

THE ALPHA
COMMERCIAL
FOR LEASE

FREESTANDING OFFICE/RETAIL BUILDING

16350 NE 12TH AVE
NORTH MIAMI BEACH, FL 33162



THE ALPHA COMMERCIAL

THE ALPHA COMMERCIAL ADVISORS

742 NE 79th ST, Miami, FL 33138

🌐 www.thealphacomm.com

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

Headquartered in Miami's Little River district, The Alpha Commercial Advisors™ is a results-driven brokerage built for what's next.

Focused on systematic deal-making in transitional core neighborhoods, we bring structure, speed, and clarity to every transaction. Our mission is to gamify the real estate process—creating a platform that energizes agents, engages clients, and drives real results.

THE LISTING TEAM

ELINA STOLYAR Commercial Advisor

✉ elina@thealphacomm.com

📞 305-399-9283

JAMIE ROSE MANISCALCO President & Managing Broker

✉ jamie@thealphacomm.com

📞 201-264-0113



THE ALPHA COMMERCIAL ADVISORS PRESENTS THE OPPORTUNITY TO LEASE A VERSATILE STANDALONE OFFICE/RETAIL BUILDING LOCATED IN THE HEART OF NORTH MIAMI BEACH AMIDST A VIBRANT MIX OF NATIONAL RETAILERS, LOCAL OPERATORS, AND COMMUNITY FACILITIES.

Situated steps from the NE 163rd/167th Street commercial corridor and directly adjacent to the Mall at 163rd Street, the tenant will enjoy high visibility and connectivity with I-95 to the West, and Biscayne Boulevard / Aventura to the East.

Featuring spacious on-site parking lot, prominent exterior signage opportunities, and a flexible interior layout with two entrances and interconnected office spaces, the property offers versatility for a number of different uses from medical to traditional office uses, to educational and even specialty retail uses.

Whether establishing a flagship office, expanding operations, or securing a professional address, this property provides a strong opportunity for establishing a presence in this dynamic market at an affordable basis for everyone from small companies to national credit tenants.

OFFERING SUMMARY

16350 NE 12TH AVENUE

NORTH MIAMI BEACH, FL 33162

Existing Use: Office

Bldg Area: 2,888 SF

Lot Size: 9,375 SF

Zoning: MU/IB

Allowable Uses: Office, Medical, Retail,
Restaurant, Bank,
Educational, & more

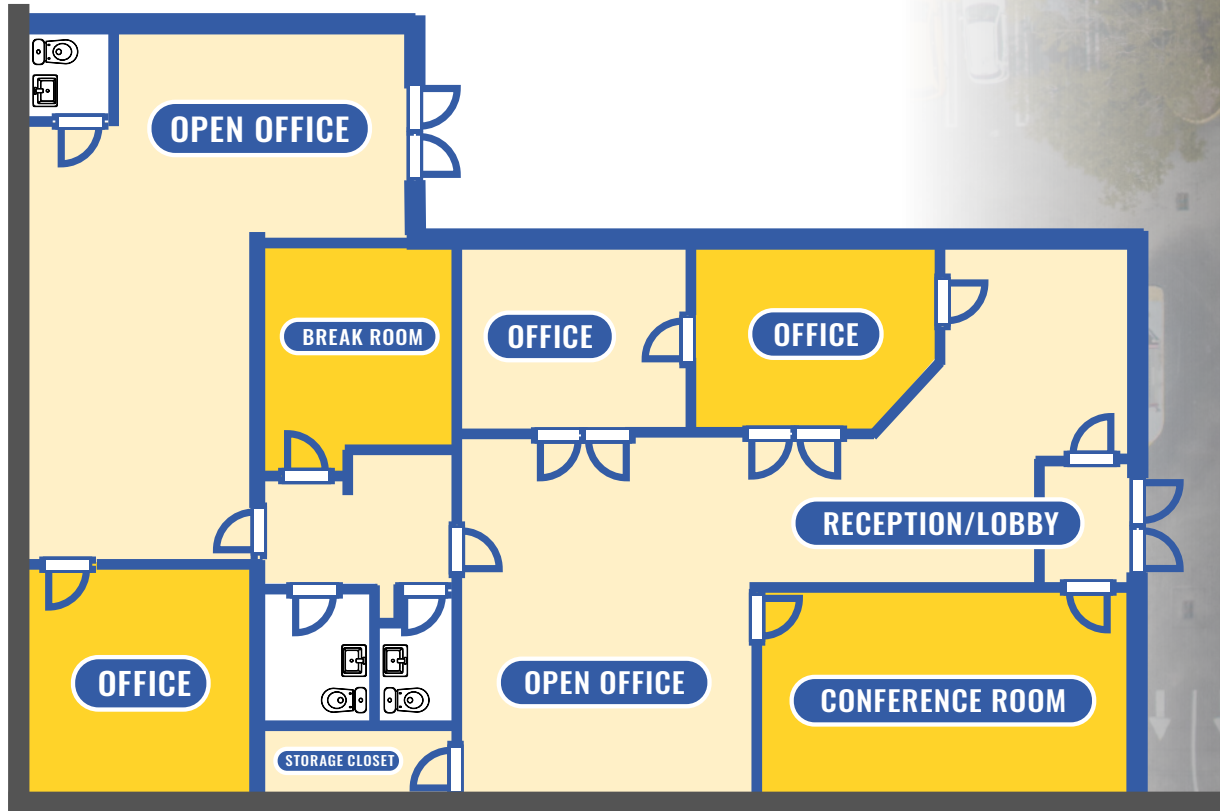
Parking: 13 Spaces

LEASE RATE: \$34/SF NNN

Monthly All-In Cost is \$10,574



FLOORPLAN



NE 164TH ST

NE 12TH AVE

125'

75'

BANK OF AMERICA

FEATURES



INTERIOR PHOTOS

- Features a total of 7 sub-divided private offices, spacious conference room, and multiple communal work areas, with plenty of room for further delineation as needed
- Dual-entry access from building front and rear, providing convenience & flexibility of use for clients and/or staff
- Turn-key and freshly updated with recent improvements including new flooring, freshly painted interior, and partially renovated bathrooms (3 total).
- Versatile design & layout suits a range of uses including traditional office, medical, financial, or service-oriented businesses, enabling users to tailor the layout to their needs



INTERIOR PHOTOS



EXTERIOR PHOTOS



NORTHEAST VIEW



AVENTURA
MALL



Walmart

TRUIST

Foot Locker

Wendy's

KFC

Arby's



MALL AT 163RD STREET

T-Mobile

CHASE

SUBJECT SITE



Bank of America



NORTH MIAMI BEACH

TD Bank

NE 163RD ST
57,500 AADT

WEST VIEW

GOLDEN GLADES INTERCHANGE



100,000 AADT



TOPGOLF



Walgreens



Publix



Marshalls

NORTH MIAMI BEACH



Bank of America



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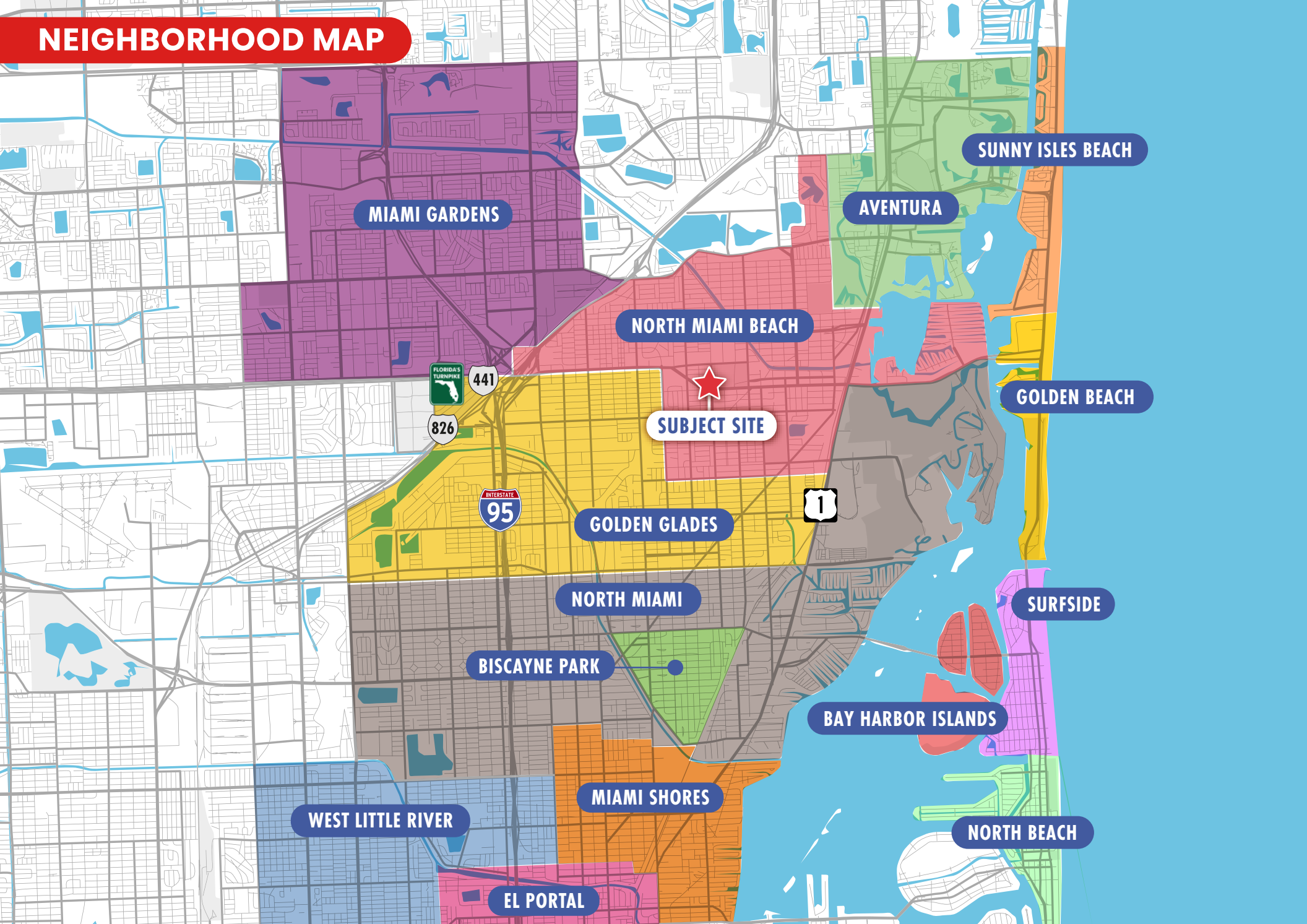
57,500 AADT

NE 163RD ST

SUBJECT SITE



NEIGHBORHOOD MAP





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