



flow Miami Worldcenter

PREMIER RETAIL FOR LEASE

700 NE 1st Avenue, Miami, FL 33132

A VIBRANT MIXED-USE URBAN CENTER

Vertical Real Estate is thrilled to present an exciting opportunity to lease retail space on the 7th Street Promenade at Miami Worldcenter.

Miami Worldcenter is a dynamic destination and center of gravity for the entire city of Miami with direct access to Midtown, Edgewater, Design District, Downtown, Brickell and Miami Beach.

MWC Includes:

- +/- 8,500 condos/apartments
- +/- 500 hotel rooms
- +/- 300,000 SF retail
- +/- 500,000 SF office

Flow Miami Worldcenter includes:

- +/- 43,131 SF retail
- +/- 40,000 SF office
- 444 -unit existing rental tower
- 466 units currently under construction





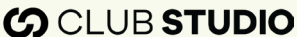
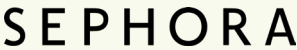
PROPERTY DESCRIPTION

Flow Miami Worldcenter is a dual tower residential landmark that introduces 910 residences with distinguished ground floor retail designed to shape the rhythm of Downtown Miami. Its contemporary form rises with intention, balancing light, texture, and movement to reflect the city's energy. Flow MWC presents a dynamic retail presence that anchors Downtown Miami, offering expansive frontages and seamless pedestrian connections that bring culture, commerce, and community together in one destination.

ADDRESS:	700 NE 1st Ave, Miami FL 33132
NEIGHBORHOOD:	Downtown / Miami Worldcenter
PROPERTY TYPE:	Mixed-Use / Retail / Office
TOTAL RESIDENTIAL:	910 Multi-Family Condo Units
COMMERCIAL SPACE:	Block G: +/- 18,500 SF Block E: +/- 64,631 SF
SUGGESTED USES:	Food & Beverage, Dry Retail Showroom, Spa & Wellness

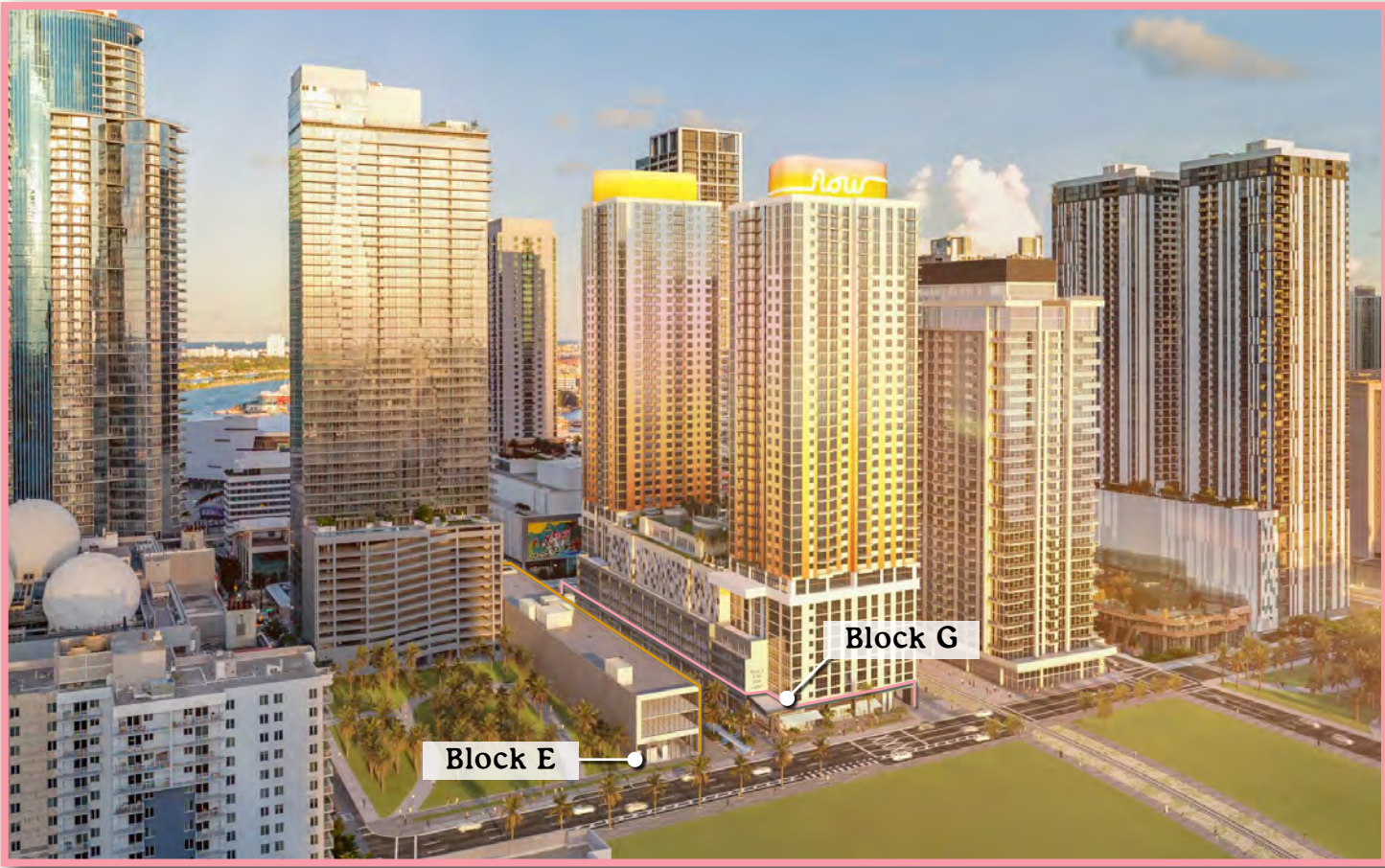
NEIGHBORING TENANTS













BLOCK E

Unit 101	2,429 SF
Unit 102	1,702 SF
Unit 103	3,404 SF
Unit 104	1,851 SF
Unit 105	487 SF
Unit 106	1,206 SF
Unit 107	6,293 SF

Ceiling Height
18'2" - 18'10"

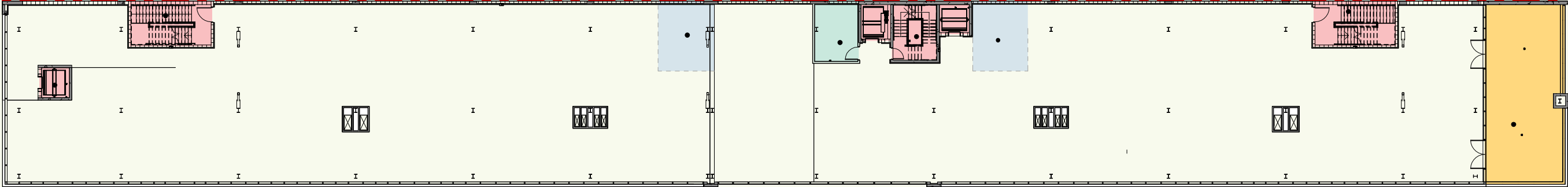
BLOCK G

Unit 176	3,650 SF
Unit 184	1,458 SF
Unit 188	2,303 SF
Unit 192	1,700 SF
Unit 194/196	3,406 SF

Ceiling Height
18'

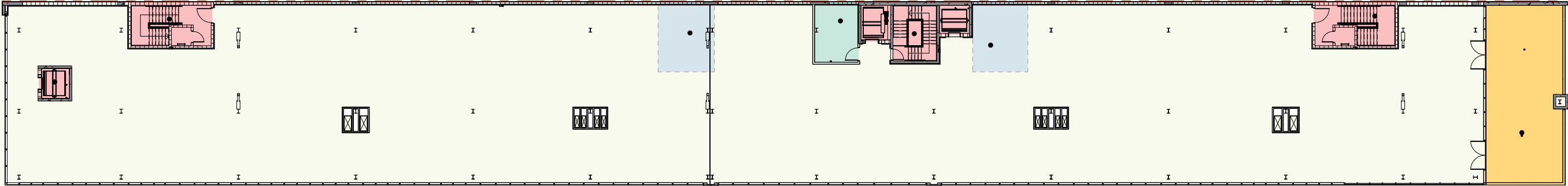
Ground Floor





BLOCK E
20,943 SF Unit 200
Ceiling Height
13'11"

Second Floor



BLOCK E
20,943 SF Unit 300
Ceiling Height
13'11"

Third Floor









BLOCK E - West to East View



BLOCK E - East to West View



West to East View



North Miami Avenue Facade



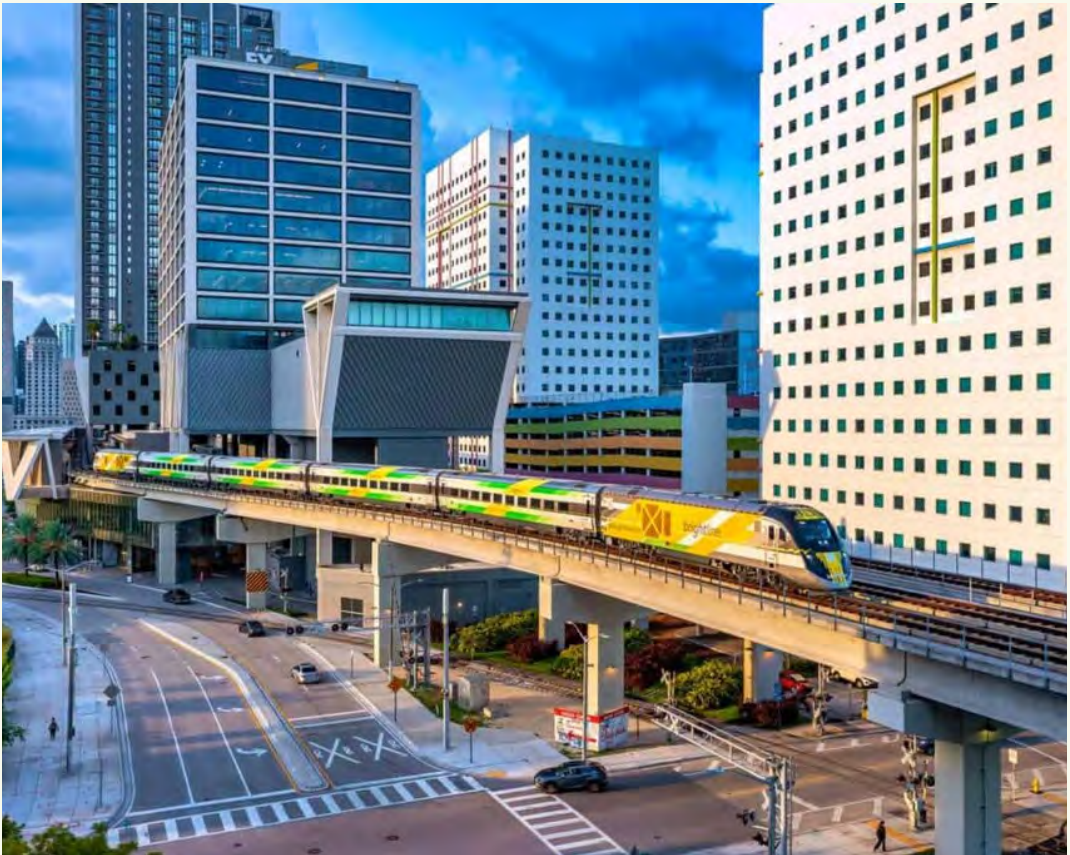
Bustling cosmopolitan neighborhood



In the heart of Miami Worldcenter



Surrounded by numerous developments



Nearby Brightline Miami Station



Experience a vibrant community



Elevated entertainment and hospitality scene



DANIEL CARDENAS | PRINCIPAL
305-793-8982 | Daniel@verticalremia.com
MICHAEL SULLIVAN | PRINCIPAL
305-606-3070 | Michael@verticalremia.com



We are a boutique real estate company based in Miami, FL, focused on cutting edge food & beverage brands and aspirational retail.

700 NE AVE.

flow
DISCLAIMER

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