

# MiMo District

5084 Biscayne Blvd, Miami, Florida 33137

**FOR LEASE**

## TURNKEY RETAIL/SHOWROOM + OUTDOOR PATIO

Design District Proximity Without Design District Pricing



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# OPPORTUNITY OVERVIEW

5084 Biscayne Blvd – Space 102 offers an exceptional approximately 6,900 SF **showroom opportunity** at Colony Shops along Biscayne Boulevard, just **minutes** from **Miami Design District**. Beautifully **built out** by a renowned furniture retailer, the space still presents in **excellent condition** and offers a rare combination of **scale, visibility, and functionality**.

With **high ceilings**, an **open layout**, **strong frontage**, and ample **on-site parking**, the property is ideal for **luxury retail, showroom, gallery, or experiential concepts** seeking a **flagship-caliber presence** in the heart of Miami's design corridor.



**Turnkey Showroom. Prime Positioning.**

Design District proximity without Design District pricing

# PROPERTY DETAILS

## LEASING RATE

\$65/SF Mod. Gross

## BUILDING SIZE

6,900 SF ±

## CONDITION

Turn Key

## ZONING

T6-8-O

## SUBMARKET

MiMo  
Design District

## ADDRESS

5084 Biscayne Blvd  
Miami, FL 33137

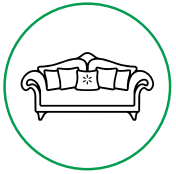
## HIGHLIGHTS

- Approx. 6,900 SF retail / showroom space
- Luxury showroom build-out by renowned furniture retailer
- Turnkey condition — space presents almost like new
- High ceilings and minimal columns
- Large storefront exposure on Biscayne Boulevard
- Outdoor frontage / display potential
- Ample on-site parking at Colony Shops
- Excellent accessibility via Biscayne Blvd and Federal Hwy
- Competitive rental rate vs. Design District locations

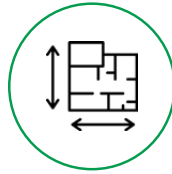


# IDEAL TENANT PROFILE

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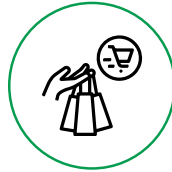
**High-end Furniture  
Showroom**



**Architecture or  
Design Studio**



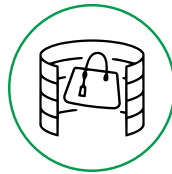
**Interior Design  
Showroom**



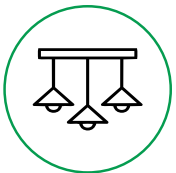
**Lifestyle Retail**



**Home Decor  
Retailer**



**Experiential  
Retail Concept**



**Lighting  
Showroom**

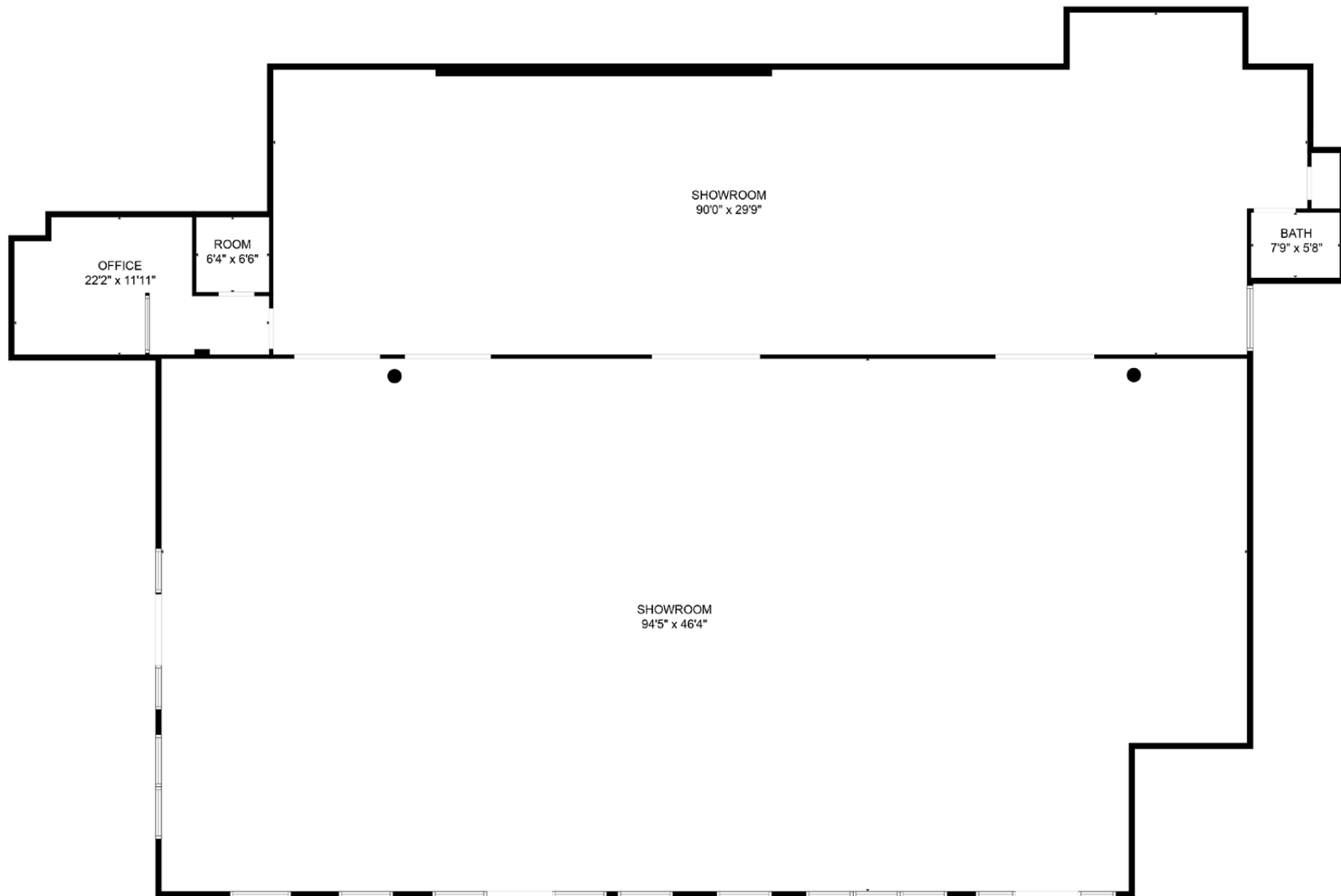


**Fitness or Wellness  
Concept**



**Art Gallery**

# FLOORPLAN



# THIS IS IT.

TURNKEY | VISIBILITY | ACCESS | POSITIONING

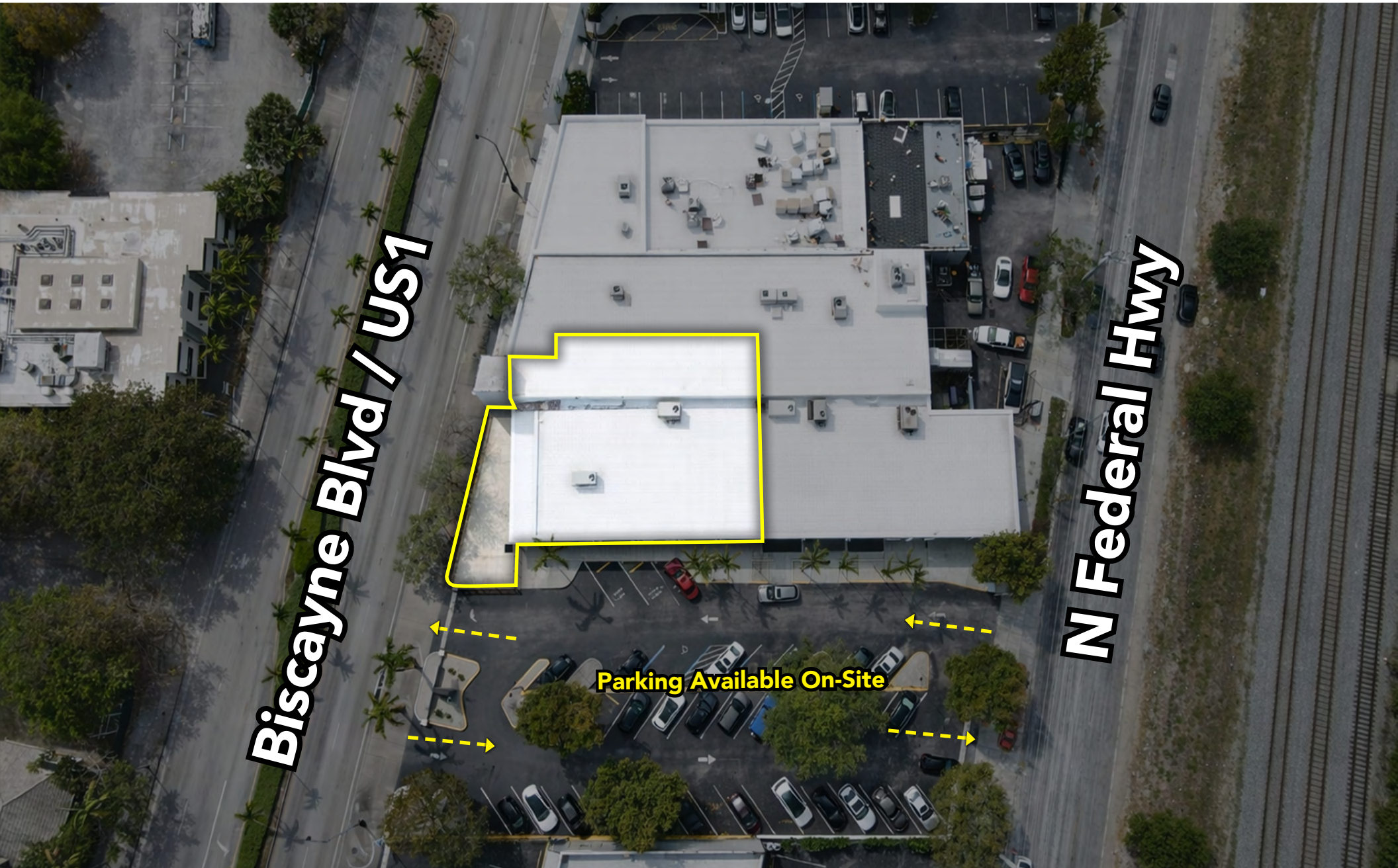
A turnkey showroom opportunity  
on Biscayne Boulevard just minutes  
from **Miami Design District**.



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# AERIAL VIEW (Top-Down)



# AERIAL VIEW (North To South View)



# AERIAL VIEW (NW To SE View)



# AERIAL VIEW (West To East View)



MORNINGSIDE

**Biscayne Blvd / US1**

**N Federal Hwy**

# AERIAL VIEW (South To North View)



WEST LITTLE RIVER

MAGIC CITY INNOVATION DISTRICT

MIAMI SHORES

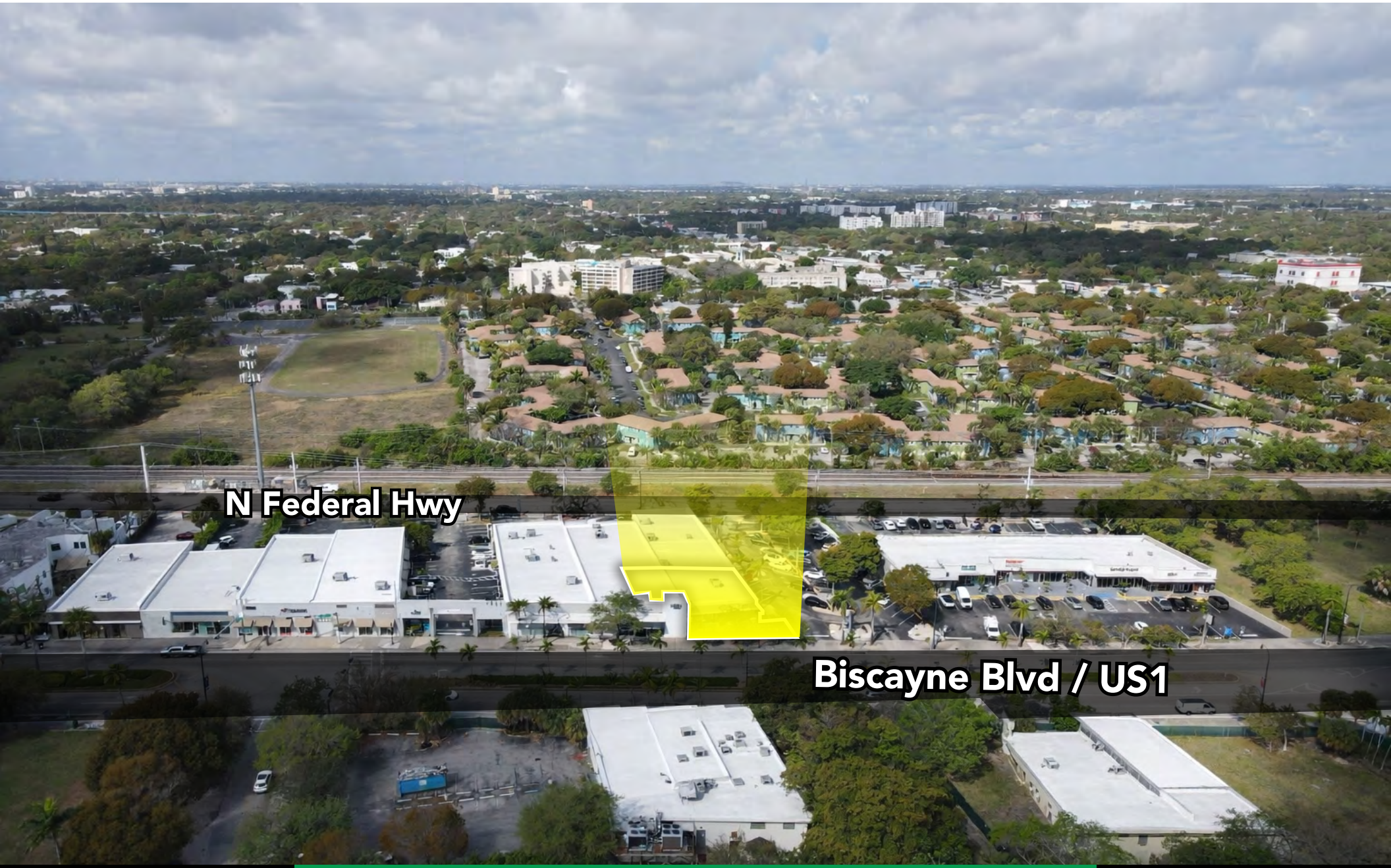
NORTH MIAMI

MORNINGSIDE

N Federal Hwy

Biscayne Blvd / US1

# AERIAL VIEW (East To West View)



**N Federal Hwy**

**Biscayne Blvd / US1**

# DESIGN DISTRICT

## PROXIMITY OPPORTUNITY

Over the past decade, Miami Design District has evolved into one of the world's premier luxury retail and design destinations. As the district has matured, showroom availability has become increasingly limited while rental rates have continued to rise.



As a result, many design-oriented brands, furniture showrooms, galleries, and creative retail concepts have expanded into nearby corridors along Biscayne Boulevard.

5084 Biscayne Blvd – Space 102 presents a rare opportunity to establish a design-driven presence just minutes from Miami Design District while benefiting from a larger footprint, on-site parking, strong accessibility, and prominent Biscayne Boulevard visibility.

# MiMo

# THE PULSE OF MIAMI

Built-in amenities for daily life (coffee, food, fitness)

Close to Miami's core districts in minutes

Biscayne Blvd connectivity + easy I-95 access



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