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NoBe PARC Taps INHOUSE Commercial As Exclusive North Beach Retail Leasing Agent

NoBe PARC Miami Beach is leasing approximately 11,552 square feet of ground-floor retail space in six units to accommodate North Beach's growing residential population.



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- **NoBe PARC Miami Beach** has launched leasing for approximately 11,552 square feet of ground-floor retail space.
- **INHOUSE Commercial** has been named the exclusive leasing agent for six divisible spaces ranging from 1,232 to 4,962 square feet.

- The retail offering is designed to serve North Beach's growing residential population with restaurants, wellness, fitness, personal care, grocery and other neighborhood-focused concepts.mix
- More than 1,261 residential units are under construction across the broader North Beach development pipeline.

What The Retail Offering Includes For North Beach

NoBe PARC Miami Beach is bringing new retail space to North Beach as residential development continues to reshape the neighborhood. The 15-story project from Robert Finvarb Companies includes approximately 11,552 square feet of ground-floor commercial space across six units.

The spaces range from 1,232 to 4,962 square feet, with as much as 4,962 square feet available as one contiguous space. Each storefront will feature floor-to-ceiling glass and frontage along 72nd Street, Abbott Avenue and Byron Avenue, giving retailers visibility from multiple directions.

What The Leasing Strategy Targets For Tenants

INHOUSE Commercial has been selected to lead the retail leasing effort, with a focus on creating a tenant mix that fits both the existing neighborhood and the residents moving into new developments.

Potential tenants include wellness and med-spa operators, boutique fitness studios, salons, personal care businesses, specialty grocers, prepared-food concepts, chef-driven restaurants and cafes. The goal is to create a mix that supports everyday neighborhood needs while also attracting visitors from surrounding affluent communities.

The residences above the retail will also provide a built-in customer base once NoBe PARC is completed.

What North Beach's Development Pipeline Means For Retail

The timing of the retail launch reflects the pace of residential construction in North Beach. More than 1,261 residential units are currently under construction across the broader development pipeline, creating additional demand for restaurants, services and other neighborhood amenities.

The project also sits within a trade area that includes Indian Creek, Bal Harbour, La Gorce, Normandy Isles and Biscayne Point. Indian Creek, in particular, adds a high-income customer base to the surrounding market, while established businesses such as Ezio's Steakhouse, La Sandwicherie, Sazón Cubano and Carrot Express already contribute to activity along the corridor.

Nearby North Bay Village is also seeing significant investment, with more than \$2 billion in planned public and private projects and more than 600 units under construction.

What NoBe PARC Brings To The Residential Market



NoBe PARC Miami Beach will deliver 232 fully furnished residences when it is completed in late 2028. The development is being built by Abbott Avenue Partners LLC, an affiliate of Robert Finvarb Companies, with Arquitectonica handling the design and V Starr curating the interiors.

The project will offer a mix of studios, junior one-bedroom units, one-bedroom-plus-den residences, two-bedroom-plus-den residences and three-bedroom-plus-den residences. Amenities include a resort-style pool deck, wellness facilities, coworking and social spaces, rooftop cabanas, yoga areas and Beach Club offerings.

With the retail component positioned directly below the residences, the project is designed to bring more daily activity and services to the surrounding neighborhood while giving future tenants access to a growing residential base.

What The New Leasing Effort Could Mean For The Corridor

For North Beach, the addition of nearly 11,500 square feet of retail comes at a time when new residential supply is moving faster than neighborhood retail. That imbalance creates an opening for operators that can serve both local residents and visitors from nearby high-income communities.

As NoBe PARC moves toward its expected 2028 completion, the leasing campaign will be an important part of establishing the project's ground floor as an active commercial destination rather than simply an amenity for residents.