

**THE ALPHA**  
**COMMERCIAL**  
**FOR LEASE**

**FREESTANDING OFFICE/RETAIL**

**101 NE 79 ST**  
**MIAMI, FL 33138**





## NEIGHBORHOOD EXPERTS



## THE ALPHA COMMERCIAL

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.

### THE ALPHA COMMERCIAL ADVISORS

375 NE 54<sup>th</sup> Street, Suite 8 Miami, FL 33137

🌐 [www.thealphacomm.com](http://www.thealphacomm.com)

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

## THE LISTING TEAM

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## OFFERING SUMMARY



### 101 NE 79 ST MIAMI, FL 33138

Neighborhood:	Little River
Bldg Area:	6,012 SF
Lot Size:	10,541 SF (0.24 acres)
Zoning:	T6-8-0
Allowable Uses:	Office, Retail, Showroom, Recreational, Religious, Learning Center, Pre-School
Traffic Count:	35,300 AADT
Lease Rate:	\$25/SF NNN

### ***Presenting a highly visible freestanding building on Little River's main NE 79th Street corridor...***

- Flexible layout for either open-concept work environment or showroom style retail
- Existing build-out provides 2 private offices plus spacious conference room & renovated restroom
- Floor-to-ceiling impact windows for storefront-style façade & minimalist flex-modern feel throughout
- Private & secure gated on-site parking lot
- High-exposure signage opportunity
- Convenient accessibility to I-95 and surrounding core neighborhoods



## INTERIOR PHOTOS





## INTERIOR PHOTOS



Existing build-out features two (2) spacious offices plus conference room, as well as sleek restroom w/ updated finishes.



## INTERIOR PHOTOS





## EXTERIOR PHOTOS



Private & secure gated on-site parking lot contains room for 12+ vehicles as well as convenient rear-access door and street-level loading dock.



EAST VIEW

NORTH BAY VILLAGE



LITTLE RIVER

NE 79 ST

28,000 AADT



**NORTHEAST VIEW**



**MIAMI SHORES**



**THE CITADEL**



**LITTLE RIVER**

**NE 79 ST**

**28,000 AADT**



**SOUTH VIEW**

**DOWNTOWN MIAMI**



**MAGIC CITY**  
INNOVATION DISTRICT



**LITTLE HAITI**

**NE 2ND AVE**

**N. MIAMI AVE**



**101 NE 79 ST**

**NE 79 ST 28,000 AADT**



# NORTHWEST VIEW



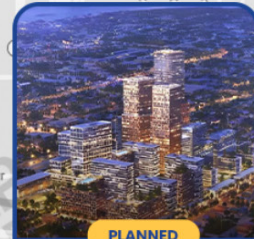
NE 79 ST  
28,000 AADT





# AREA DEVELOPMENT MAP

## THE ALPHA COMMERCIAL



PLANNED

**Miami Soar**  
8050 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

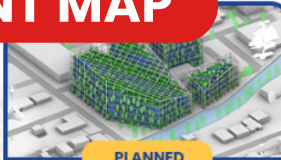


PLANNED

**River Haus**  
123 NE 79th St

From Rock Soffer, Cade Capital Partners & Gaudi Castro - 218,546 SF mixed-use development with 154 apartments & 5,200 SF of commercial space.

**SUBJECT SITE**  
**101 NE 79 ST**



PLANNED

**Bosco Residences**  
8400 NE 1 PL

William Jacome & YAKOL Capital Partners plan 300+ unit mixed-use condo/retail project with emphasis on innovative, green design intended to reconnect residents with nature.



COMPLETED

**The Citadel**  
8300 NE 2nd Ave

This 60,000 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.

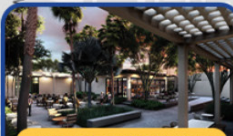
79TH ST CORRIDOR

Little River

North Beach Marina

79TH ST CORRIDOR

North Bay Village



UNDER CONSTRUCTION

**Miami Breeze Way**  
301 NW 71st St

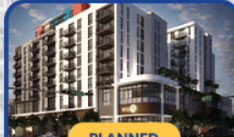
Nearly 25 acre assemblage mixed-use project in process of increasing local density for future development.



PLANNED

**CEDARst Little River**  
7715 - 7737 NE 2nd Ave

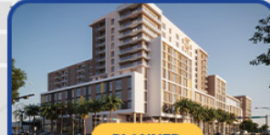
Newly funded, site plan includes 191 units and 8,000+ SF of retail. Chicago-based CEDARst is poised to be first-mover for a larger-scale project in this area. Design by ODP Architecture.



PLANNED

**NoLi 75**  
7501 NE 2nd Ave

10-story residential building with 169 units.

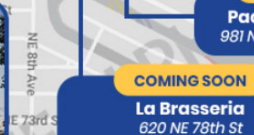


PLANNED

**79 Biscayne Blvd**  
7880 Biscayne Blvd

Santec & B Developments plan a 12-story mixed-use tower with 355 residential units and over 35K SF of ground-level retail.

MiMo District



COMING SOON

**La Brasserie**  
620 NE 78th St

New waterfront restaurant concept from London-based hospitality group, replacing Tigre.



PLANNED

**Little River Plaza**  
279 NE 79th St

12 story affordable apartment building with 250 units and 200 parking spaces by Healthy Housing Foundation.



PLANNED

**Sunbeam Towers**  
1400-1401 79th St Cswy

A 13-acre mixed-use development with 8-10 towers will feature 1936 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.



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

**Argentine Youth Soccer Academy**  
7540 E Treasure Dr

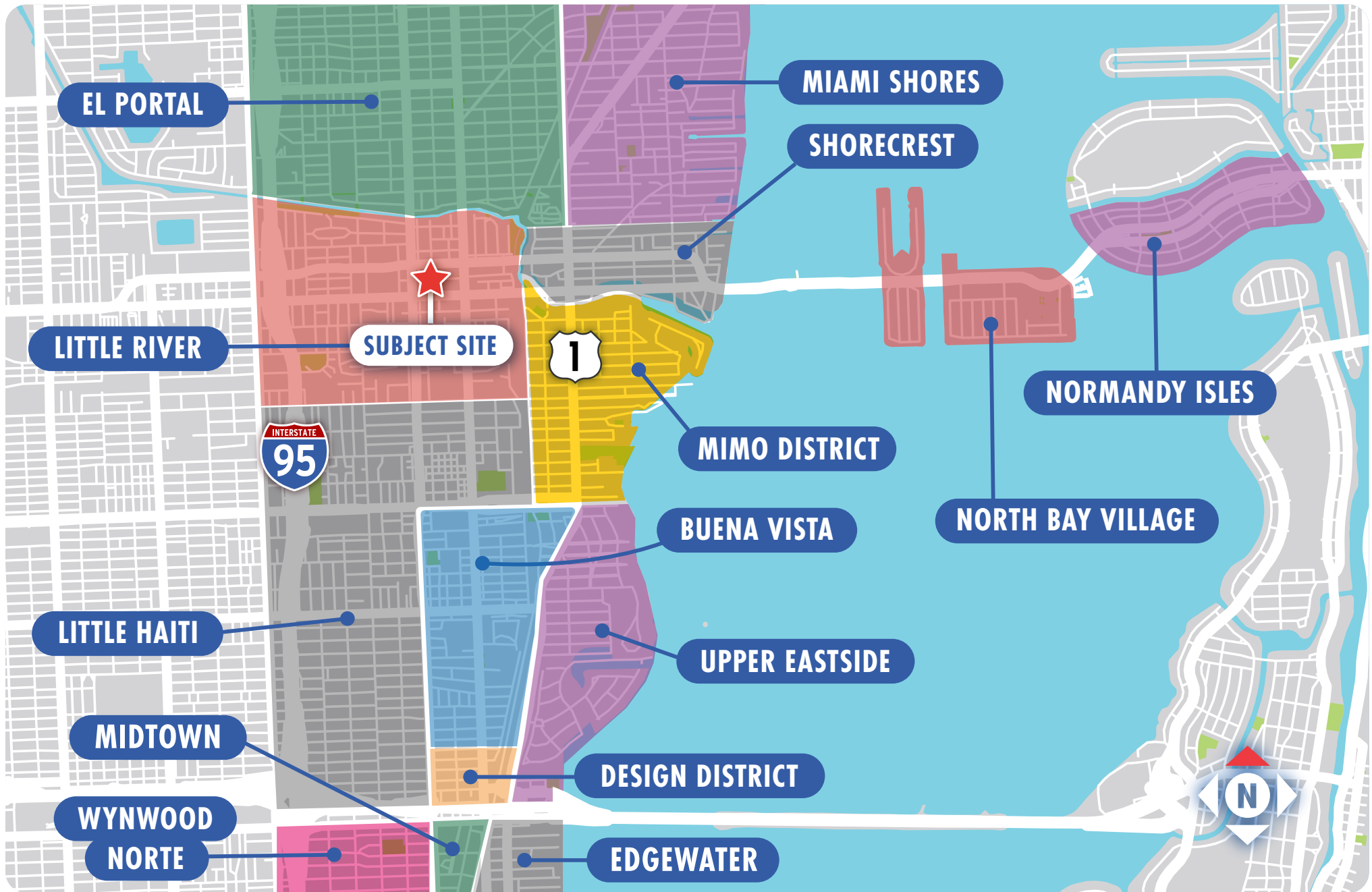


# BIRD'S EYE VIEW





# NEIGHBORHOOD MAP







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