



APEX
CAPITAL REALTY

FOR LEASE

RETAIL SPACE

555-559 NE 87TH ST
MIAMI, FL 33138

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.



ADVISORS

LIZ COLOMA

Commercial Advisor
860 605 6603

Liz@apexcapitalrealty.com

DANILO AQUINO

Commercial Advisor
786 201 3020

Danilo@apexcapitalrealty.com

OFFERING SUMMARY

555-559 NE 87TH ST MIAMI, FL 33138

Leaseable Area	6000 SF + / -
Zoning	B2
Allowable Uses	Retail Shop, Restaurant and Café, Office, Personal Services/Salon, Fitness Center, Art Galleries and Studios, Financial Services, and Medical and Dental Offices
Unit 1	5,000 SF + / -
Unit 2	1,000 SF + / -
Asking Price	\$31 / PSF MOD GROSS

APEX Capital Realty proudly presents an exceptional opportunity to lease a premium retail commercial space positioned along the southern edge of Miami Shores, just off Biscayne Boulevard. These versatile spaces offer an ideal setting for a variety of businesses, from boutique shoppe to showroom to retail establishments, art galleries, studios to salons, fitness centers, professional offices, and more. With flexible zoning allowing for an array of possibilities, this location stands as an excellent choice for entrepreneurs and established businesses seeking to capitalize on this thriving and dynamic area.

- **Unit 1:** encompasses a generous 5000 SF, strategically designed with approximately 4000 SF dedicated to a showroom boasting expansive retail glass windows. Additionally, it includes 1000 SF of versatile warehouse storage with lofty ceilings and a convenient bay door for effortless access.
- **Unit 2:** is a newly renovated unit that suits an array of businesses seeking a fresh, modern space in Miami Shores. This 1000 SF space boasts recent renovations, including impact-resistant windows and doors, modern upgrades, and the inclusion of a functional kitchenette adding convenience to the space. Dual access from both ends of the building enhances accessibility and offers flexibility in space utilization.



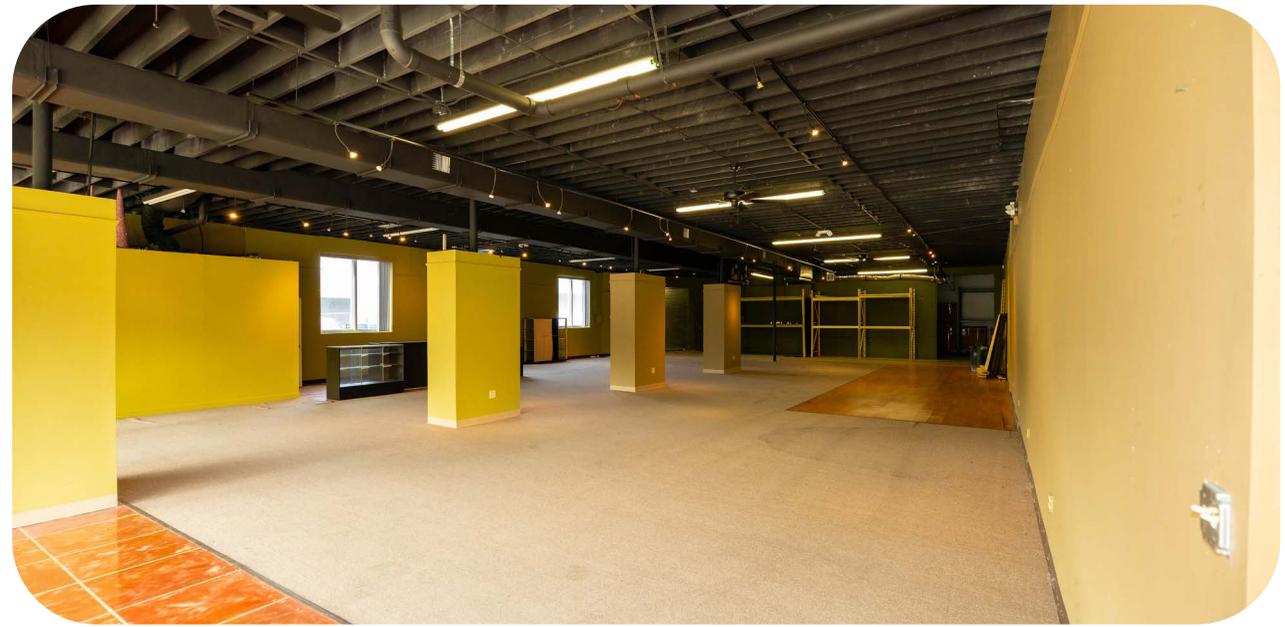
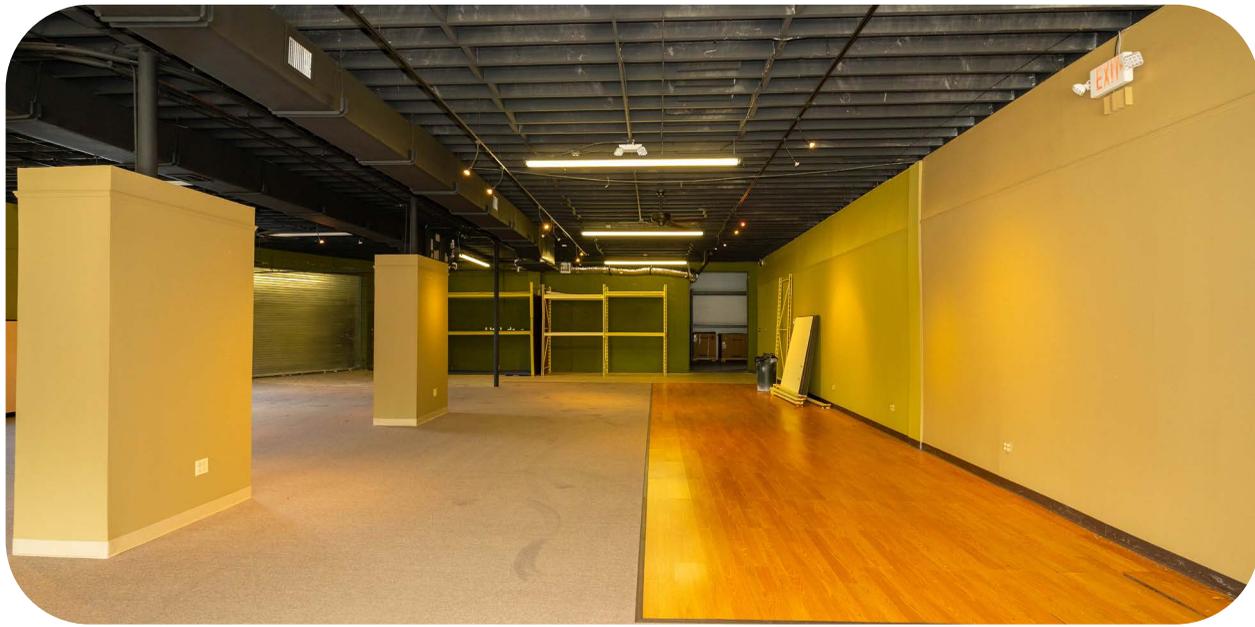


PHOTOS



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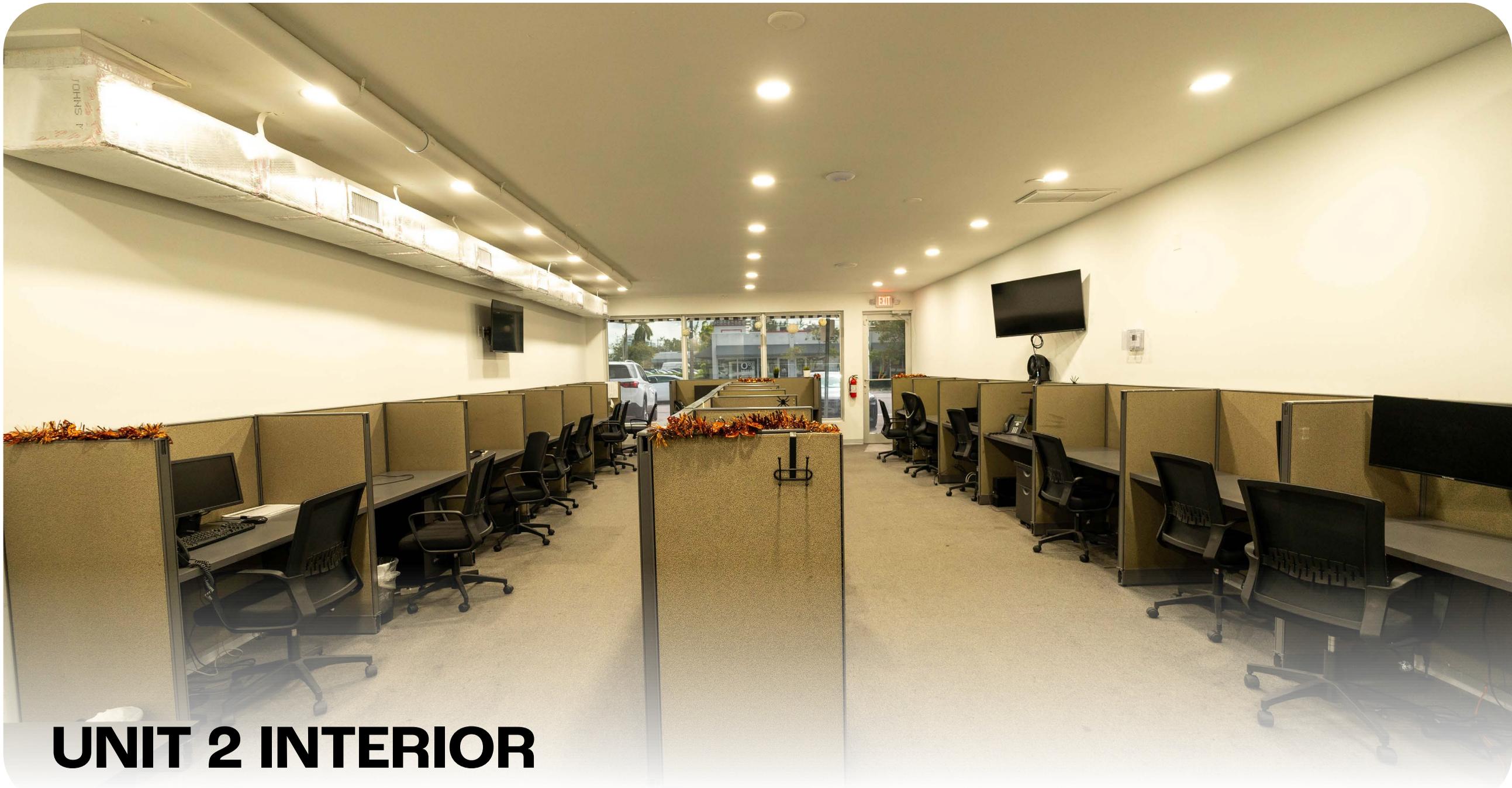


UNIT 1 PHOTOS



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UNIT 2 INTERIOR

EAST VIEW

NORTH BAY VILLAGE

2.6 MILES AWAY

MIAMI BEACH

4.9 MILES AWAY



US1

BISCAYNE BLVD

US1

BISCAYNE BLVD

SOUTHEAST VIEW

DOWNTOWN MIAMI

5.6 MILES AWAY

MIAMI BEACH

4.8 MILES AWAY



LOCATION MAP





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561 NE 79 ST, Suite 420

Miami, FL 33138

305 570 2600

www.apexcapitalrealty.com

