



664 NORTH MIAMI AVENUE



Retail Spaces for Lease
in Downtown Miami

THE PROPERTY

- + Freestanding retail building located directly amidst the Miami World Center, Miami Central and the Brightline Station
- + Move in ready spaces of 2,600 and 2,700 square feet, with the ability to create a contiguous 5,300 square feet
- + Flexible signage rights, allowing for a unique brand presence in the local market
- + Immediate delivery
- + All uses considered





GREATER DOWNTOWN MIAMI STATS

213 RESIDENTIAL BUILDINGS



67,879

population



\$110,658

AVERAGE HOUSEHOLD INCOME



29%

Owner Housing

71%

Renter Housing

2,500

condo units under construction in Greater Downtown, 70% of which are pre-sold

7,410

condo units delivered during the current cycle

80%

of all completed units are sold

140

towers have been added to the Greater Downtown skyline since 2003



30

PROJECTS UNDER CONSTRUCTION



500 STARTUPS opens east coast headquarters in Downtown Miami



37

DOWNTOWN MIAMI HOTELS

Organized **3** bootcamps with over **45** tech startups + investors participating



114,417

employees in Downtown Miami



9,109

Downtown Miami businesses

6.3M

SF of office space leased in Downtown Miami since 2013

7,410

of the new-to-market companies leasing space in Greater Miami

80%

of companies entering the Miami market for the first time choose Downtown

140

of Downtown tenants choose to stay when faced with expiring lease



\$18.6B

estimated revenues

\$1.7B

worker + visitor expenditures

\$774.1M

resident expenditures

MARKET DEMAND



\$14.9M
music, television, radio



\$111M
groceries



\$92.2M
apparel



\$117.8M
restaurant



\$48.2M
personal care



\$34.4M
household furnishings

5.4M

people visit Downtown Miami each year

8,100

hotel rooms in Miami's urban core

320

RESTAURANTS IN DOWNTOWN MIAMI





NEIGHBORING LANDMARKS

ADRIENNE ARSHT CENTER
FOR THE PERFORMING ARTS

PARAMOUNT

- 500+ residences

MIAMI WORLDCENTER
(total project)

- 300,000 SF of retail
- 500,000 SF of office
- 1,700+ hotel rooms
- 600,000 sf of convention space
- 3,000+ covered parking spaces
- 2,900+ residential units

FUTURE SITE OF MARRIOTT
MARQUIS MIAMI WORLDCENTER
HOTEL AND EXPO CENTER

- 1,700 rooms
- 600,000 sf of convention space

THE PRO



PORT MIAMI

AMERICAN AIRLINES ARENA

BAYSIDE MARKETPLACE

LUMA
• 400+ apartments

FREEDOM TOWER

CAOBA & 7TH ST RESIDENCES
• 400+ apartments

MIAMICENTRAL
• 9 acres
• 3 million SF total
• 800 residences



PROPERTY



FOR MORE INFORMATION, CONTACT:

ZACH WINKLER

Tel +1 305 704 1333

zach.winkler@am.jll.com

LEE KONIVER

Tel +1 305 704 1404

lee.koniver@am.jll.com

JONATHAN ROSEN

Tel +1 305 728 7391

jonathan.rosen@am.jll.com