



CAFE / RETAIL FOR LEASE

270 BISCAYNE BLVD WAY, MIAMI, FL 33131

KIMPTON
EPIC
MIAMI



PROPERTY OVERVIEW

Café opportunity at the Kimpton EPIC Hotel in Downtown Miami, positioned among luxury residences, Class A offices, and river views.

CAFE MIAMI

Conceptual rendering



Conceptual rendering



Conceptual rendering

±2,636 SF of ground floor cafe

- Second-generation café space at the base of the Kimpton EPIC Hotel (411 guest rooms)
- ±650 SF patio with direct frontage on Biscayne Blvd Way
- Existing kitchen infrastructure already in place
- Positioned in the densest part of Downtown Miami, surrounded by 155,000 daytime workers, in an area experiencing sustained population growth
- Surrounded by some of Miami’s top-performing restaurants, including Zuma, Novikov, Il Gabbiano, and Cactus Club Cafe — all within a five-minute walk or in the same building

10 MIN DRIVE
DEMOGRAPHICS

149,628
Population

206,858
Daytime Population

\$152,402
Average HHI

75,303
Total HH

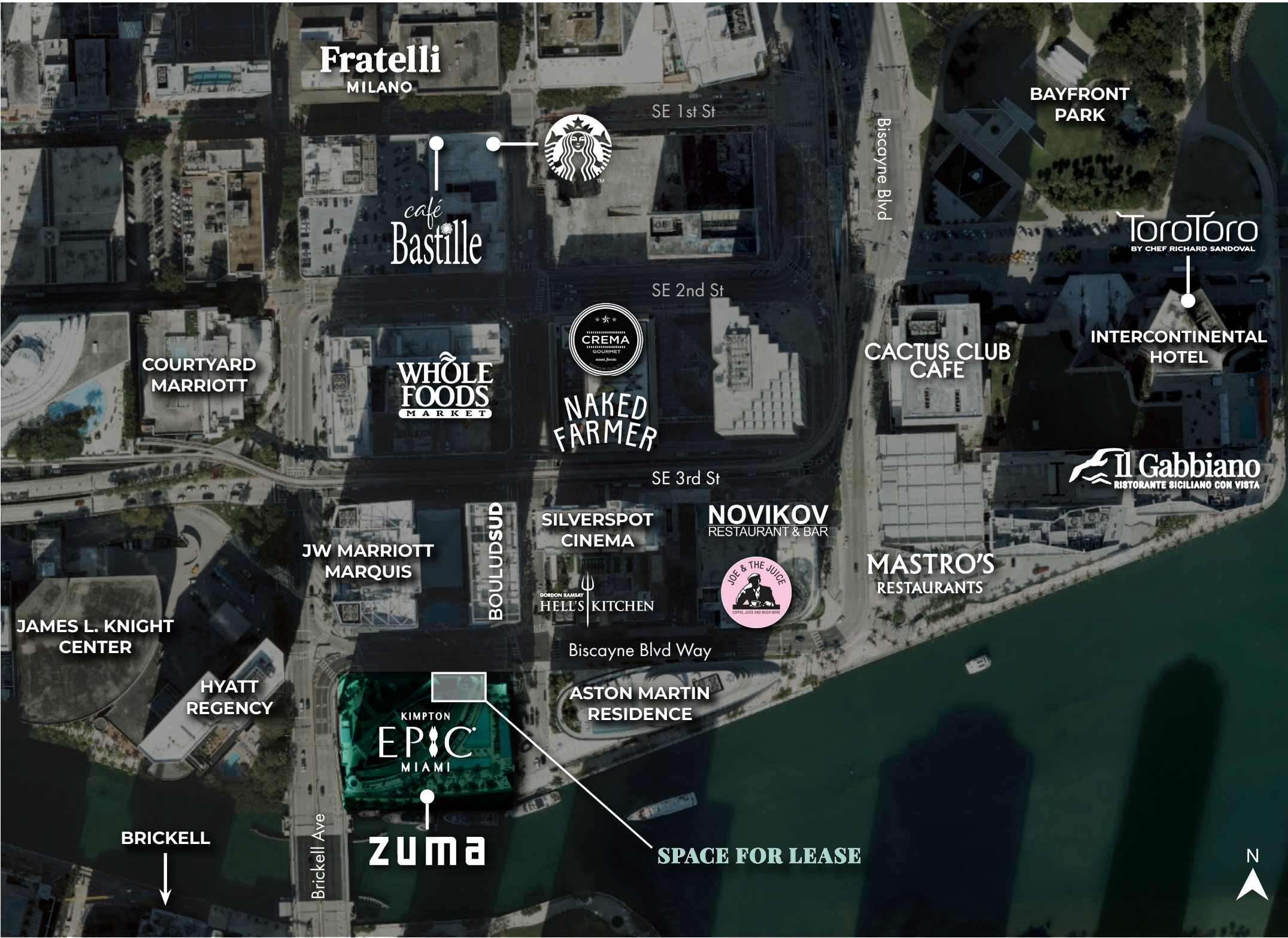
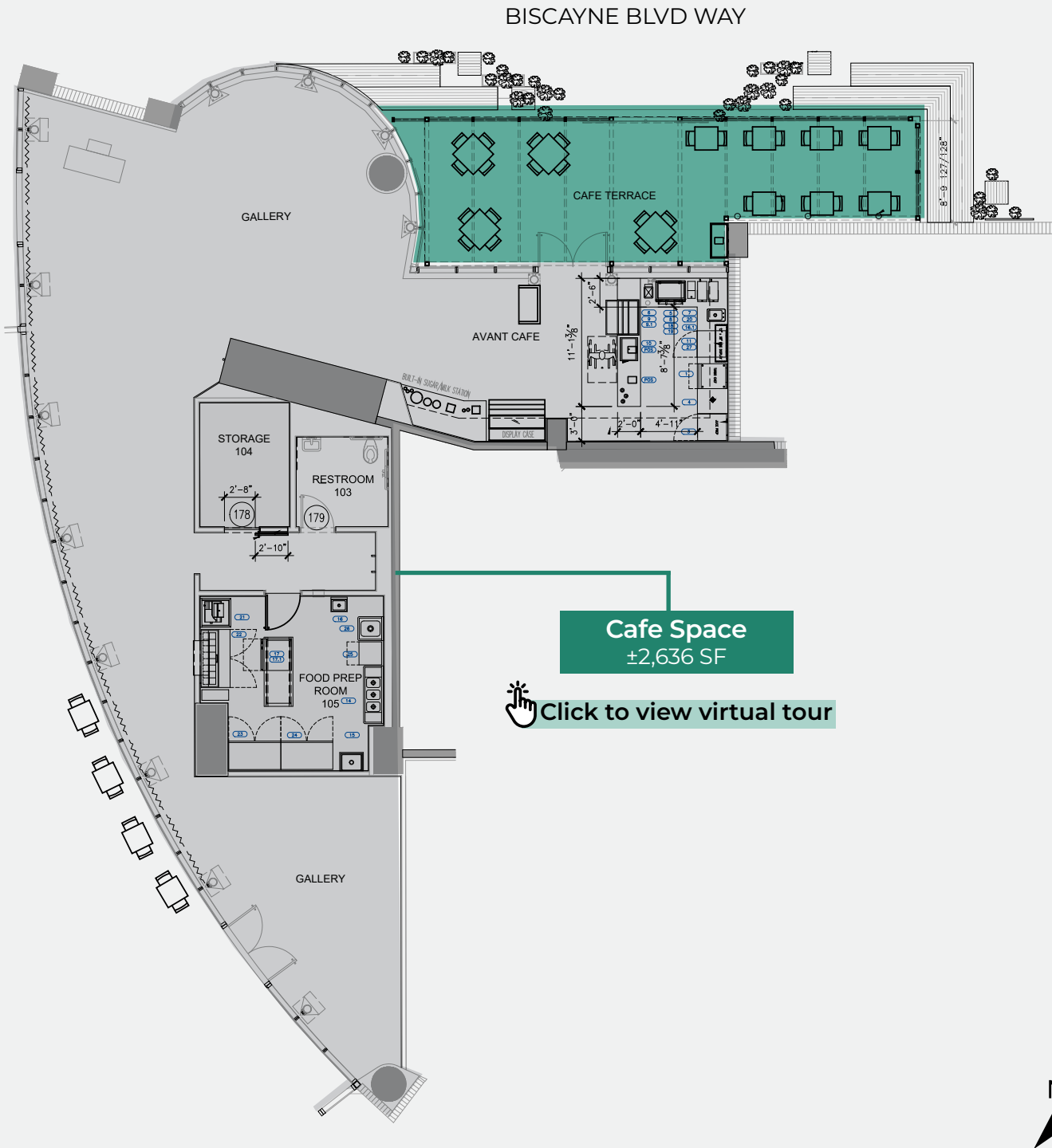
37.5
Median Age



SITE PLAN

AVAILABLE

- ±2,636 SF INTERIOR
- ±650 SF PATIO





INTERIOR PHOTOS

Café space comes with a working kitchen (grease trap, commercial sink station), a bathroom, and a small back-of-house office.



FOR MORE INFORMATION,
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