Riascos
Senior Broker Associate

Mateo Romero
Associate



ADDRESS: 2400 NE 2 Avenue | WEBSITE: metro1.com | CONTACT: 305.571.9991 | EMAIL: info@metro1.com

PROCURING BROKER SHALL ONLY BE ENTITLED TO A COMMISSION, CALCULATED IN ACCORDANCE WITH THE RATES APPROVED BY OUR PRINCIPAL ONLY IF SUCH PROCURING BROKER EXECUTES A BROKERAGE AGREEMENT ACCEPTABLE TO US AND OUR PRINCIPAL AND THE CONDITIONS AS SET FORTH IN THE BROKERAGE AGREEMENT ARE FULLY AND UNCONDITIONALLY SATISFIED. ALTHOUGH ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL, OR FINANCING IS FROM SOURCES DEEMED RELIABLE, SUCH INFORMATION HAS NOT BEEN VERIFIED AND NO EXPRESS REPRESENTATION IS MADE NOR IS ANY TO BE IMPLIED AS TO THE ACCURACY THEREOF AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE AND TO ANY SPECIAL CONDITIONS IMPOSED BY OUR PRINCIPAL.



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MIDTOWN

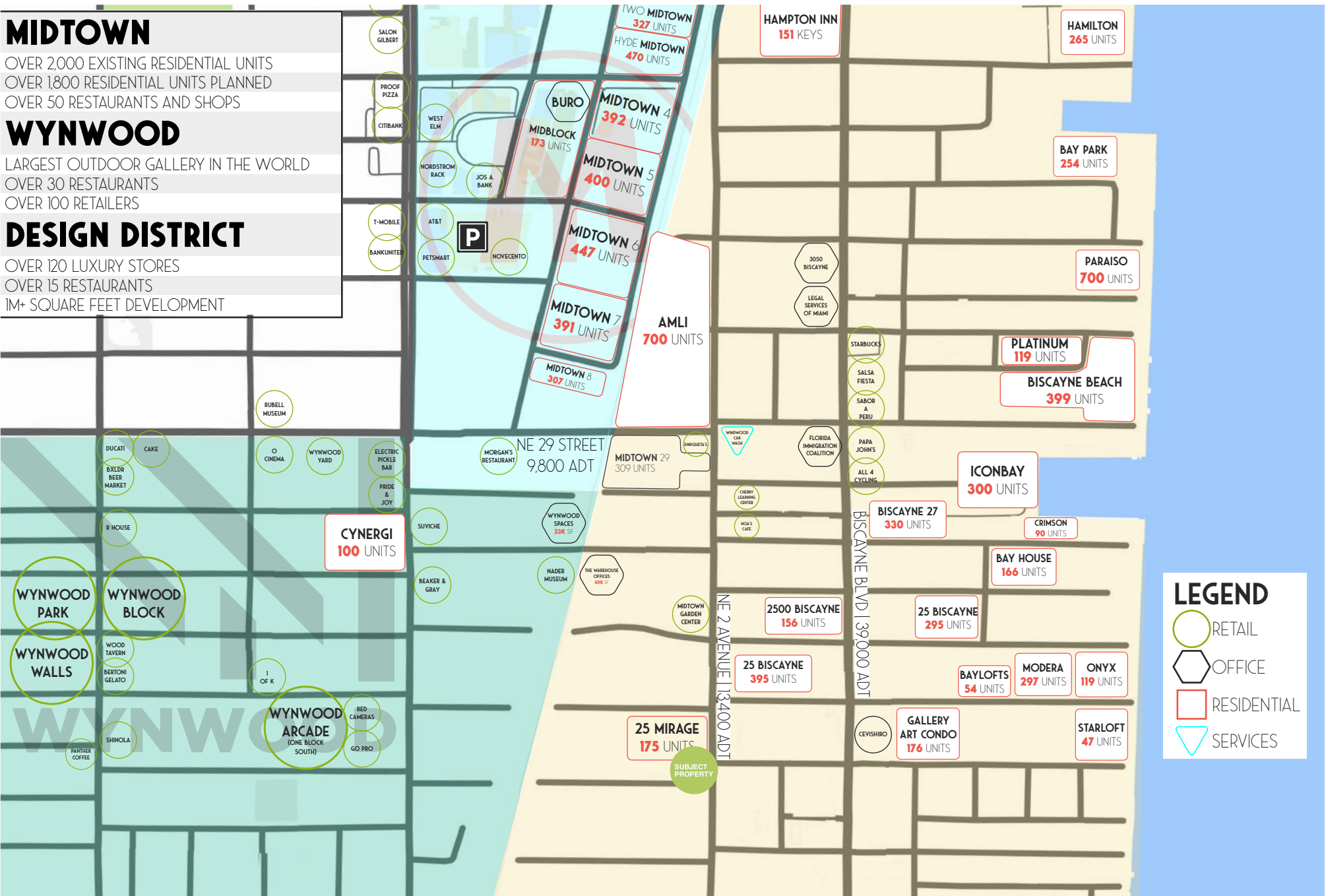
OVER 2,000 EXISTING RESIDENTIAL UNITS
 OVER 1,800 RESIDENTIAL UNITS PLANNED
 OVER 50 RESTAURANTS AND SHOPS

WYNWOOD

LARGEST OUTDOOR GALLERY IN THE WORLD
 OVER 30 RESTAURANTS
 OVER 100 RETAILERS

DESIGN DISTRICT

OVER 120 LUXURY STORES
 OVER 15 RESTAURANTS
 1M+ SQUARE FEET DEVELOPMENT



LEGEND

- RETAIL
- OFFICE
- RESIDENTIAL
- SERVICES

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