



URBANCORE

# THE INGRAHAM

17 S.E. 2<sup>nd</sup> Avenue | Prime Retail Corner For Lease





## PROPERTY HIGHLIGHTS

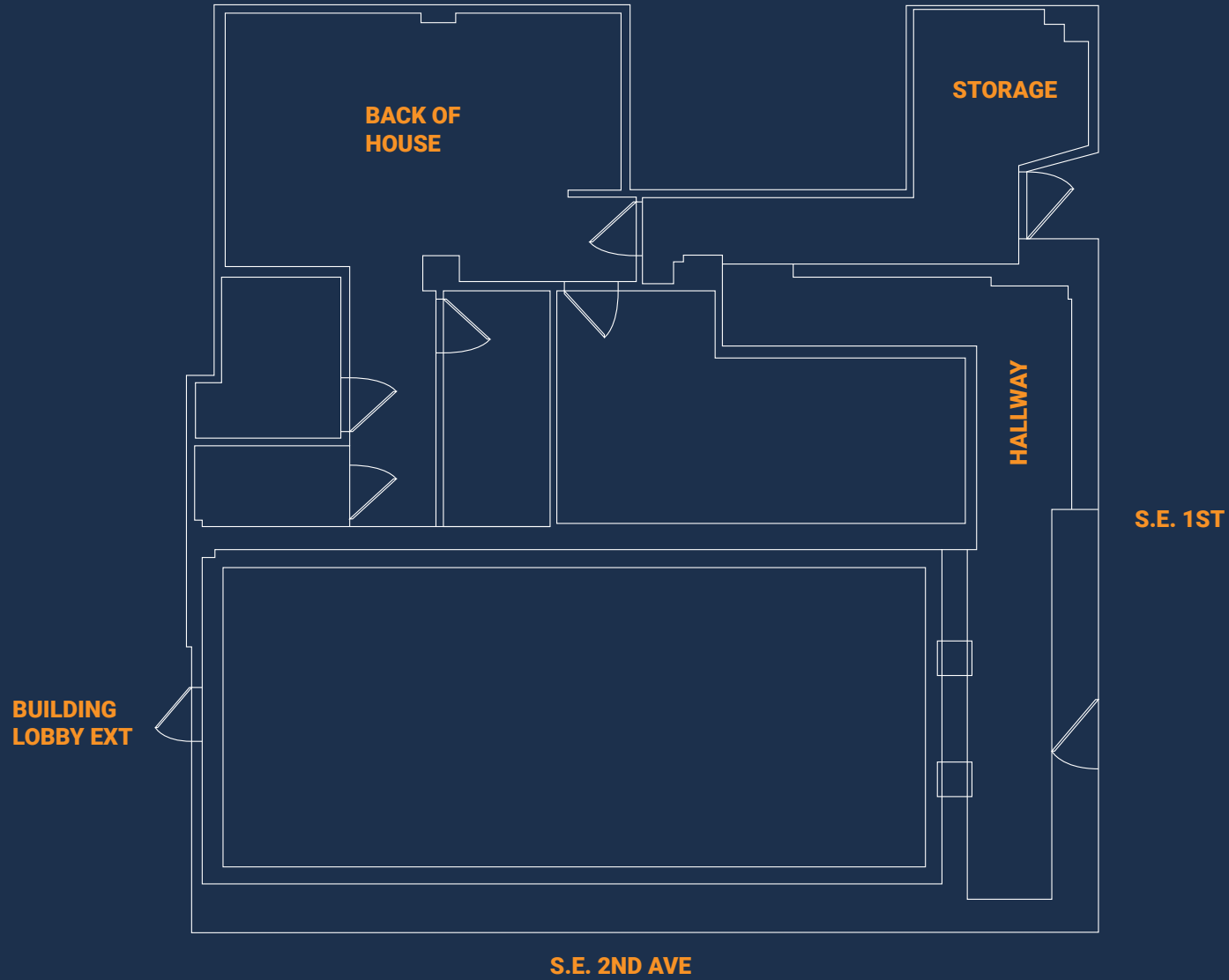
- Trophy retail corner
- 2,500 sq ft ground floor
- 12,000 sq ft second floor
- 20 feet ceiling height
- Iconic historic lobby
- Door man & security
- Natural light
- Located in Downtown's entertainment core

## EXECUTIVE SUMMARY

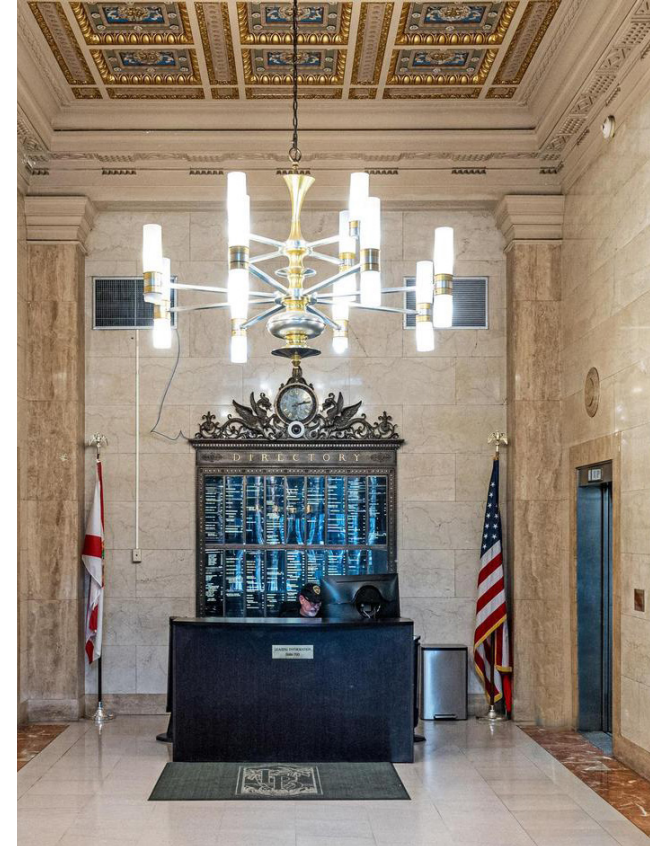
Rare retail leasing opportunity in the heart of Downtown Miami. Located in the iconic Ingraham Building at 17 S.E. 2<sup>nd</sup> Avenue, a historic gem from 1927, this corner retail space seamlessly blends vintage charm with modern allure.

The 2,500 sq ft on the ground floor features 20 feet ceiling height, inviting natural light, and a dynamic atmosphere. The Ingraham Building, with its picturesque lobby, offers a timeless backdrop for your business. Possibility to expand up to an additional 12,000 sq ft on the second floor, providing a perfect canvas for your vision.

# FLOOR PLAN









## 2<sup>nd</sup> AVENUE

Second ave has emerged to be a central entertainment hub encompassing many new restaurant, bars, speakeasies and nightclubs.

## INGRAHAM NEIGHBORS



Fratelli

PokeOG



NIU KITCHEN



KATSUYA



MR OMA KASE

LAS PALMAS

**SHAI BEN-AMI**

**PRINCIPAL-BROKER**

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**U R B A N C O R E**