

# FOR LEASE

## Freestanding Building



212 NE 24<sup>th</sup> Street, Miami, FL 33137





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### Miami, FL 33137



#### BUILDING FEATURES:

- **Total Size:** 3,629 SF
- Creative Floor Plan with Numerous Office Spaces
- Open Loft Space with 20' Vaulted Ceiling
- Breakroom/Kitchen Area
- Multiple Bathrooms
- Fully Gated Property
- Outdoor Green Space and Seating
- Main Entrance includes Handicap Accessible Ramp
- Covered Parking Spaces Available for Tenant
- Street Side Parking Available for Customers/Clients

**POPULATION:** 1 Mile: 44,023    3 Mile: 266,504    5 Mile: 524,638

**AVERAGE HH INCOME:** 1 Mile: \$84,514    3 Mile: \$93,303    5 Mile: \$97,270

**TRAFFIC COUNT:** Biscayne Boulevard: 47,500 ADT | NE 2<sup>nd</sup> Avenue: 11,500 ADT

#### PROPERTY HIGHLIGHTS:

- Centrally located in Wynwood-Edgewater District, on corner lot between NE 2<sup>nd</sup> Avenue and Biscayne Boulevard, with easy access to I-95, I-195 & I-395. Minutes from Downtown, Brickell, Midtown, Design District and Miami Beach.
- Ideal for Office, Medical, Daycare, or Restaurant.
- Nestled between the dense residential areas of Midtown, Edgewater and Wynwood neighborhoods.

#### FOR LEASING INFORMATION



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