

FOR LEASE

RETAIL PROPERTY

CITY DESK

350 S MIAMI AVE, MIAMI, FL 33130



LOCATION DESCRIPTION

Located in the heart of Miami's dynamic Brickell district, this 4600 square foot, two-story retail condo unit offers a unique opportunity for businesses seeking high visibility and a prestigious address. Situated in the esteemed Wind by Neo building at 350 S Miami Ave, this space is a stone's throw from the bustling Brickell City Centre, ensuring high foot traffic and unparalleled exposure. The unit's prime location is further enhanced by its proximity to major transportation routes, making it easily accessible and highly desirable for customers and employees.

PROPERTY HIGHLIGHTS

- Prime Brickell location within Wind by Neo.
- Two-story, 4600 SF with 18 private office suites
- Abundant natural light and modern design.
- Dual-level, 4600 SF, adaptable for retail
- Near Brickell City Centre

OFFERING SUMMARY

Lease Rate:	\$55.00 SF/yr (NNN)
NNN Expenses Est.	\$1.00 SF/yr
Available SF:	4,600 SF



360 REAL ESTATE

Each office independently owned and operated

BILLY PLANES

Broker - Owner - CCIM

305.772.8513

bplanes@remax.net

4217 Ponce De Leon Blvd
Coral Gables, FL 33146-1826

305.602.0360

REMAX.COM

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ADDITIONAL PHOTOS

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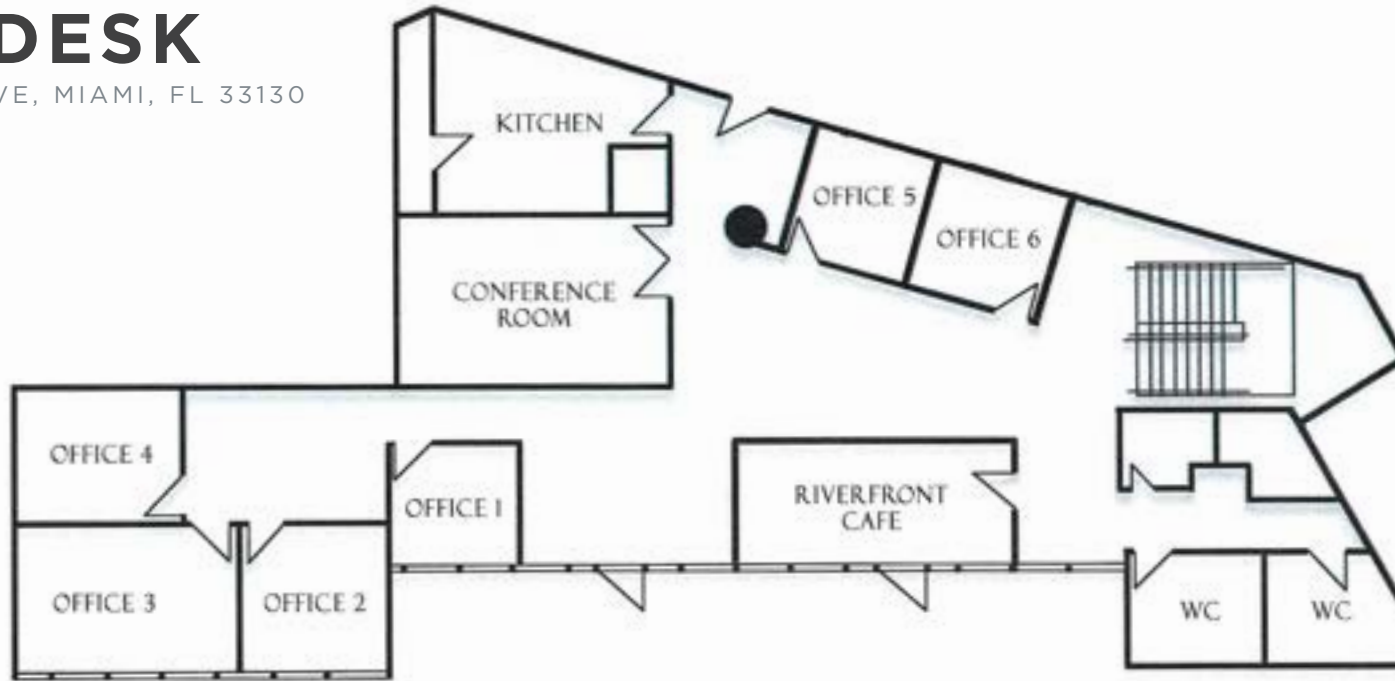
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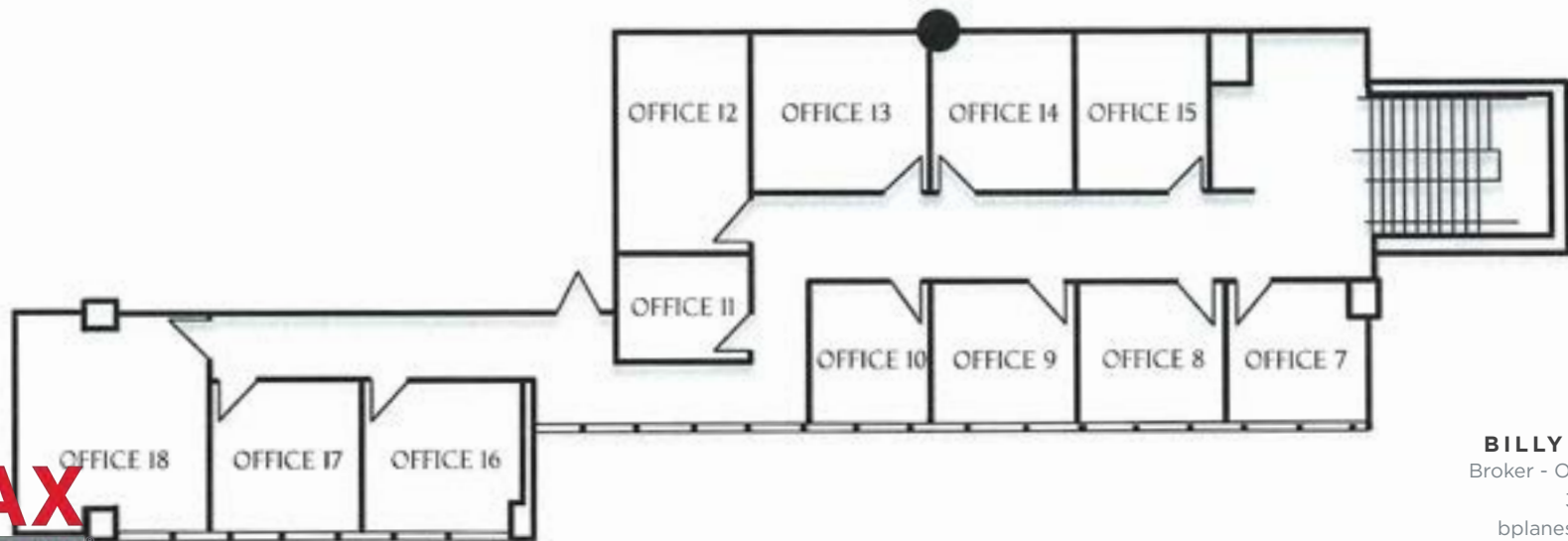
FLOOR PLAN

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350 S MIAMI AVE, MIAMI, FL 33130



CITYDESK - FIRST FLOOR



CITYDESK - SECOND FLOOR

RE/MAX
COMMERCIAL

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DEMOGRAPHICS MAP & REPORT

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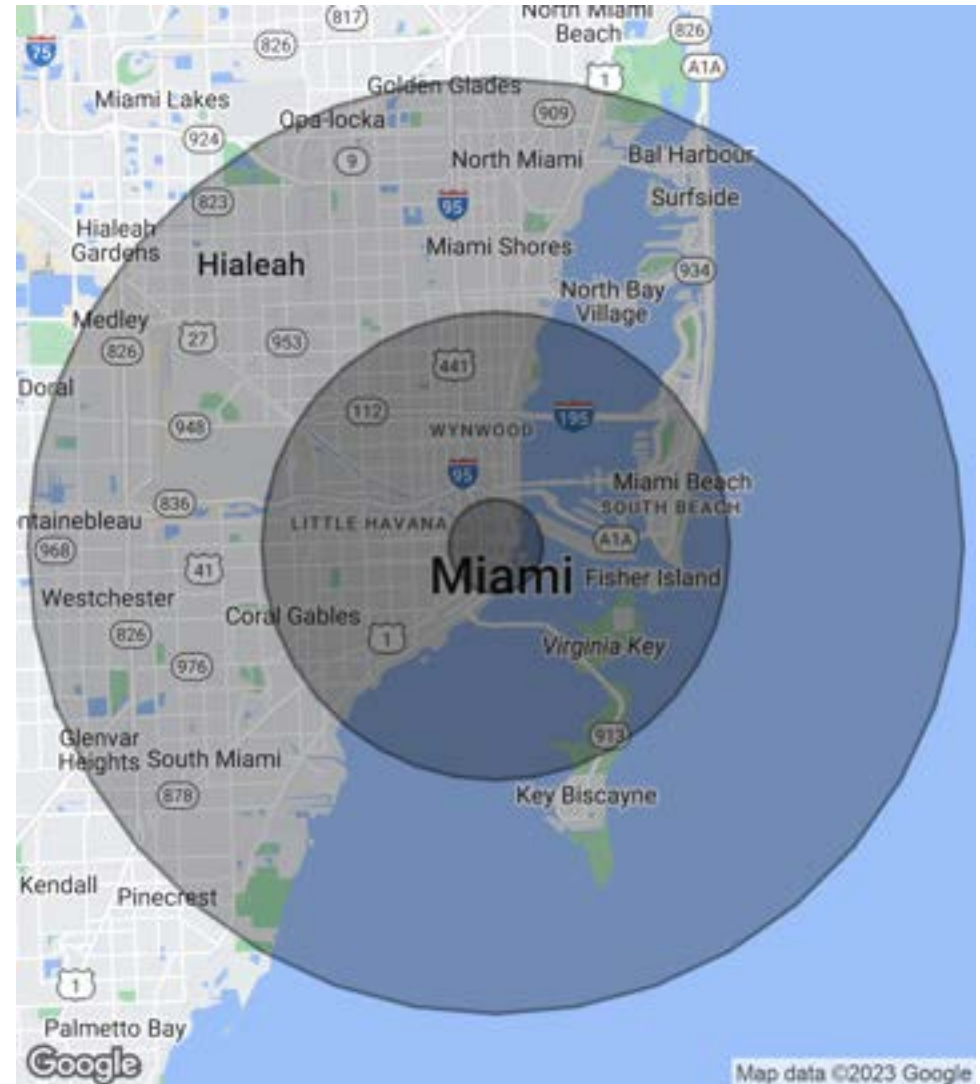
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	65,135	485,088	1,192,011
Average Age	38.9	40.8	41.4
Average Age (Male)	39.1	39.7	39.9
Average Age (Female)	38.7	41.9	42.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	42,635	241,041	517,683
# of Persons per HH	1.5	2.0	2.3
Average HH Income	\$81,453	\$65,714	\$70,724
Average House Value	\$253,512	\$312,527	\$347,107

* Demographic data derived from 2020 ACS - US Census



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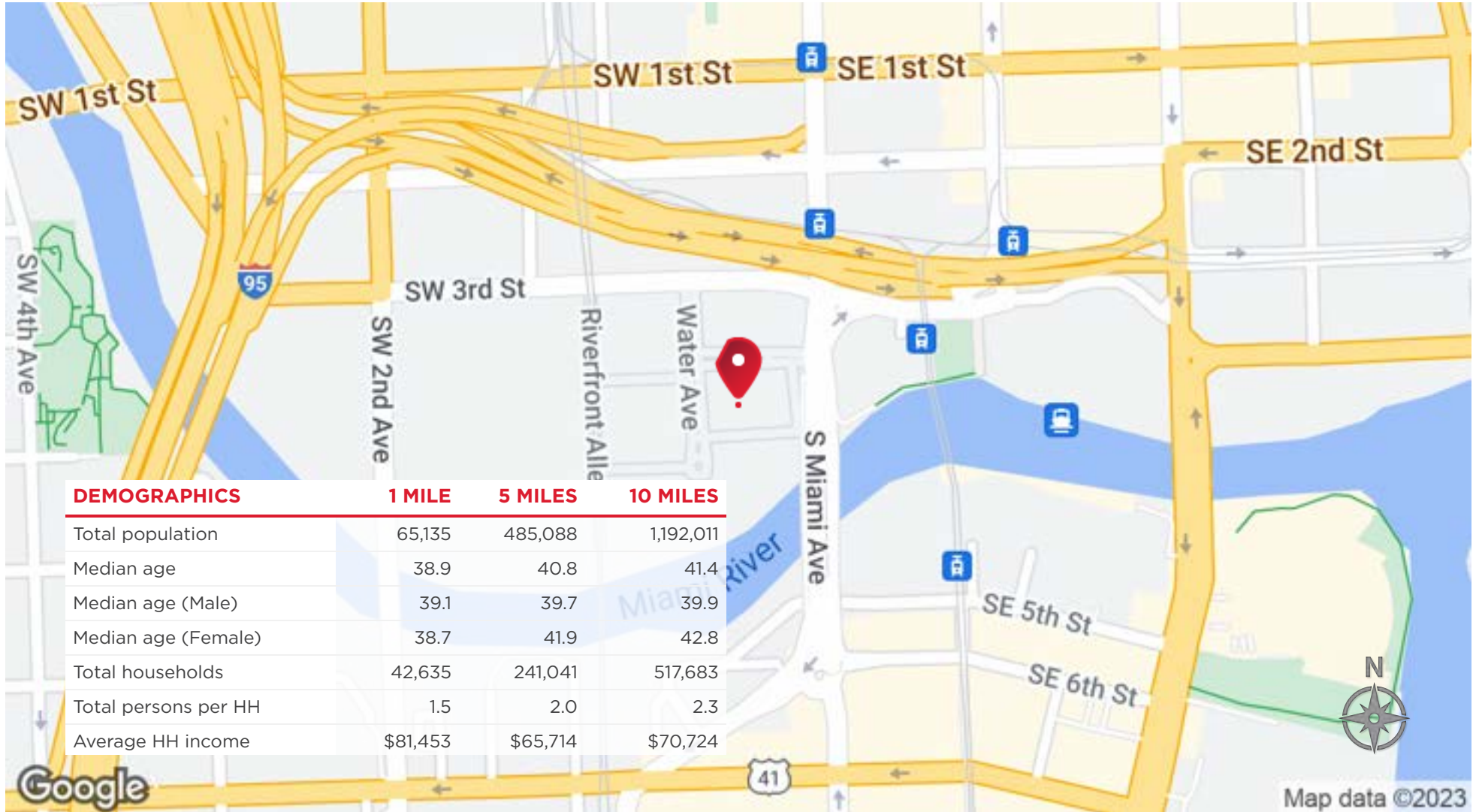
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LOCATION MAP

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