

INHOUSE
COMMERCIAL



ICONIC RESTAURANT SPACE FOR LEASE

5600 BISCAYNE BOULEVARD
MIAMI, FLORIDA

PROPERTY OVERVIEW

5600 Biscayne Boulevard is a unique historic restaurant building located on a prime corner of Biscayne Boulevard in one of the most centralized neighborhoods in Miami, the MiMo District. The design offers exceptional frontage along Biscayne with over 36,500 vehicles passing per day and includes a large outdoor patio.

ADDRESS 5600 Biscayne Boulevard, Miami, Florida 33137

NEIGHBORHOOD The MiMo District/Upper Eastside

STATUS Currently Andiamo! Brick Oven Pizza

EXISTING SIZE

Ground Floor: +/- 2,629 SF

Mezzanine: +/- 1,689 SF

Total Interior: +/- 4,318 SF

Covered Outdoor: +/- 6,726 SF

Total: +/- 11,044 SF

POSSESSION January 2025

COMMENTS

- Historic Miami Modernist architecture design featuring premier signage and a large covered canopy seating area
- Adjacent to new residential building with 254-units and retail
- Adjacent to significant parking



CLICK FOR FULL VIDEO OF THE PROPERTY

CURRENT PLANS



CURRENT
PHOTOS
OUTDOOR SEATING
+ INTERIOR



PROPOSED PLANS



CONCEPTUAL RENDERING

PROPOSED PLANS

Ownership has plans to renovate the property and connect both buildings, creating a larger indoor restaurant space.

RENOVATED SIZE

Ground Floor: +/- 3,901 SF

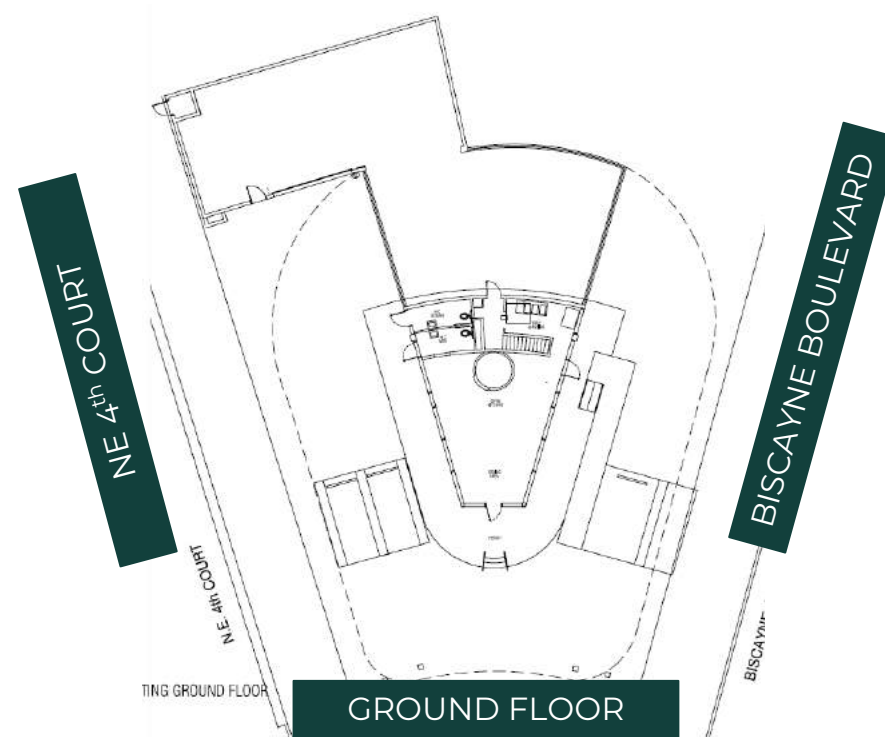
Mezzanine: +/- 1,743 SF

Total Interior: +/- 5,644 SF

Covered Outdoor: +/- 5,288 SF

Total Interior/Exterior: +/- 10,932 SF

FLOOR PLANS



BUILDING 2

+/- 1,520 SF INTERIOR, FRONTING NE 4TH CT

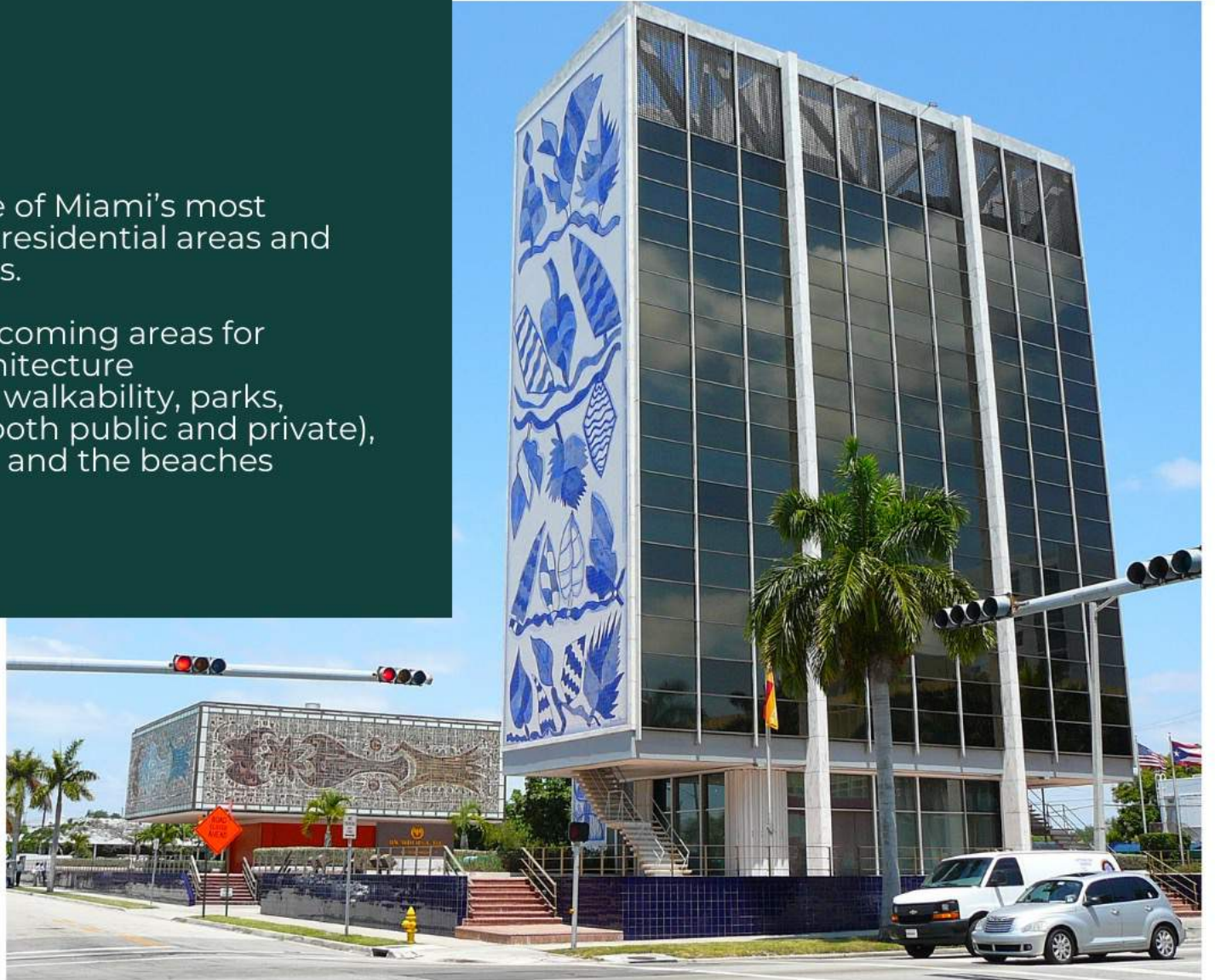


MIMO

The MiMo District (short for Miami Modern) is one of Miami's most centralized neighborhoods surrounded by many residential areas and outstanding architecture dating back to the 1920s.

- MiMo is one of Miami's most exciting up-and-coming areas for residential development, restaurants and architecture
- MiMo residents enjoy large, tree-lined streets, walkability, parks, churches, and conveniently located schools (both public and private), all within close proximity to downtown Miami and the beaches

TENANTS INCLUDE



MIAMI DESIGN DISTRICT
1.3 MILES | 5 MIN. DRIVE

MIAMI BEACH
4.8 MILES | 15 MIN. DRIVE

BRICKELL
4.5 MILES | 15 MIN. DRIVE

WYNWOOD
2.4 MILES | 10 MIN. DRIVE



NEIGHBORHOOD

NEIGHBORS

BOIA DE



UPPER BUENA VISTA



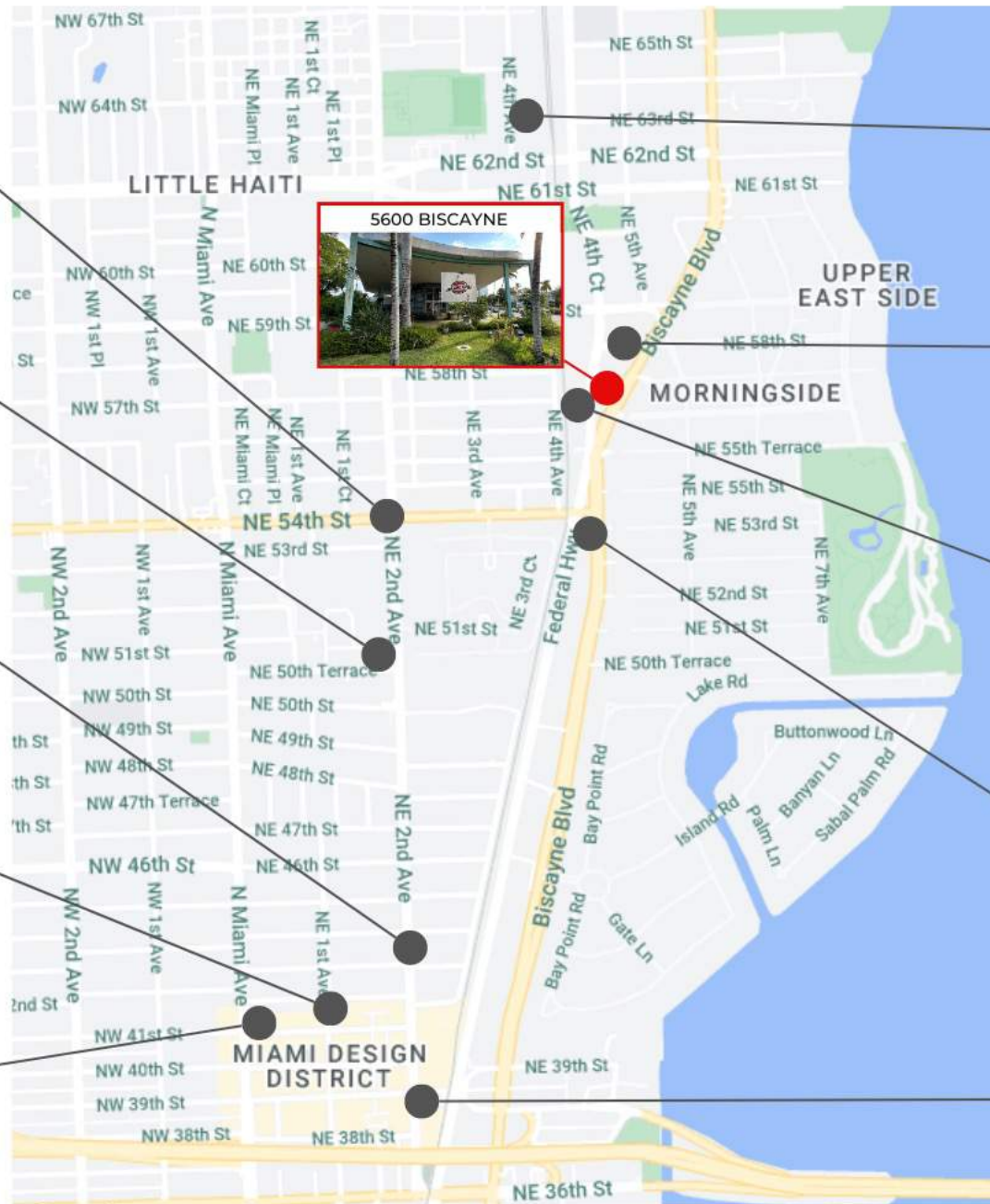
MANDOLIN



ZZ'S CLUB



CONTESSA



ULTRA PADEL



CAFE CREMA



CHICA



CHIPOTLE



COTE



FOR MORE INFORMATION,
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