

FOR LEASE

Freestanding Building



212 NE 24th Street, Miami, FL 33137



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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: 44,560 3 Mile: 277,386 5 Mile: 541,509

AVERAGE HH INCOME: 1 Mile: \$124,715 3 Mile: \$119,696 5 Mile: \$118,781

TRAFFIC COUNT: Biscayne Boulevard: 48,000 ADT | NE 2nd Avenue: 11,900 ADT

PROPERTY HIGHLIGHTS:

- Centrally located in Wynwood-Edgewater District, on corner lot between NE 2nd 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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