

FOR SALE

Edgewater
Development Site

144 NE 22nd St
Miami, FL 33137



ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.



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EXECUTIVE SUMMARY

Apex Capital Realty is excited to present 144 NE 22nd Street, Miami, FL 33137 a prime development assemblage located in the heart of Edgewater, one of Miami's fastest-growing and most in-demand neighborhoods.

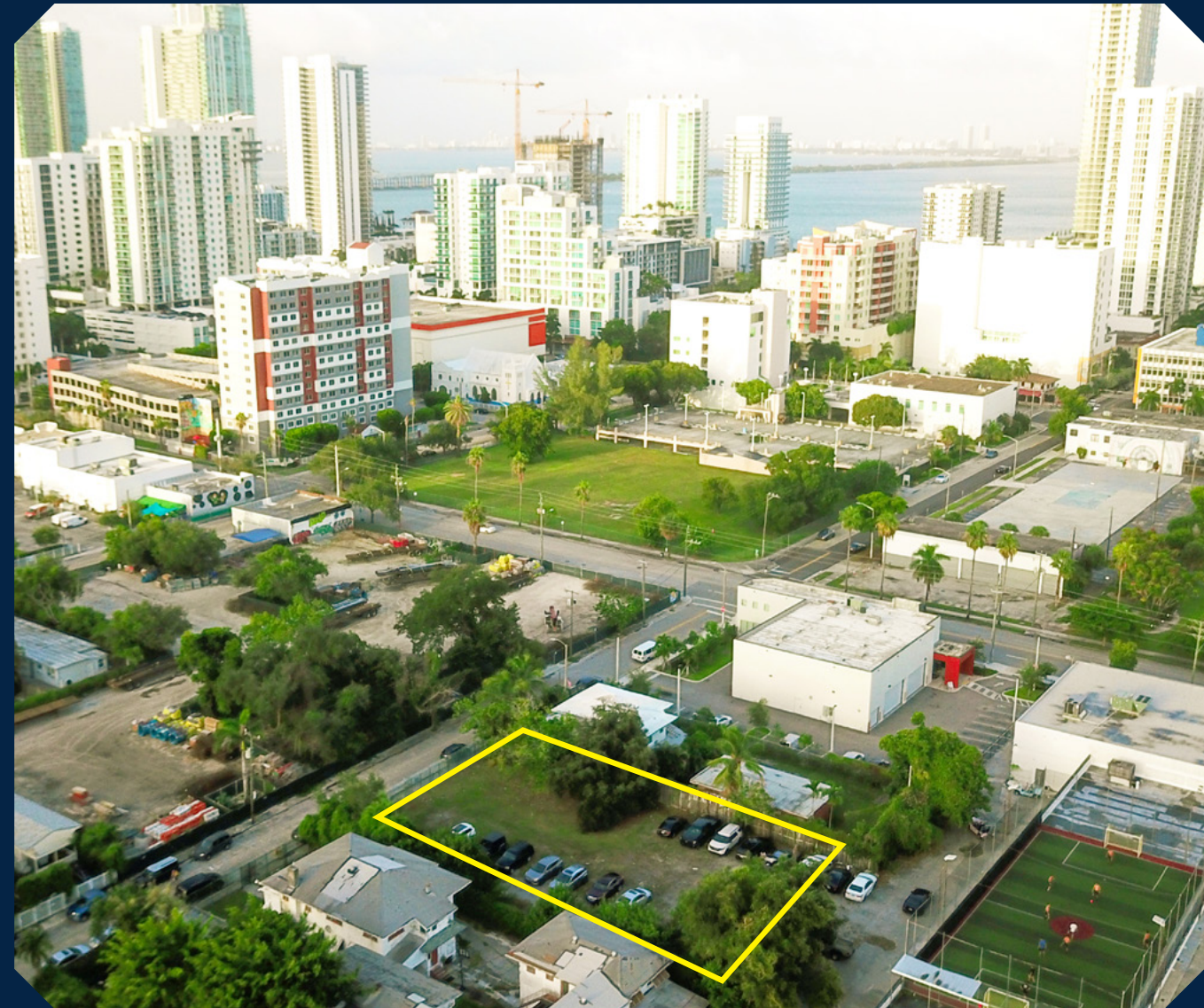
This 15,540 SF site offers significant upside for condo or apartment development and is positioned to benefit from Edgewater's robust rental demand, luxury appeal, and pedestrian-friendly setting.

Situated between major neighborhoods such as Downtown Miami, Midtown, and Wynwood, the site offers unmatched accessibility to retail, employment hubs, cultural institutions, and the bayfront. Zoned T6-12-0 and T6-8-0, the property presents developers with a rare opportunity to unlock over 90,000 buildable square feet and capitalize on Edgewater's high-end residential growth.

The assemblage is also adjacent to 2140 NE 2nd Ave (30,752 SF), an entitled multifamily site planned for 186 residential units, which further enhances development synergy and long-term investment value. Though the site is governed by two separate zoning designations, this bifurcation can be overcome through entitlements, paving the way for a large-scale project with scale and efficiency.

With a proven track record of high-rise development in the area and consistent absorption for both condos and rentals, 144 NE 22nd Street stands out as a rare opportunity for forward-thinking developers to plant their flag in one of Miami's most established urban markets.

TOTAL BUILDING POTENTIAL (GROSS)	90,587 SF
TOTAL LOT SIZE	15,540 SF
ZONING	T6-12-0 / T6-8-0
MAX. HEIGHT	12 Stories
DENSITY RESIDENTIAL UNITS	56
DENSITY HOTEL KEYS	111



ZONING HIGHLIGHTS

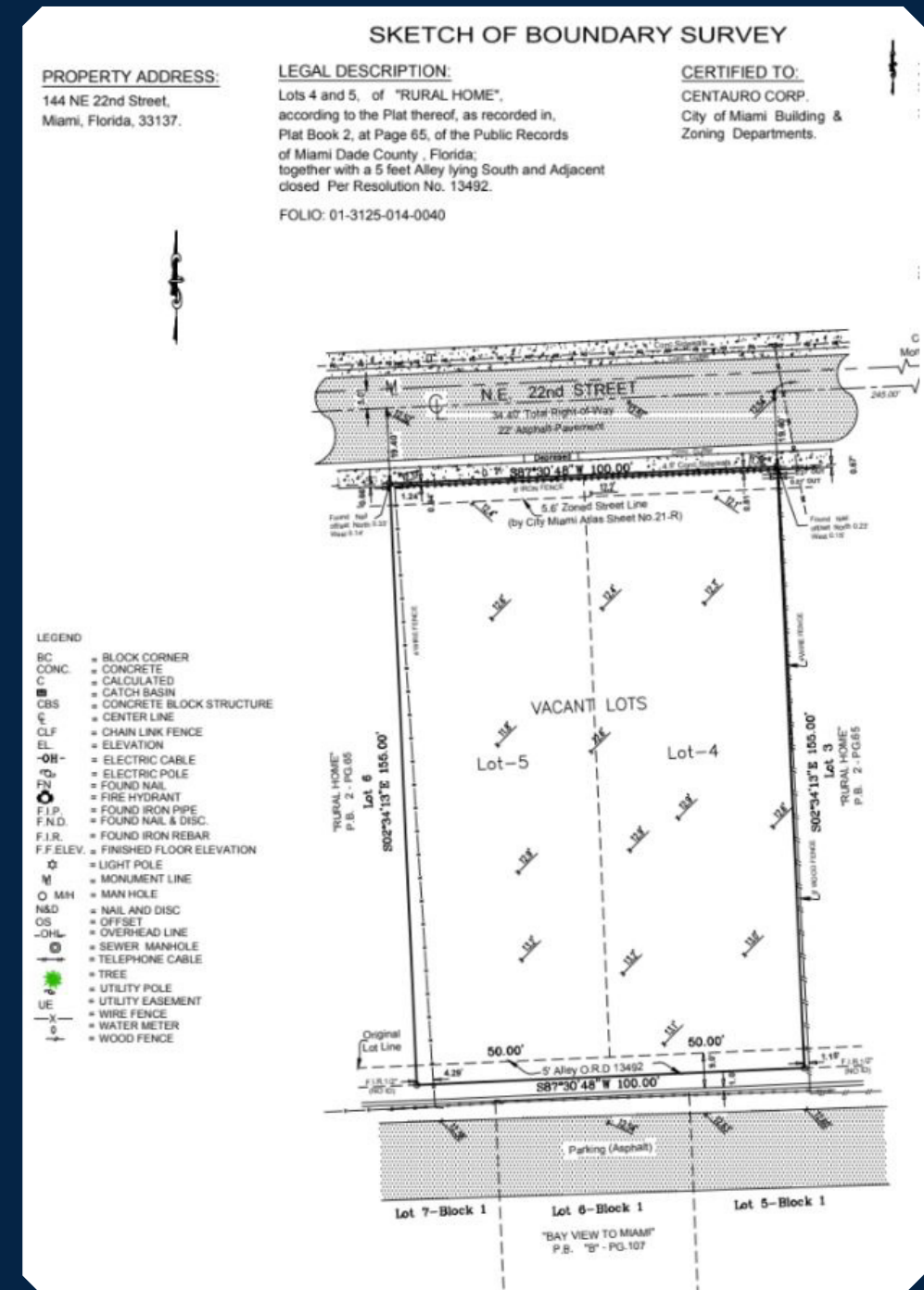
T6 ZONING OVERLAY (T6-12-O / T6-8-O – Miami 21 Zoning Code)

The T6-12-O and T6-8-O zoning designations support high-density, mixed-use development in Miami's urban core. These zones encourage vertical growth, walkability, and a mix of uses—ideal for residential, commercial, hospitality, and office projects.

- T6-12-O allows buildings up to 12 stories.
- T6-8-O allows buildings up to 8 stories.
- “O” stands for Urban Core, with reduced setbacks and parking.

Developers benefit from flexible design standards, higher density thresholds, and eligibility for bonuses through the city's public benefits program. These zones are frequently used for condo towers, multifamily rentals, and hotel-driven projects in walkable, transit-oriented areas.

This dual zoning unlocks significant potential for scalable, mixed-use developments in one of Miami's most active growth corridors.



PROPERTY HIGHLIGHTS

Prime Location

Nestled in the heart of Edgewater, this site offers a premier development opportunity just steps from Biscayne Bay and minutes from Downtown Miami, Wynwood, and Midtown. With direct access to major transit corridors and the Venetian Causeway, the location enjoys exceptional connectivity to Miami's key residential, employment, and entertainment hubs.

Neighborhood Charm

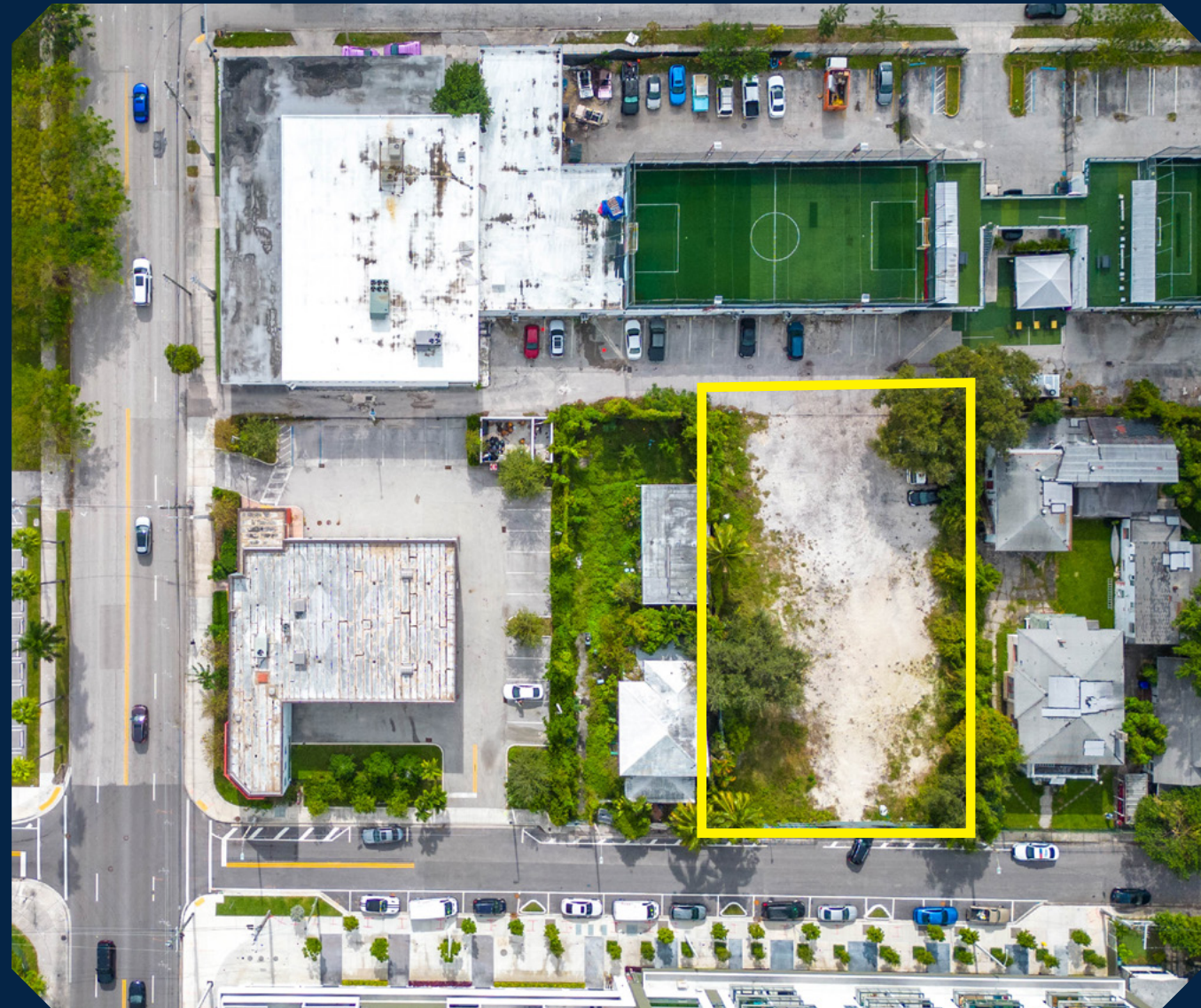
Edgewater combines luxury waterfront living with a dynamic urban vibe. The neighborhood boasts a growing mix of high-end residences, curated retail, and walkable green spaces. Residents enjoy proximity to Margaret Pace Park, artisanal dining, and cultural venues, making it one of Miami's most desirable and livable communities.

Convenience & Amenities

The property is surrounded by top-tier amenities, including premium grocery stores, fitness studios, cafes, and upscale shopping. Just blocks away from the Design District and Wynwood, residents can access Miami's best in art, fashion, and cuisine—all within a short walk or bike ride.

Investment Potential

With zoning that supports high-density residential development, the site is ideal for a mid- or high-rise project catering to the area's strong rental and condo demand. Its adjacency to planned multifamily communities and proximity to established luxury towers reinforces the area's trajectory and long-term appeal. As Edgewater continues to mature into one of Miami's premier urban neighborhoods, this assemblage represents a compelling opportunity for developers to establish a lasting presence in a market defined by growth, design, and desirability.



EMBRACE THE VIBRANT LIFESTYLE: EDGEWATER

Premier Waterfront Living:

Edgewater offers luxury high-rise living directly on Biscayne Bay, with stunning water views, expansive balconies, and proximity to Miami's urban core. Residents enjoy easy access to high-end amenities and boutique retail options just steps from their front door.

Culinary & Nightlife Scene:

Bordering Wynwood and the Design District, Edgewater is home to an eclectic mix of eateries, rooftop lounges, and craft cocktail bars. From gourmet cuisine to food trucks, the neighborhood caters to every palate and social scene.

Central Transit Access:

Edgewater is minutes from major highways and transit lines, including the Metromover, I-195, and Biscayne Boulevard. This makes commuting to Downtown Miami, Brickell, or Miami Beach seamless and efficient.

Access to Parks & The Arts:

Enjoy waterfront walks and outdoor activities at Margaret Pace Park, one of Miami's premier bayfront green spaces. Edgewater also offers easy access to Pérez Art Museum, Adrienne Arsht Center, and cultural hubs in Downtown.

Creative Energy & Events:

As a cultural bridge between Wynwood and Downtown, Edgewater is surrounded by year-round events—from art fairs to pop-ups and wellness festivals—creating a lively and connected community.

Near Top Institutions:

Edgewater is conveniently located near Miami Dade College, Design & Architecture Senior High (DASH), and top charter schools, making it attractive for families and young professionals alike.



BIRD'S EYE VIEW



SOUTH VIEW

BRICKELL

NE 2nd AVE



SOUTHEAST VIEW

EDGEWATER

NE 2nd AVE

NE 2nd AVE

NORTH EAST VIEW



CONDO COMPARABLES

THESE FOCUS ON CONDO SALES WEST OF BISCAYNE BLVD FOR DIRECT COMPARISONS WITHIN THE EDGEWATER SUBMARKET

ADDRESS	UNIT #	BUILDING	CITY	STATE	ZIP	COUNTY	APN	PROPERTY TYPE	BEDROOMS	TOTAL BATHROOMS	BUILDING SQFT	EFFECTIVE YEAR BUILT	LAST SALE AMOUNT	PPSF
WEST OF BISCAYNE BLVD														
121 NE 34th St #910	910	Hyde	Miami	FL	33137	Miami Dade	01-3125-088-3060	Condominium (Residential)	1	1	593	2018	\$450,000.00	\$758.85
121 NE 34th St #801	801	Hyde	Miami	FL	33137	Miami Dade	01-3125-088-3060	Condominium (Residential)	2	2	835	2018	\$635,000.00	\$760.48
121 NE 34th St #1008	1008	Hyde	Miami	FL	33137	Miami Dade	01-3125-088-3060	Condominium (Residential)	3	4	1435	2019	\$945,000.00	\$658.54
1600 NE 1st Ave #3308	3308	Canvas	Miami	FL	33132	Miami Dade	01-3136-096-2120	Condominium (Residential)	2	2	882	2018	\$530,000.00	\$600.91
1600 NE 1st Ave #3212	3212	Canvas	Miami	FL	33132	Miami Dade	01-3136-096-3190	Condominium (Residential)	1	1	850	2018	\$460,000.00	\$541.18
1600 NE 1st Ave #3203	3203	Canvas	Miami	FL	33132	Miami Dade	01-3136-096-0760	Condominium (Residential)	Studio	1	588	2018	\$375,500.00	\$638.61
3470 E Coast Ave #H0504	#H0504	Two Midtown Miami Condo	Miami	FL	33137	Miami Dade	01-3125-080-2860	Condominium (Residential)	1	1.5	736		\$381,000.00	\$517.66
3470 E Coast Ave #H1408	#H1408	Two Midtown Miami Condo	Miami	FL	33137	Miami Dade	01-3125-080-2860	Condominium (Residential)	2	2.5	1081		\$619,000.00	\$572.62

SALES COMPARABLES

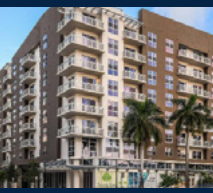
THESE FOCUS ON PROPERTIES WEST OF BISCAYNE BLVD FOR DIRECT COMPARISONS WITHIN THE EDGEWATER SUBMARKET.

#	Address	Zoning	Sales Price	Date of Sale	Lot SF	PPF
1	2650 Biscayne Blvd + 4 FOLIOS	T6-36A-0	\$13,500,000.00	5/17/2024	30,266	\$446.05
2	215 NE 25th St, Miami, FL 33137	T6-36A-0	\$3,200,000.00	1/29/2021	15,408	\$207.68
3	2728 NE 2 Avenue + 159-169 NE 27th + 166 NE 28th St, Miami, FL 33127	T6-12-0	\$18,880,000.00	2021-2022	47,300	\$399.15
4	116 NE	T6-8-0	\$7,200,000.00	10/5/2021	29,200	\$246.58
5	161-167 NE 23rd St, Miami, FL 33137	T6-8-0	\$4,500,000.00	7/12/2022	14,760	\$304.88
6	113-123 NE 25th St, Miami, FL 33137	T6-8-0	\$7,250,000.00	3/10/2021	28,100	\$258.01
7	125-145 NE 20th St, Miami, FL 33137	T6-12-0	\$6,134,000.00	4/18/2023	18,875	\$324.98
8	114-138 NE 22nd St, Miami, FL 33137	T6-8-0	\$4,000,000.00	11/21/2023	30,900	\$129.45

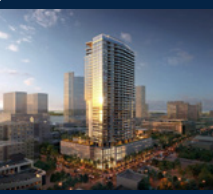
DEVELOPMENT PIPELINE



TOWER 36
MIXED USE OFFICE BUILDING



BLU27
330 UNITS MIXED-USE MULTIFAMILY



RESIDENCE 23
369 UNITS MIXED-USE MULTIFAMILY



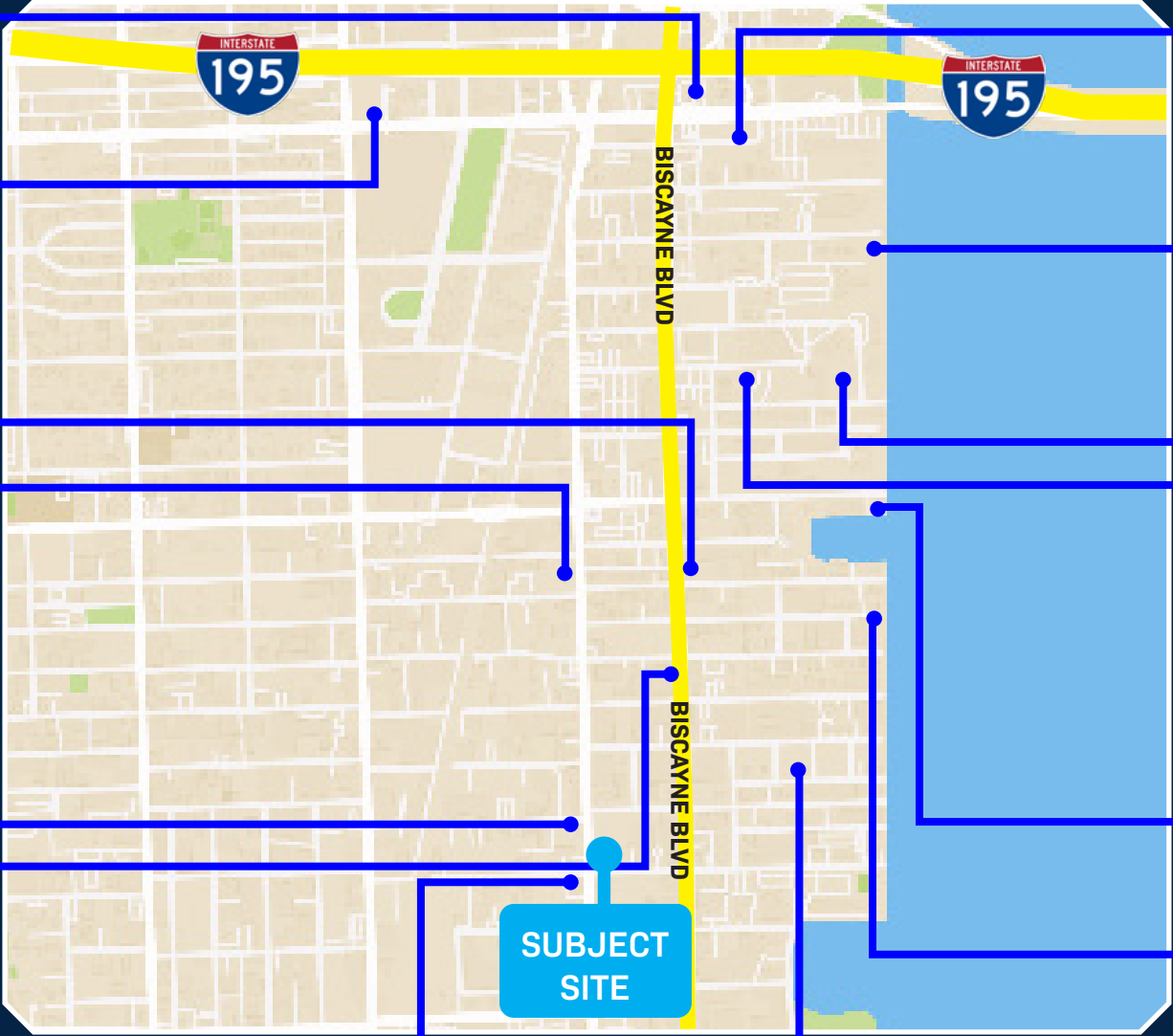
3651 NE MIAMI CT
MIXED-USE OFFICE BUILDING



RESIDENCE 27
247 UNITS MIXED-USE MULTIFAMILY



WYNWOOD BAY
156 UNITS MIXED-USE MULTIFAMILY



EDGEWOOD 22
160 UNIT MIXED-USE MULTIFAMILY



MODERA EDGEWATER
746 UNIT MULTIFAMILY



AIMCO TOWER
241 UNIT MULTIFAMILY



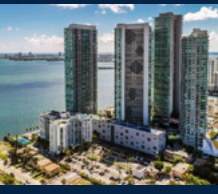
METRO EDGEWATER
279 UNIT MIXED-USE MULTIFAMILY



MISSONI BAIÀ
249 UNIT MULTIFAMILY



EDGEWATER HOTEL
207 ROOM HOTEL MIXED-USE



PARAISO BAY
388 UNITS MULTIFAMILY



VILLA EDGEWATER
50 UNIT MIXED-USE MULTIFAMILY

LOCATION MAP





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