



greenCAPITAL
Realty Advisors

Commercial Real Estate
and Construction Services

ICONIC CORNER MIAMI DESIGN DISTRICT ENTIRE CITY BLOCK LOCATION*LOCATION*LOCATION

For more information
please contact:

Steven A. Leeds

Licensed Real Estate Broker
Certified Building Contractor

2799 NW 2nd Avenue
Suite 213
Boca Raton, FL 33431

📞 561.998.2427

📠 561.465.2034

✉ Steve@greencapitalrealty.com

🌐 Greencapitalrealty.com



Conceptual Rendering

**175 NE 36th Street
Miami, FL 33137**

**RETAIL—OFFICE—RESTAURANT-LIVE WORK
689-11,500 SF**

Space 1.....	1,823 SF ***
Space 2.....	689 SF
Space 3.....	957 SF
Space 4.....	915 SF
Space 5.....	5,026 SF (entire ground floor)
Space 6.....	11,500 SF (entire building)

**SPACES CAN BE COMBINED OR NEW BUILD TO SUIT
ONLY \$55 SF NNN**

- **Corner Entrance to the Fabulous-Miami Design District**
- **Directly Across from Mid-Town on Busy NE 36th Street**
- **Surrounded by Miami's Top Restaurants & High End Retailers**
- **Ample Public Parking ¼ Block Away**
- **Space 1 includes kitchen and is ideal for restaurant/café *****

**Available
Spaces**

Rate

Features

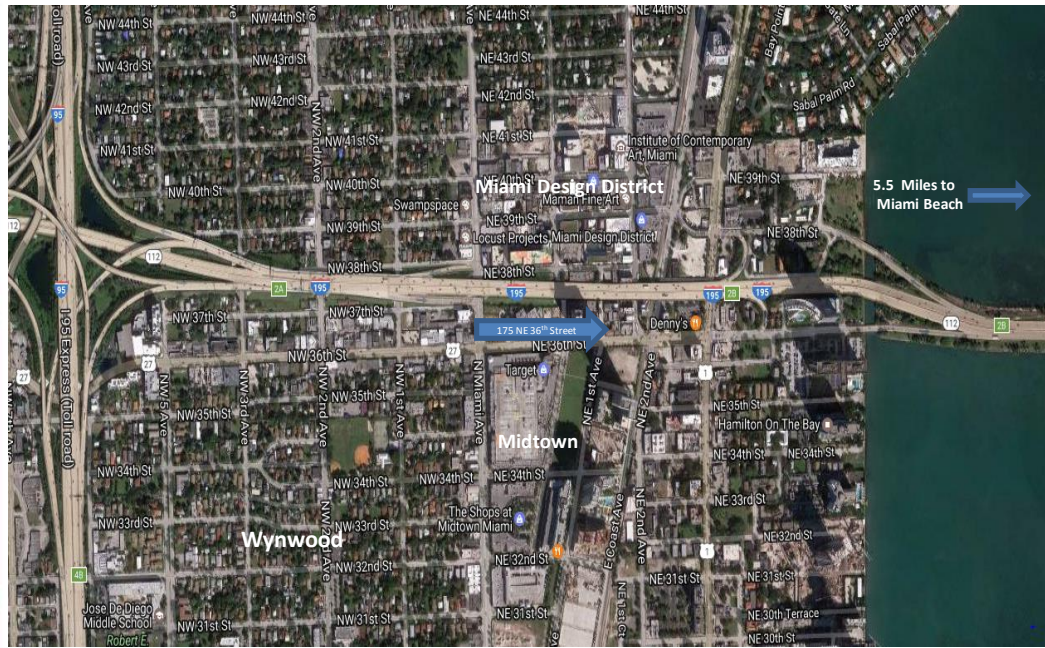




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Aerial Map



Demographics

2015	1 Mile	3 Miles	5 Miles
Total Population	24,363	206,632	543,221
Average Income	\$57,151	\$45,982	\$56,524
Average Age	36	36	39

FDOT Daily Traffic Count

 132,000

 31,500

NE 36th Street-18,400

Join these
neighboring
high end
retailers
and other fine
local businesses



Subject to errors, omissions, prior withdrawal, lease or sale without notice

