

RETAIL / RESTAURANT
FOR LEASE

OMNI

INNOVATION DISTRICT

1601 BISCAYNE BLVD. MIAMI, FL

**4,450 SF & 7,900 SF
Restaurant / Retail**

Space on Ground Floor of
Hilton Miami Downtown
Fronting Biscayne
Boulevard

Jonathan Carter

Executive Vice President

+1 305 215 4522

jonathan.carter@colliers.com

David Preston

Executive Vice President

+1 786 384 1320

dave.preston@colliers.com



Hilton

7,900 SF RETAIL/RESTAURANT

4,450 SF RETAIL/RESTAURANT

Adrienne Arsht Center
FOR THE PERFORMING ARTS OF MIAMI-DADE COUNTY



Property Highlights

Located in one of the nation's fastest growing areas, Edgewater. The property sits south of over a dozen new and proposed projects containing over 6,000 residences and just north of the Miami Wordcenter, a 30-acre development with Class-A retail, residential and office space.

The property includes a 4-star, 525 key Hilton Hotel and 300,000 SF of Class-A office.

- Large signage opportunity with great visibility
- 20ft+ high ceilings
- Join new CVS, Aldi & Cork & Barrel
- High vehicular traffic (+40K VPD)
- Easy access to expressways (I-395 & I-95)
- Next to Metromover station
- Close proximity to Adrienne Arsht Center and the Kaseya Center



AVAILABLE SPACE

Hilton

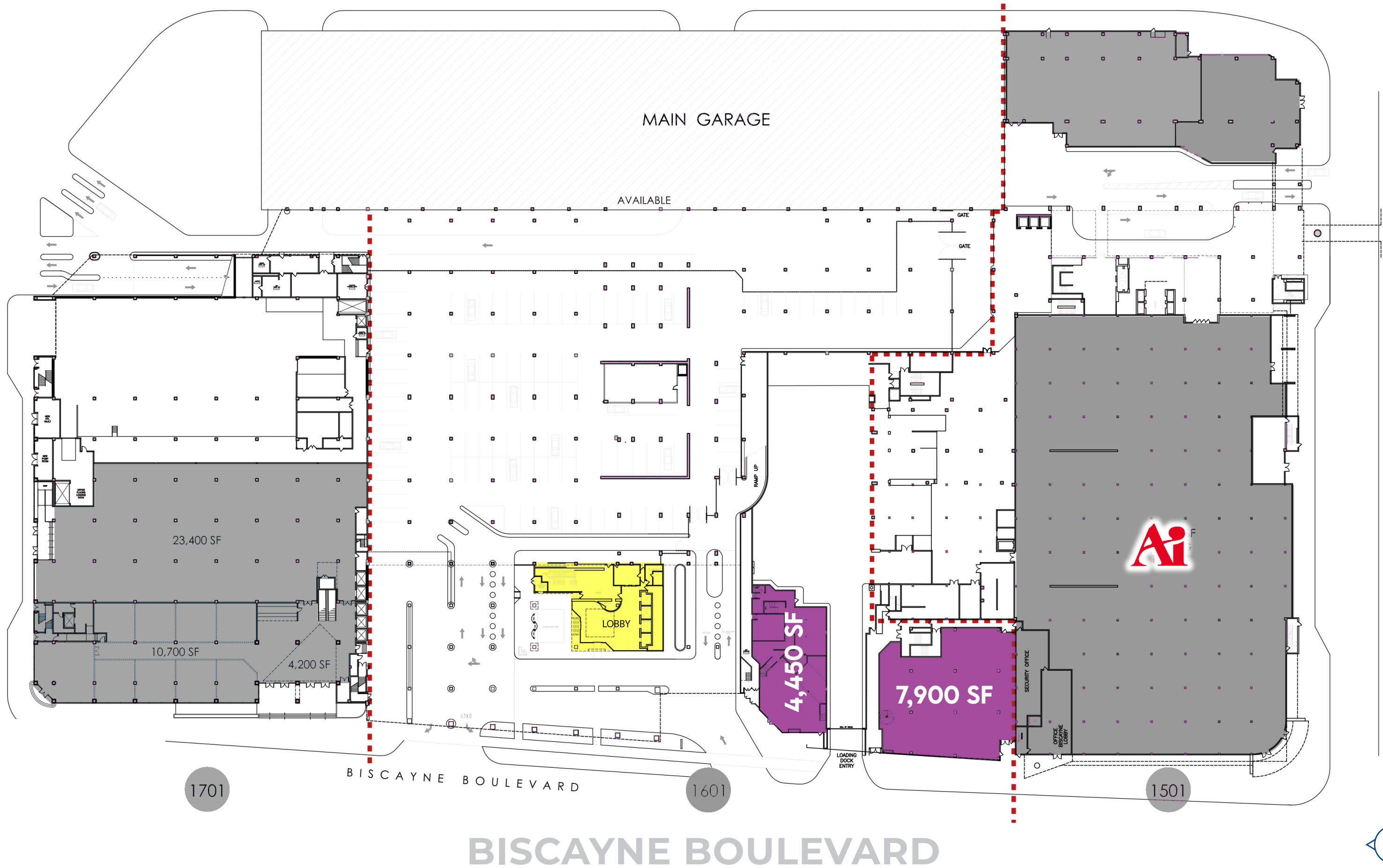


Ai



BISCAYNE BLVD

Available Space



1775 Biscayne Blvd
540-Unit Apartment Tower
Proposed - 2026

1700 Biscayne Blvd
a complex of 60-story
towers with a mix of
condominiums and rental
apartments with retail
spaces across an
assemblage spanning 3
acres.

AVAILABLE SPACES

1400 Biscayne
57-story Casa Bella
Residences tower



BISCAYNE BLVD

N BAYSHORE DR

NE 2ND AVE

NE 15HT ST

NE 17TH TER

VENETIAN WAY

Hilton





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

David Preston
Executive Vice President
+1 786 384 1320
dave.preston@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Real estate officer license corporation identification number 01908588. ©2023. All rights reserved.

Colliers International Florida, LLC.



4,450 SF RETAIL/RESTAURANT

7,900 SF RETAIL/RESTAURANT