RETAIL FOR LEASE

JLL

VIZCAYNE
244 BISCAYNE BLVD | MIAMI

PROPERTY HIGHLIGHTS:

- Premier Downtown Miami retail spaces for lease
- Available spaces ranging from 1,290 SF up to 9,785 SF, including 2nd generation restaurant
- Potential to add mezzanine — ceiling heights of approximately 22'
- Approximately 108' of frontage on Biscayne Boulevard
- Dedicated retail parking area with 126 covered spaces
- Situated in the heart of Downtown Miami, directly across from Bayfront Park and Bayside Marketplace and just steps from the American Airlines Arena, Adrienne Arsht Center and the under construction projects of Miami Worldcenter, Miami Central and All Aboard Florida
- Downtown Miami had an estimated population of 88,540 people in 2016, an increase of more than 30% since 2010 — expected to increase again to 106,429 people by 2021
- Daytime population of approximately 235,000
- Join a vibrant tenant roster including CVS, Orange Theory Fitness, The Learning Experience, Smoothie King, Massage Luxe and soon to be open T-Mobile

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FLOOR PLAN:

NE 3rd Street

NE 2nd Avenue

Legend:
- Available (pink)
- Leased (purple)
- Service/Parking Corridor (orange)

MASSAGE LUXE

BNT Nails Salon

N2
Cafe Papillon
1,070 SF

Storage 4
Available
1,318 SF

The LEARNING EXPERIENCE
Academy of Early Education

Stair 3

Elev 7 | Elev 8 | Elev 9

South Elevators

Elev 10 | Elev 11 | Elev 12 Service Elev

Mail Room

North Tower Lobby

Fire Comm

Foyer | Sto.
A/C

Sec.
Tlt. | Tlt.

Stair 4

Retail A/C | Retail Phone

A/C | Retail Mail

Storage 3
Bike Room
255 SF

E4
Restaurant Space
3,507 SF

290 SF

E3
Available
9,785 SF
(can be subdivided)

345 SF

Biscayne Boulevard

Stair 2

Trash Compctr. Room

A/C | A/C

Storage 1
RW 244
Biscayne Res.
823 SF

Elev 3
Elev 2
Elev 1

South Elevators

Elev 6 Service Elev
Elev 5
Elev 4

Mail Room

Retail Mail

Stair 8

Elev 13 Garage

Egress Corridor

Phone Cable

Stair

S1
Available
1,290 SF

Orangetheory FITNESS

S3
Available
2,870 SF

T Mobile

CVS pharmacy

Stair 6

NE 2nd Street

MARLINS PARK

MIA

TOLL 836

INTERSTATE 95

Health District

Brickell

MIAMICENTRAL

Downtown Miami

MIAMI WORLDCENTER

PAMM FROST SCIENCE

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

Vizcayne Retail

American Airlines Arena

BRICKELL CITY CENTRE

Biscayne Boulevard

BAYSIDE MARKETPLACE

PORTMIAMI

Bayfront Park

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