

FOR LEASE

**SUPPLY &
ADVISE**

223 SE 1ST STREET
DOWNTOWN MIAMI, FL



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FIRST FLOOR
2,239 SF

SECOND FLOOR
2,169 SF

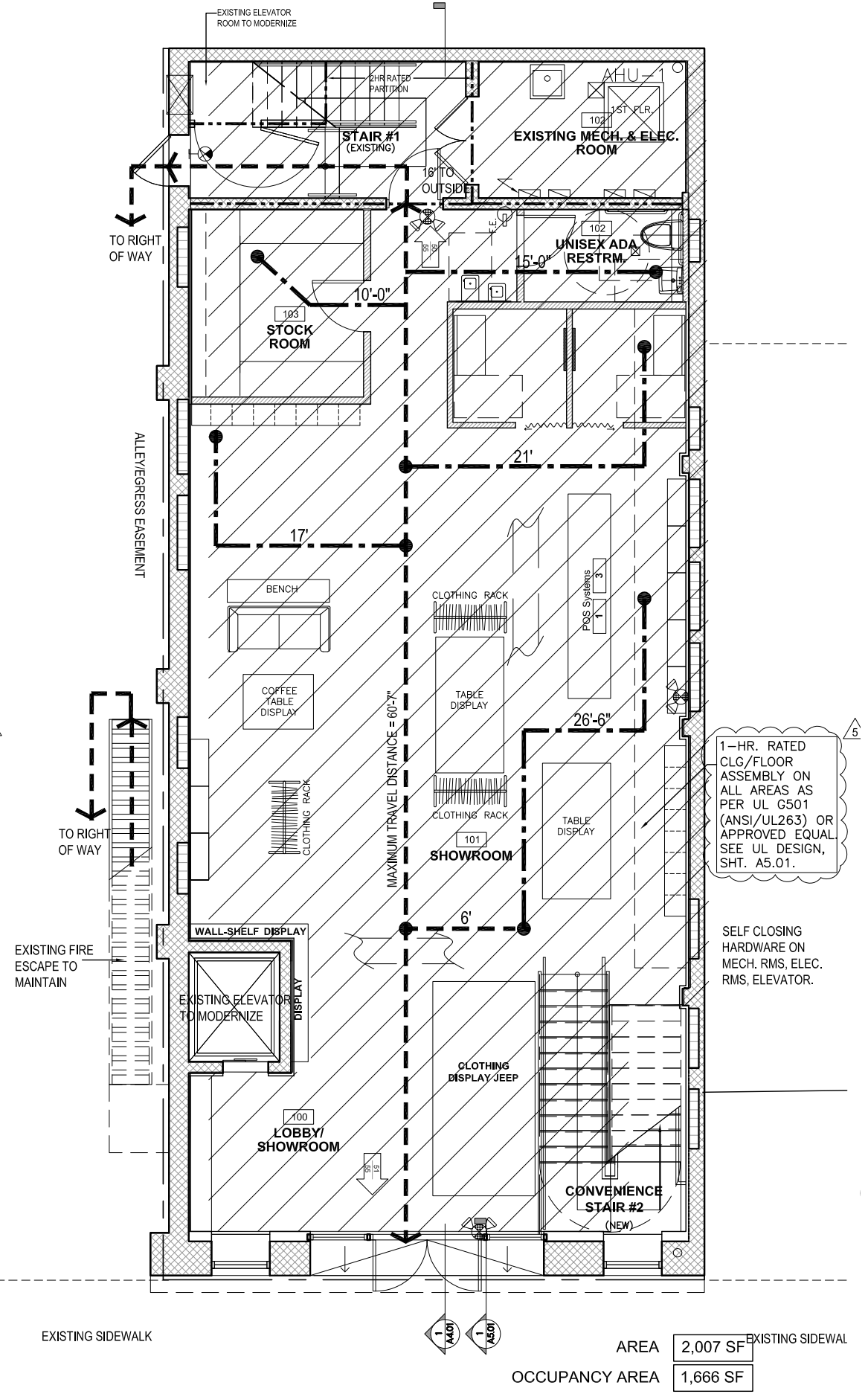
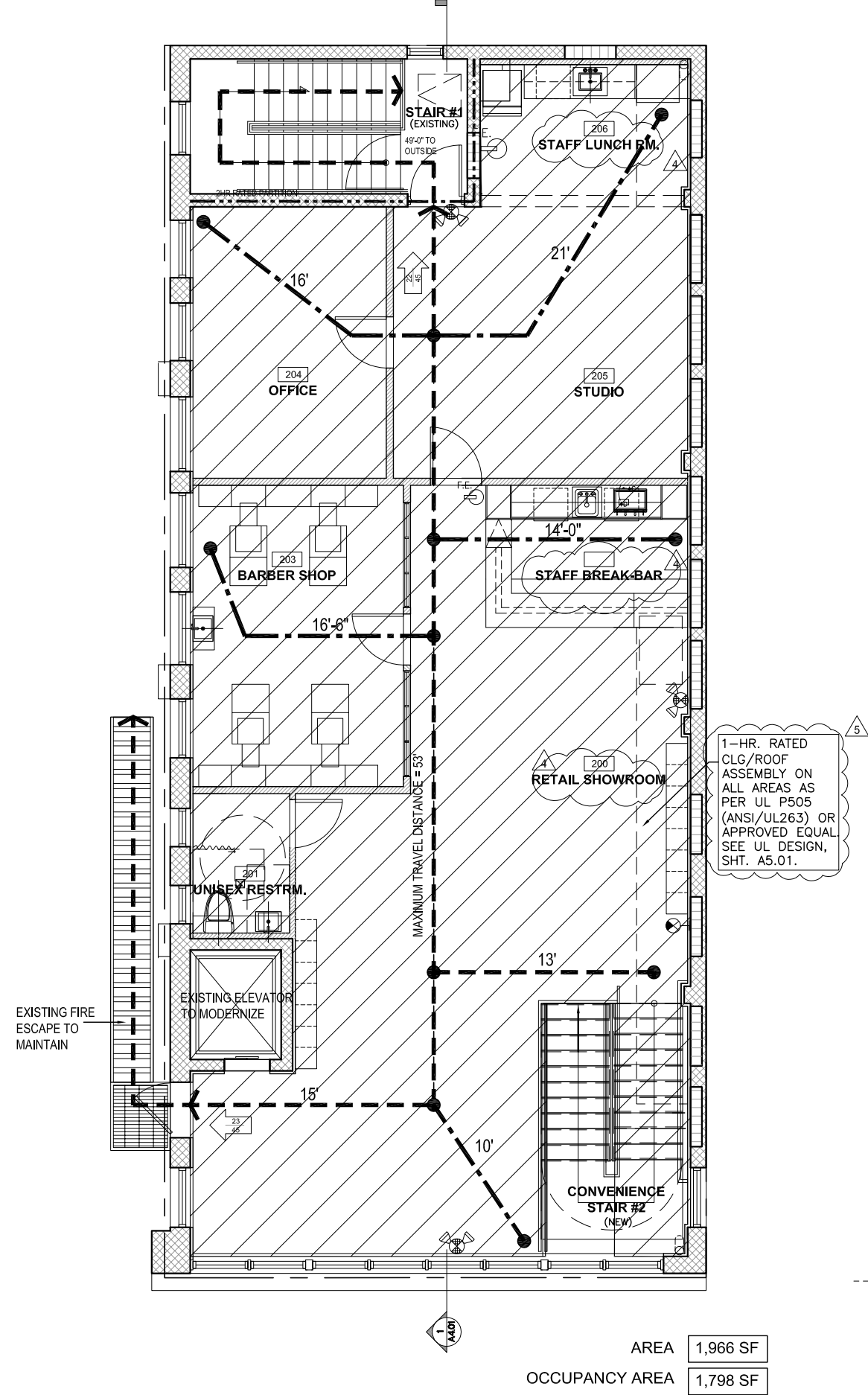


**URBAN CORE
DIVISION**





SITE PLAN



MARKET DRIVERS



JULIA & HENRY'S

50,000 SF historic walgreens building - already fully leased by restaurants and breweries, will be a culinary and entertainment complex for all locals and tourists.



FLAGLER STREET REVITALIZATION

Flagler beautification project- Miami commissioners have approved the funding to widen sidewalks with café seating, add a centralized parking center and create a "curbless" streetscape, among other improvements.

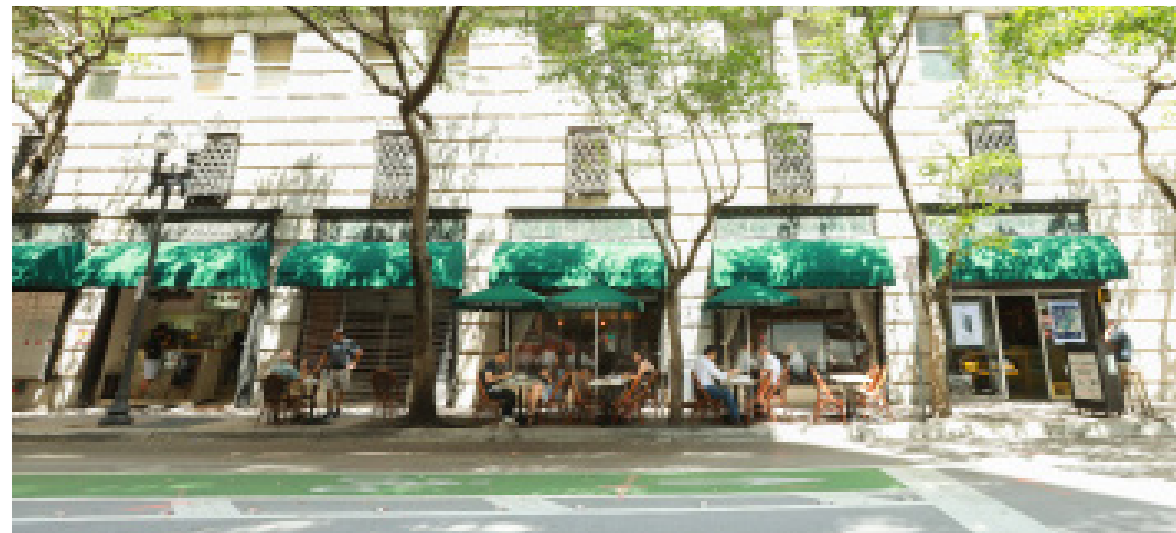


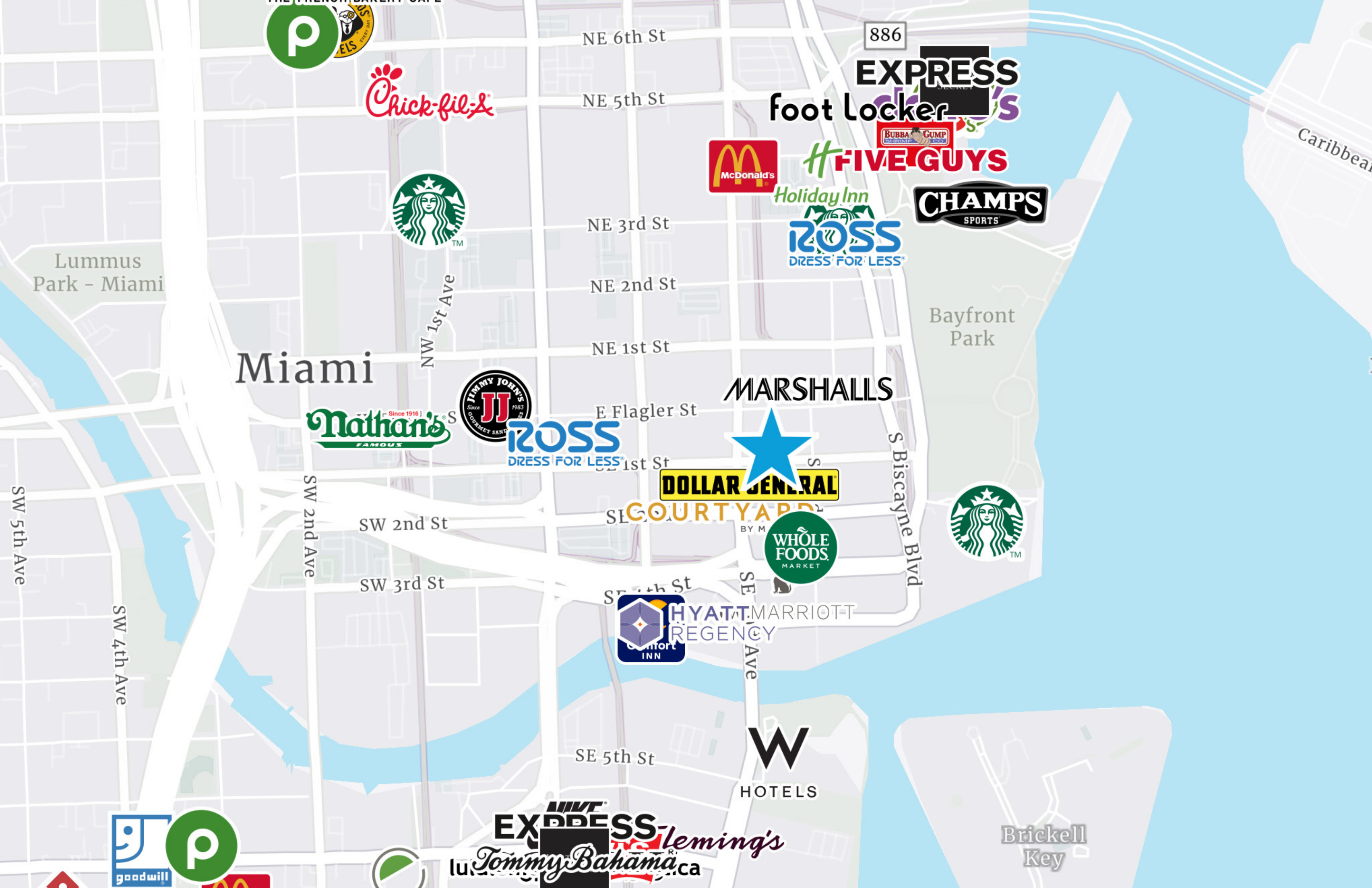
SE 1ST STREET

SE 1st Street is a tree-line promenade with many of the last remaining historical buildings in Miami. It stretches all the way east to Bayfront park and Biscayne Bay. Through the most recent years, there's been a profuse organic growth of European cafes, restaurant and shopping.



Downtown Miami's Lower Eastside





Lummus Park - Miami

Miami

Bayfront Park

Caribbean

Brickell Key

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