



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:

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**Green Capital Realty
 Advisors, LLC**
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 Certified Building Contractor

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www.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 fl.)
- 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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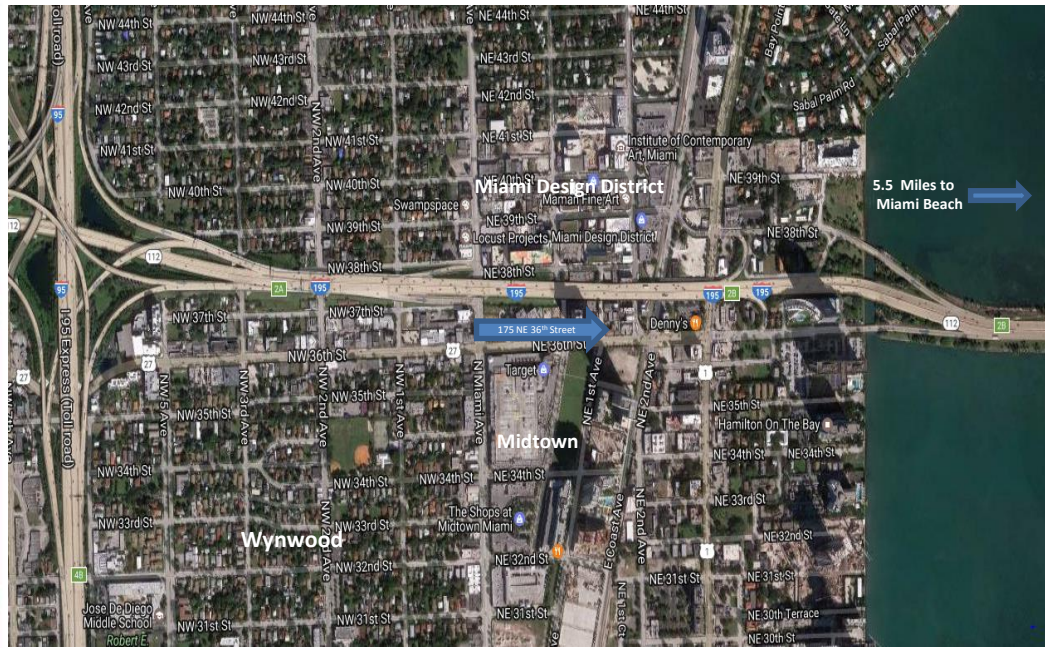
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Aerial Map



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



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