

THE ALPHA COMMERCIAL

OFFICE BUILDING FOR LEASE

901 NE 79th ST
MIAMI, FL 33138



NEIGHBORHOOD EXPERTS



THE ALPHA COMMERCIAL

THE ALPHA COMMERCIAL ADVISORS

375 NE 54th Street, Suite 8
Miami, FL 33137

🌐 www.thealphacomm.com

📷 [thealphacommercial](https://www.instagram.com/thealphacommercial)

Based in the Little River area, we are rewriting the narrative of the brokerage industry. Our mission is to empower professionals to redefine their careers, fostering a culture where work meets play and success knows no bounds. Led by a team with over \$200MM in closed transactions in the span of only a few years, we specialize in peripheral urban core neighborhoods with a unique focus on covered land and creative deals that seamlessly connect people with the places they love.

LISTING BROKER

JAMIE ROSE MANISCALCO
President & Managing Broker



jamie@thealphacomm.com



201-264-0113

OFFERING SUMMARY



901 NE 79th ST MIAMI, FL 33138

Neighborhood: Shorecrest / Little River

Total Bldg Area: 2,895 SF

Total Lot Size: 6,600 SF (0.15 acres)

Zoning: T5-0

Allowable Uses: Office, Recreational, Retail

Traffic Count: 26,000 AADT

Lease Rate: \$21/SF NNN

The Alpha Commercial is pleased to present the ideal end-user office space on Little River's main NE 79th Street corridor.

The flexible layout can accommodate an open-concept work environment while still providing plenty of privacy, with spacious conference room and 6 private offices already built-out. Features include front reception-style entry, kitchen w/ dishwasher, and modern industrial style. The tenant will enjoy the high-exposure to passing traffic w/ exterior signage opportunity, private on-site gated parking lot and community-oriented neighborhood with direct walkability to dining and amenities in this sought-after pocket just before the 79th Street Causeway bridge.

INTERIOR PHOTOS



INTERIOR PHOTOS



RECEPTION-STYLE ENTRY



INTERIOR PHOTOS



**STOREFRONT-STYLE ACCESS
TO MAIN STREET W/ PRIVACY WALL**

EXTERIOR PHOTOS



PRIVATE GATED PARKING LOT



NORTHWEST VIEW



EAST VIEW



BIRD'S EYE VIEW

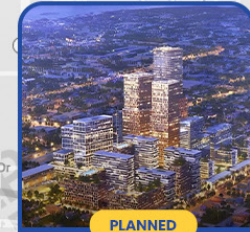
6,600 SF (0.15 acres)

NE 79 ST

NEIGHBORHOOD MAP



THE ALPHA COMMERCIAL



PLANNED
Holland Park
 8060 NW Miami Ct
 Massive 11+ acre Soar Park development slated as largest Live-Local project in SFL - 3,990 units, 250,000 SF of retail, 107,800 SF of office, and 312 hotel rooms



PLANNED
River Haus
 123 NE 79th St
 From Rock Soffer, Cade Capital Partners & Gaudi Castro - 218,548 SF mixed-use development with 154 apartments & 5,200 SF of commercial space.



COMPLETED
The Citadel
 8300 NE 2nd Ave
 Pioneering Little River's growth with it's 2019 opening, this 80,000 SF food hall with swanky rooftop bar is home to 15+ concepts and has catalyzed the local F&B scene.



PROPOSED
Future Project
 8038 NE 2nd Ave
 Infinity Collective and MVW Partners proposes Live Local project w/ 454 apartments (40% workforce housing), plus 19,900 square feet of commercial space & 697 parking spaces in 28 stories.



PLANNED
Evvo House Hotel
 8001 NE Bayshore Ct
 A 12-story, 81-room boutique 59,000 SF hotel with a rooftop pool, ground-floor retail with direct boardwalk access and a penthouse suite.



UNDER CONSTRUCTION
Pagani Residences
 7940 West Dr
 Boutique luxury residential building featuring 70 corner units, a 240-foot waterfront boardwalk, private boat slips, and entertainment spaces.



PLANNED
Continuum Club and Residences
 1755 79th St Causeway
 Continuum Company in partnership with Aksoy Holdings plans a 32-story, 198-unit luxury condo with 50,000 SF of indoor and outdoor amenities plus a waterfront restaurant.



PLANNED
Palm Tree Club
 1855 79th St Causeway
 Luxury waterfront restaurant by DJ Kygo's hospitality group, will serve as the ground-floor concept for Continuum Club's project complete with 118 room hotel complex & dock-and-dine marina.

79TH ST CORRIDOR

79TH ST CORRIDOR

Shorecrest

Little River

901 NE 79th St

North Bay Village

Shorecrest

North Beach Marina

COMING SOON
La Brasserie
 620 NE 78th St
 New waterfront restaurant concept from London-based hospitality group, replacing Tigre.

PLANNED
Padel Courts
 981 NE 79th Street

PLANNED
Sunbeam Towers
 1400-1401 79th St Cswy
 A 13-acre mixed-use development with 8-10 towers will feature 1,936 residential units, a 200,000 SF office building, 300-room luxury hotel, 670,000 SF of commercial space, marina, and parking.

PLANNED
Marina View
 7913 to 7915 West Dr
 Proposed 328,277 SF building is set to offer 94 units amid a 22-story tower by S2 Development.

PLANNED
Prosper Group Assemblage
 1681 & 1725 Kennedy Cswy
 Partnership between Jay Roberts & John Jacobson, the site will become a luxury condo tower with up to 147 units and a waterfront restaurant.

PLANNED
Argentine Youth Soccer Academy
 7540 E Treasure Dr

UNDER CONSTRUCTION
Shoma Bay Condo
 1850 79th St Causeway
 Shoma Group plans a 19-story development with 327 condos on 2.8 acres, featuring a 36,000 SF Publix with a rooftop lounge, Shoma Bazaar food hall, co-working space, and electric car charging stations.

PLANNED
Noli 75
 7501 NE 2nd Ave
 169 apartments, 637 SF of retail and 191 parking spaces in 10 stories.

PLANNED
CEDARst Little River
 7715 - 7737 NE 2nd Ave
 Newly funded, site plan includes 191 units and 8,000+ SF of retail. Chicago-based CEDARst is poised to be first-mover for a larger-scale project in this area. Design by ODP Architecture.

UNDER CONSTRUCTION
Miami Breeze Way
 301 NW 71st St
 Nearly 25 acre assemblage mixed-use project in process of increasing local density for future development.

PLANNED
FUTURE PROJECT
 530 NW 75th St
 Swerdlow Group, AJ Capital Partners - project includes 7,513 units & over 600,000 SF of commercial space with a Tri-Rail station as a standout feature.

PLANNED
YAYA Club
 7999 NE Bayshore Ct
 A private members club w/ Coastal Cuisine and 14 boat-slips; a luxurious gathering place for the boating community to connect.



JAMIE ROSE MANISCALCO

President & Managing Broker

✉ jamie@thealphacomm.com

☎ 201-264-0113

THE ALPHA
COMMERCIAL

🌐 www.thealphacomm.com

📷 [thealphacommercial](https://www.instagram.com/thealphacommercial)

📍 375 NE 54th Street, Suite 8. Miami, FL 33137