

MiMo District

5084 Biscayne Blvd, Miami, Florida 33137

FOR LEASE

TURNKEY RETAIL/SHOWROOM + OUTDOOR PATIO

Design District Proximity Without Design District Pricing



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OPPORTUNITY OVERVIEW

5084 Biscayne Blvd – Space 102 offers an exceptional approximately 6,900 SF **showroom opportunity** at Colony Shops along Biscayne Boulevard, just **minutes** from **Miami Design District**. Beautifully **built out** by a renowned furniture retailer, the space still presents in **excellent condition** and offers a rare combination of **scale, visibility, and functionality**.

With **high ceilings**, an **open layout**, **strong frontage**, and ample **on-site parking**, the property is ideal for **luxury retail, showroom, gallery, or experiential concepts** seeking a **flagship-caliber presence** in the heart of Miami's design corridor.



Turnkey Showroom. Prime Positioning.

Design District proximity without Design District pricing

PROPERTY DETAILS

LEASING RATE

\$65/SF Mod. Gross

MIN. DIVISIBLE

3,500 SF ±

SUBMARKET

MiMo
Design District

ZONING

T6-8-O

CONDITION

Turn Key

MAX. CONTIGUOUS

6,900 SF ±

ADDRESS

5084 Biscayne Blvd
Miami, FL 33137

HIGHLIGHTS

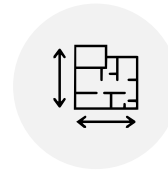
- Approx. 6,900 SF retail / showroom space
- Luxury showroom build-out by renowned furniture retailer
- Turnkey condition — space presents almost like new
- High ceilings and minimal columns
- Large storefront exposure on Biscayne Boulevard
- Outdoor frontage / display potential
- Ample on-site parking at Colony Shops
- Excellent accessibility via Biscayne Blvd and Federal Hwy
- Competitive rental rate vs. Design District locations



IDEAL TENANT PROFILE



High-end Furniture
Showroom



Architecture or
Design Studio



Interior Design
Showroom



Lifestyle Retail



Home Decor
Retailer



Experiential
Retail Concept



Lighting
Showroom

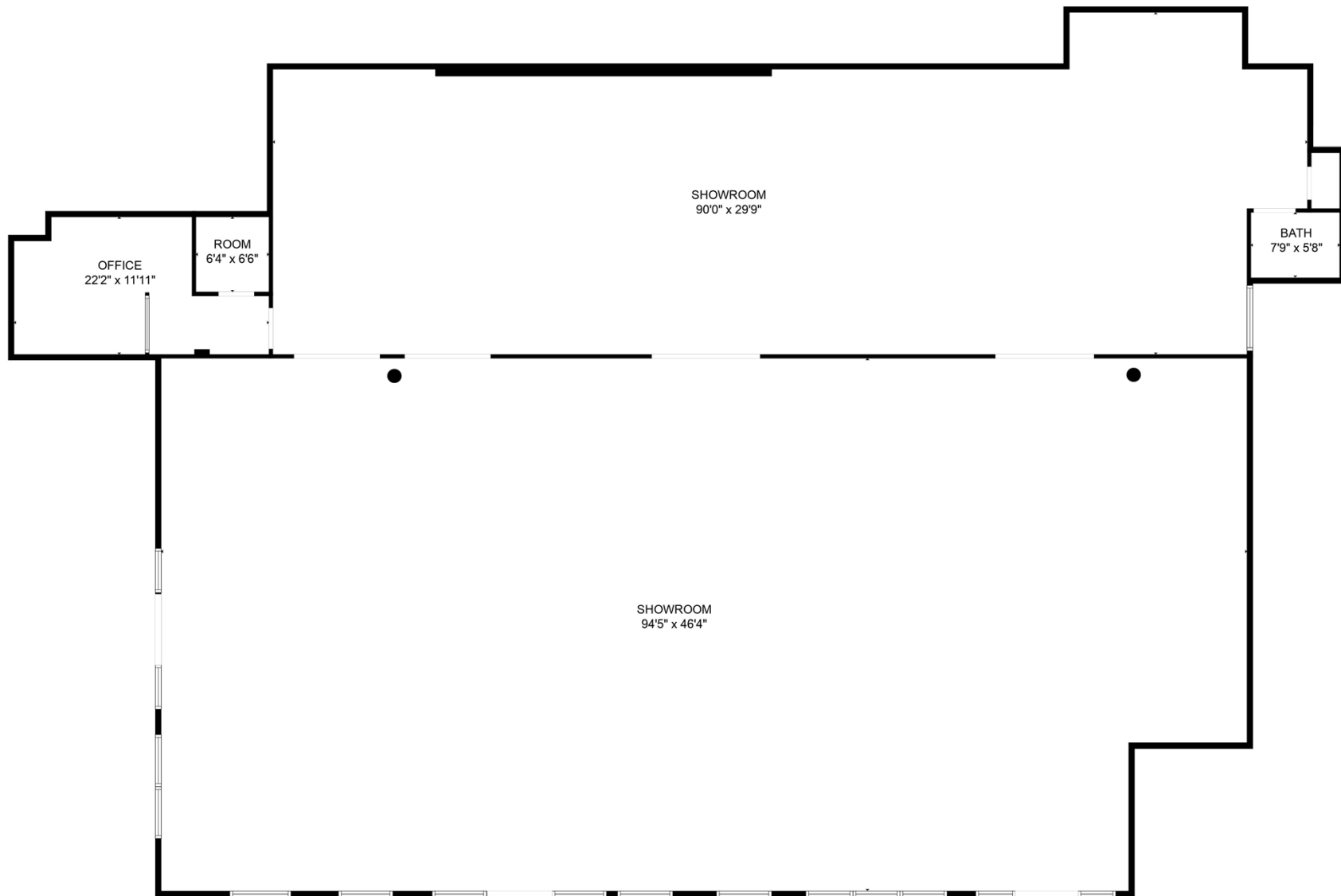


Fitness or Wellness
Concept



Art Gallery

FLOORPLAN



THIS IS IT.

TURNKEY | VISIBILITY | ACCESS | POSITIONING

A turnkey showroom opportunity
on Biscayne Boulevard just minutes
from **Miami Design District**.



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AERIAL VIEW (Top-Down)



AERIAL VIEW (North To South View)



AERIAL VIEW (NW To SE View)



MIAMI
BEACH



EDGEWATER



DESIGN
DISTRICT



Biscayne Blvd / US1

N Federal Hwy

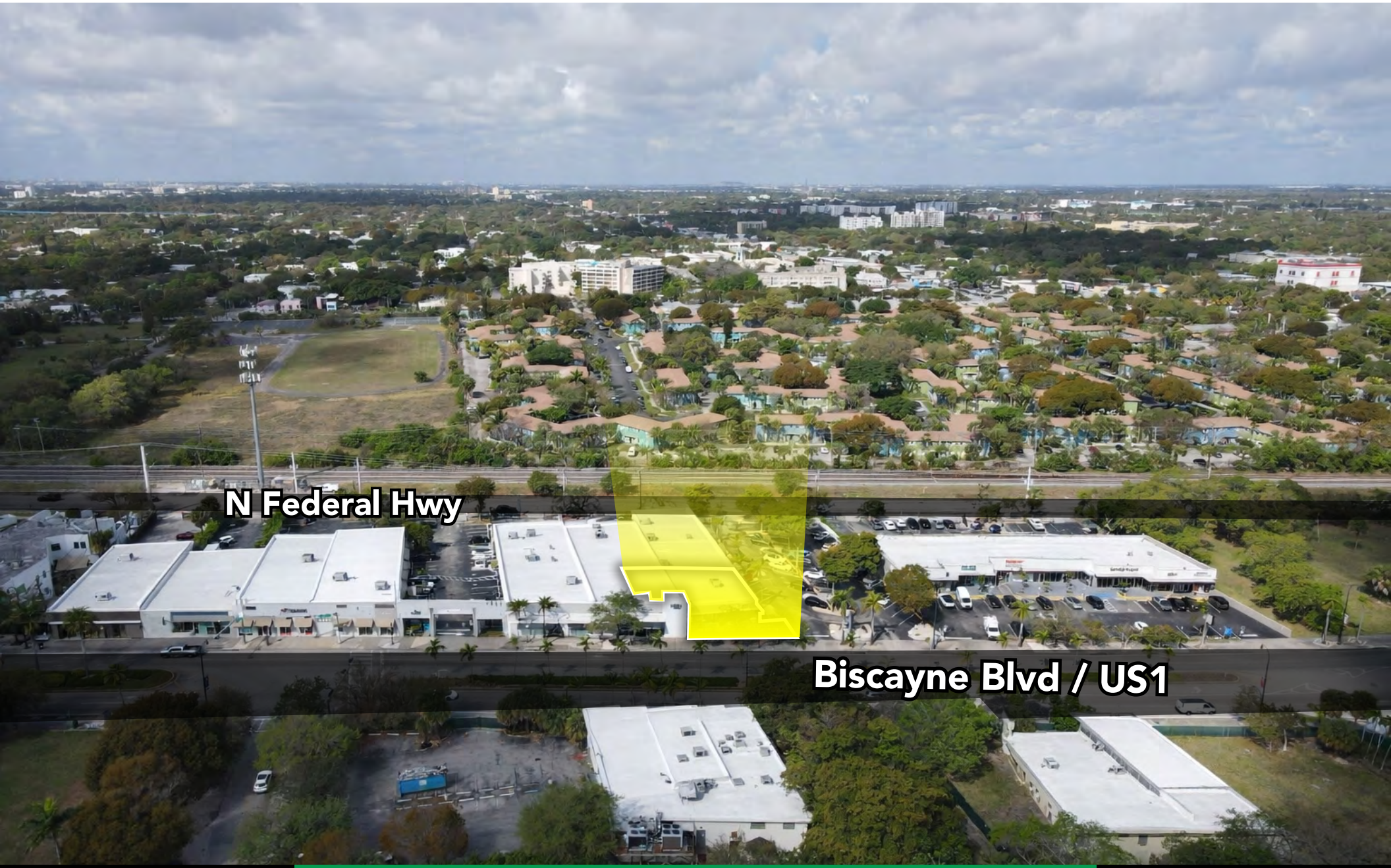
AERIAL VIEW (West To East View)



AERIAL VIEW (South To North View)



AERIAL VIEW (East To West View)



N Federal Hwy

Biscayne Blvd / US1

DESIGN DISTRICT

PROXIMITY OPPORTUNITY

Over the past decade, Miami Design District has evolved into one of the world's premier luxury retail and design destinations. As the district has matured, showroom availability has become increasingly limited while rental rates have continued to rise.



As a result, many design-oriented brands, furniture showrooms, galleries, and creative retail concepts have expanded into nearby corridors along Biscayne Boulevard.

5084 Biscayne Blvd – Space 102 presents a rare opportunity to establish a design-driven presence just minutes from Miami Design District while benefiting from a larger footprint, on-site parking, strong accessibility, and prominent Biscayne Boulevard visibility.

MiMo

THE PULSE OF MIAMI

Built-in amenities for daily life (coffee, food, fitness)

Close to Miami's core districts in minutes

Biscayne Blvd connectivity + easy I-95 access



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