

RETAIL / OFFICE IN DOWNTOWN MIAMI

CORNER Flagship Opportunity on Miami Ave and Flagler Street

4,000 SF – 16,500 SF Available for Lease



MIAMI AVENUE

FLAGLER STREET

1

Flagler Street

DOWNTOWN MIAMI, FLORIDA 33131

Jonathan Carter
Executive Vice President
+1 305 215 4522
jonathan.carter@colliers.com

Ryan Brodsky
Associate Vice President
+1 954 695 8376
ryan.brodsky@colliers.com



FLAGLER STREET



N MIAMI AVENUE



N MIAMI AVENUE



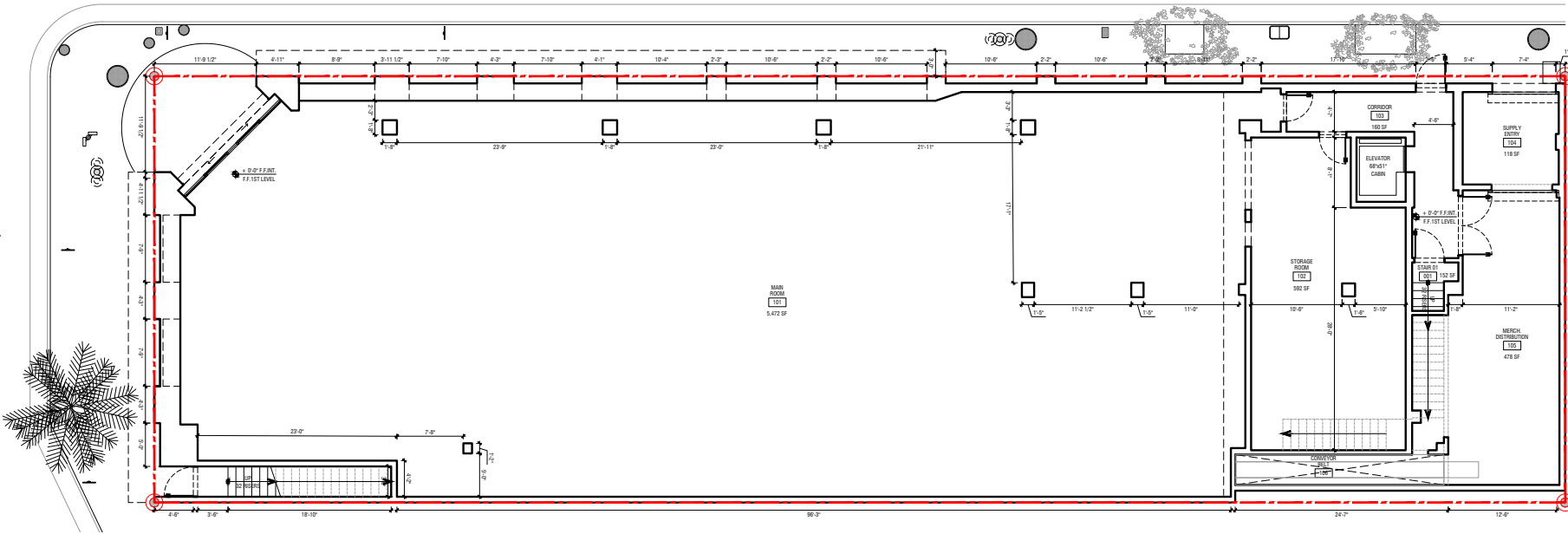
N MIAMI AVENUE



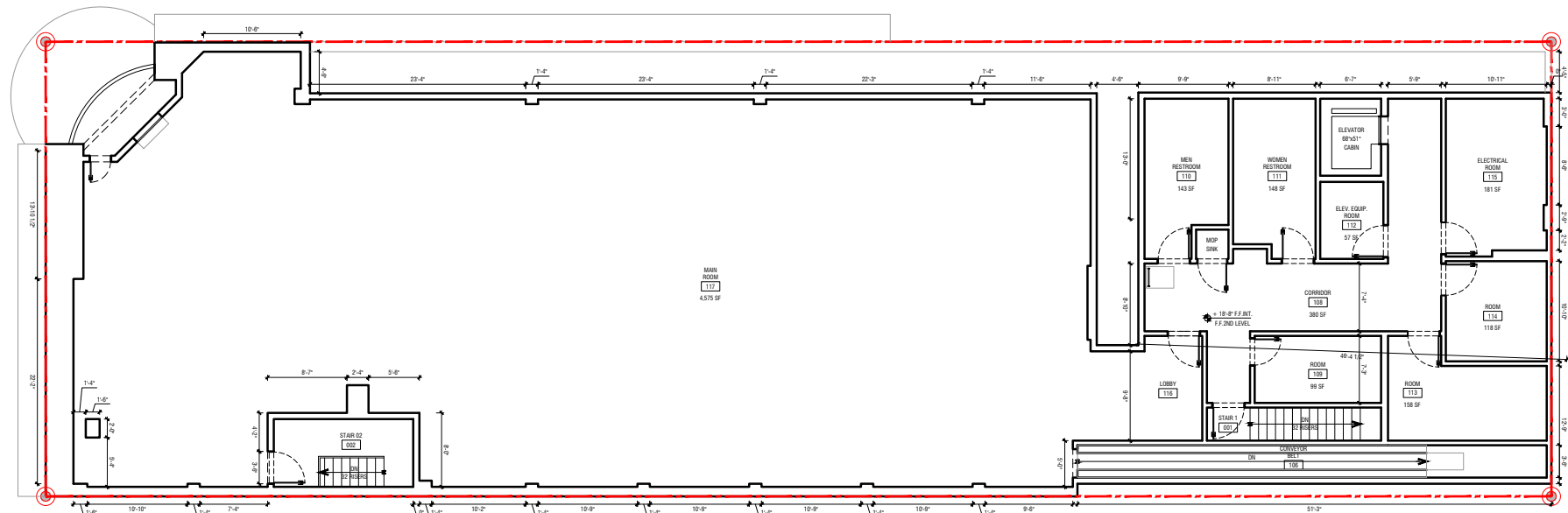
AVAILABLE
16,500 SF

Ground Floor SF: 8,250 SF
Second Floor SF: 8,250 SF

1ST LEVEL FLOOR PLAN
1/8" : 1'-0"



2ND LEVEL FLOOR PLAN
1/8" : 1'-0"



INTERIOR PHOTOS

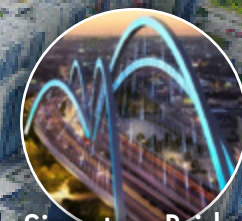




Miami Central
Brightline Station



Miami World
Center



Signature Bridge



Adrienne Arshf Center

1 *Flagler Street*

DOWNTOWN MIAMI



Flagler Street



Biscayne Blvd



Kaseya
Center



Frost Museum



PAMM



Brickell City
Centre

Miami River



Julia & Henry's



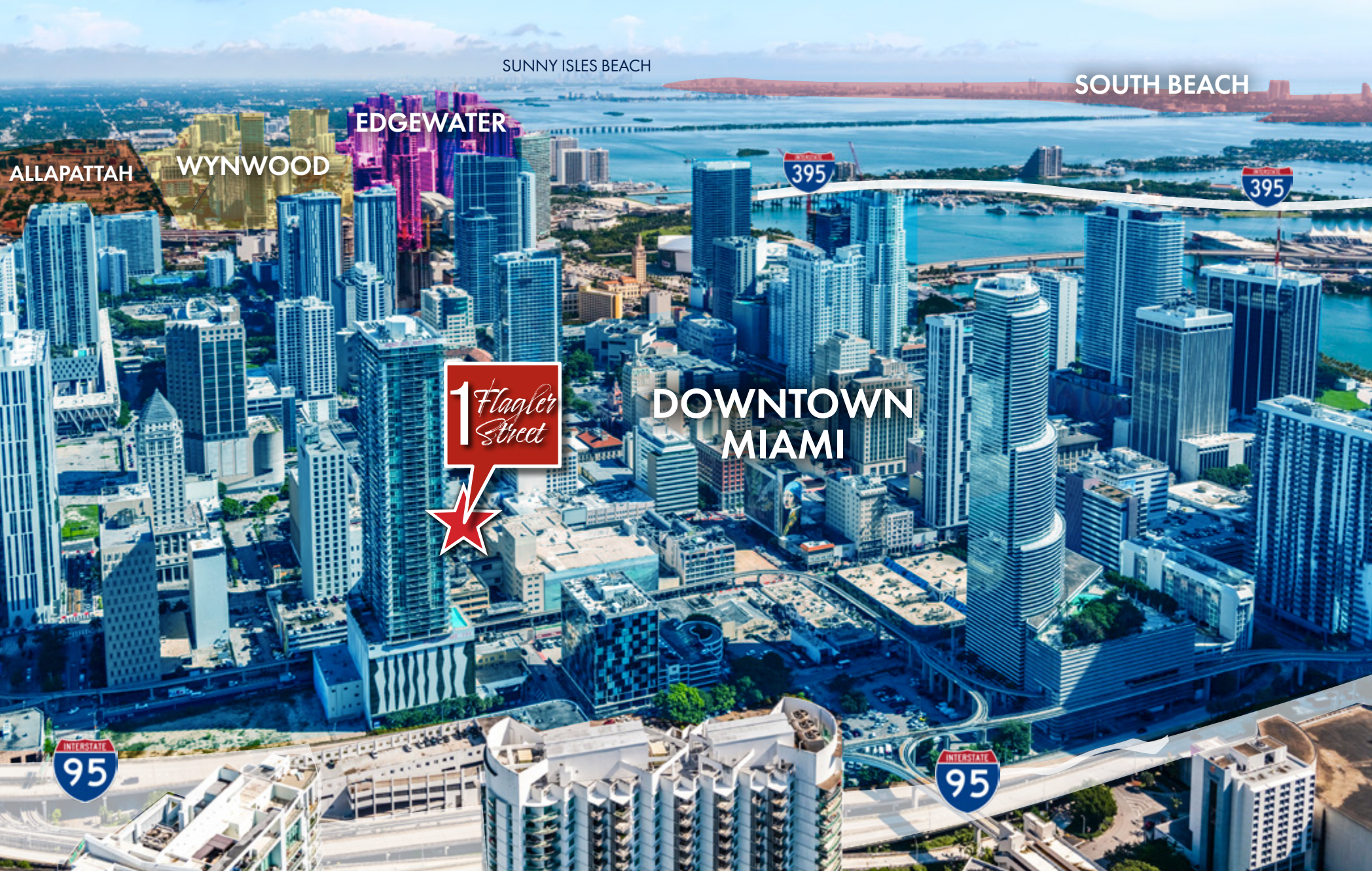
Bayfront Park
Amphitheater



Bayside
Marketplace



Port of Miami



SUNNY ISLES BEACH

SOUTH BEACH

EDGEWATER

WYNWOOD

ALLAPATTAH

DOWNTOWN
MIAMI

1 Flagler Street



DEMOGRAPHICS 1 MILE



Office GLA
(2024)

21.6 Million SF



Hotel Rooms
(2024)

6,389 Rooms



Population
(2024)

71,320

PROPERTY HIGHLIGHTS

- **Iconic Corner** Frontage at Flagler Street & Miami Avenue
- **Expansive** Storefront with **Excellent Branding & Signage** Potential
- Located in **Miami's Historic Retail Core** amid **\$1B+** of Public and Private Investment
- **Steps Away** from **Brightline**, MetroMover and **Multiple** Public Garages
- **Heavy Pedestrian Traffic** Corridor Connecting **Brightline, Bayside,** and **Brickell**
- **Surrounded** by **Office Towers, Retail, Dining & Government Centers**



DOWNTOWN FLAGLER STREET BEAUTIFICATION PROJECT



The main objectives of this project are:

- Create a festival street from Biscayne Boulevard to NW 1st Ave by raising the road to the same grade as the sidewalks, changing it to a curbsless street, and adding pavers in the vehicular travel lanes.
- Deliver an enriched pedestrian experience with expanded sidewalks, large shade trees, outdoor café dining, improved LED lighting, signage, public art, and seating.
- The new corridor will have the ability to close individual blocks to vehicular traffic for community gatherings, festivals, farmer's markets, art fairs, and family evenings throughout the year.
- Minimize on-street parking to maximize pedestrian space and Valet parking will be available, plus you will be able to park your car anywhere along the corridor and have it returned to you at your present location.
- Upgrade existing drainage systems to prevent flooding.
- Install new utilities – power, gas, fiber optics – to prepare for new vertical development and avoid the street being broken up once completed.
- Improve the quality of life through a safer and more attractive shared space providing opportunities to increase patronage to existing businesses, attract new businesses, spur economic growth, and make Flagler Street a Downtown Miami cultural and commercial destination once again.

The City of Miami's Office of Capital Improvements, in partnership with the Flagler District BID and the Miami Downtown Development Authority (Miami DDA), is working to transform **Flagler Street into an iconic, festival-style boulevard and enhance its operations and activities.**

The new design concept builds upon the framework created by Curtis & Rogers Design Studio and is a collaboration between them, Zyscovich Architects and BCC Engineering. The new design re-envisions the corridor as a curbsless, festival street similar to sections of Miracle Mile Ave in Coral Gables, and the newly renovated Hibiscus St and Rosemary Ave in Downtown West Palm Beach. The roadway will now feature concrete pavers, and a combination of bollards, benches, trees, landscape planters, and trash receptacles will deter vehicles from driving on the sidewalks. The City is also coordinating with utility companies to install and upgrade new utilities – power, gas, fiber optics – to prepare for new vertical development.



NEW DEVELOPMENTS



450K sf Retail
1.5M sf Office
785 Residential Units
820 Hotel Rooms

Route Stops:
3 operational
1 planned
2 proposed

PORT MIAMI
5.6 Million
Annual Passengers



Flagler Street Renovation and Beautification Project

Removal of I-95 Distribution Ramps will allow a grand entryway to Downtown

Riverwalk/
Mixed-Use
Project

Block 55
Vertical
Big Box

Krystal Tower
(proposed)

Marriott
Convention
Center
Hotel

MIAMI
WORLD CENTER

American Airlines
Arena

SKY RISE

400 Biscayne
Multi-Use
Development

Waldorf
Astoria Tower

Okan
Tower

Downtown
5th

Miami Dade
College

Post Office
Redevelopment/
Entertainment
Center

X Miami/
The Guild
Hotels

Grand
Station

Vizcayne
North

BAYSIDE
MARKETPLACE
Redevelopment

Future
Luxury
Jewelry
Center

YOTELPAD
MIAMI

Vizcayne
South

Mana
Apts

Hotel OD

Loft
Downtown II

Bayfront Park
AMPHITHEATER

Proposed
New Courthouse

Future
Hotel

Future
Tech Hub

50
Biscayne

1 Flagler
Street

Flagler
On the River

Future Melo
Development

Centro

La Epoca
Food Hall

Tibor Hollo's
Bayfront Plaza

Downtown
56

Future Food Hall
Redevelopment

Langford
Hotel

MET
Square

Removal of I-95 Distribution Ramps will allow a grand entryway to Downtown

2nd & 2nd
Mixed-Use
Project

WHOLE
FOODS
MARKET

One
Miami East

Riverwalk/
Mixed-Use
Project

Miami Riverside
Complex

Proposed
Hyatt Towers

Monarch
at MET3

MET1

One
Miami West



1 Flagler Street

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Executive Vice President
+1 305 215 4522
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Associate Vice President
+1 954 695 8376
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