



THE SANCTUARY AT EL PORTAL



FOR LEASE

205 NE 87TH ST. EL PORTAL
COMMERCIAL SPACE IN CAMPUS ENVIRONMENT

205 NE 87TH ST

THE SANCTUARY AT EL PORTAL

LOCATION

At the NEC Of NE 2nd Ave. and NE 87th St. and set in El Portal, a bird sanctuary, and one of Miami's hidden gems. The Sanctuary is easily accessible from and to I-95 from either NE 79th St or NE 95th Street. NE 87th St. directly connects to Biscayne Blvd. and NE 2nd Avenue has become an important north/south artery.

DISTANCES

MINDY SOLOMAN GALLERY

0.2 MILES

THE CITADEL

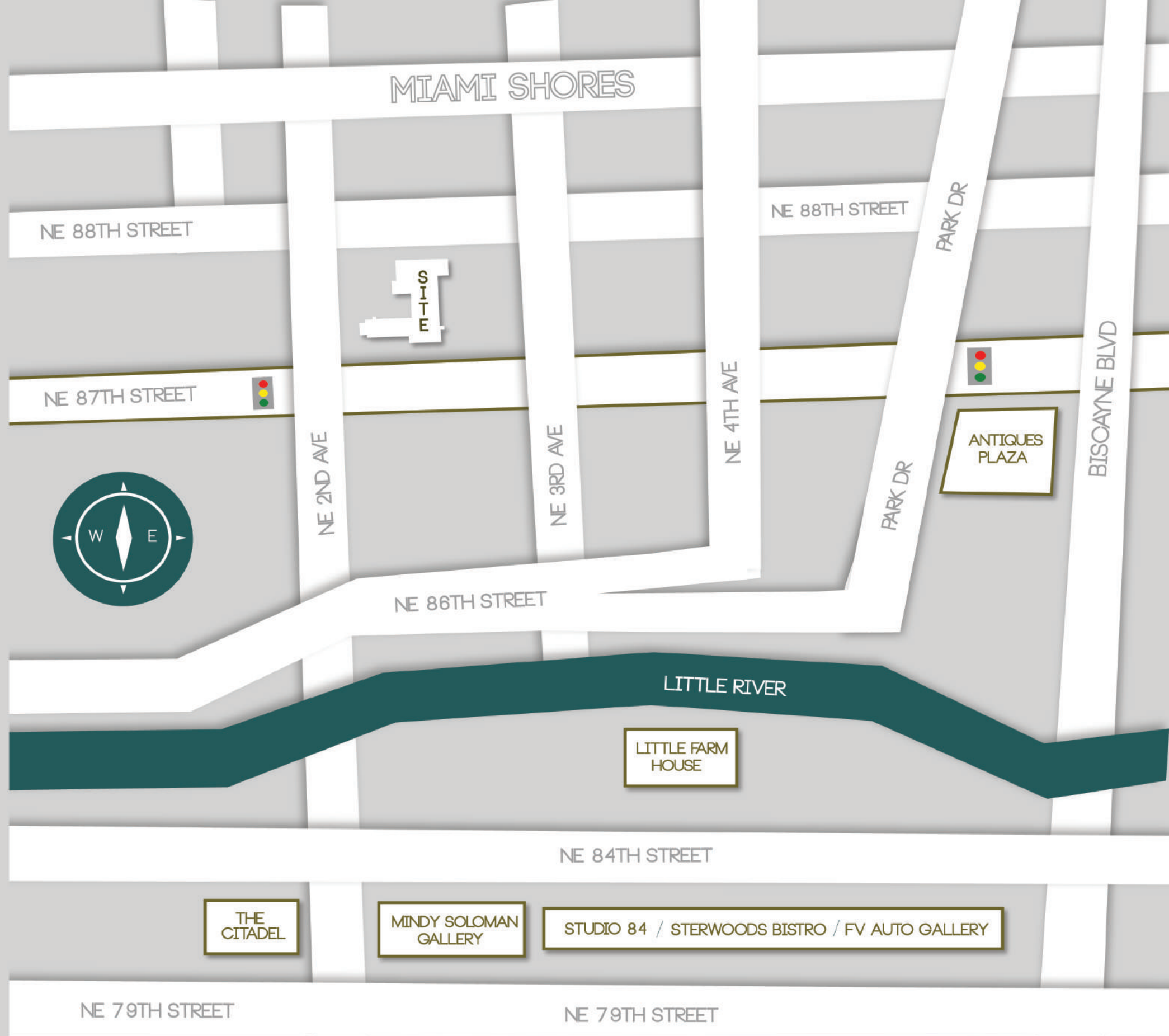
0.3 MILES

LITTLE FARM HOUSE

0.6 MILES

ANTIQUES PLAZA

0.5 MILES





THE SANCTUARY AT EL PORTAL

THE PROJECT

The Sanctuary at El Portal is a collaboration between Gadinsky Real Estate and Group 10 Capital who combined have over 60 years in commercial development and operations.

They are completely transforming the 30,000 square foot Rader Methodist Church and school, built in 1951, into a mixed-use project combining office, retail/restaurant and multi-purpose space for concerts, lectures and events.

Osteria Italiana, a creation of the owners of Toscana Divina in Brickell and Ironside Pizza, will anchor the project. They will offer three meals a day with an inviting neighborhood feel. The playground will be refurbished and monitored during business hours so parents can bring their kids to safely play while they get some R & R and a great meal in the restaurant.



THE SANCTUARY AT EL PORTAL

VIBE

The building and grounds will undergo a complete renovation while honoring the integrity of both and the site's history. When completed, the sanctuary will have a modern feel with lush landscaping, a breezeway will divide the ground floor, connecting the abundant parking lot with the courtyard, the focal point of the project. Its bucolic setting and diverse tenant mix gives the project a campus feel.



GROUND FLOOR

ROOM LEGEND

EVENT SPACE

Event Hall	Suite 100	3918 SF
Event Stage	Suite 101	627 SF
Kitchen	Suite 104	1025 SF
Office	Suite 200	595 SF
Service	Suite 102	172 SF
Storage	Suite 103	122 SF
Storage	Suite 105	127 SF

TOTAL - 6,586 SF

- BREEZWAY
- EVENT HALL
- EVENT STAGE
- FOYER
- HALL
- KITCHEN
- MECH
- RESTAURANT
- RETAIL
- Room
- SERVICE
- STAIR
- STORAGE
- WC



SECOND FLOOR

ROOM LEGEND

- AC
- FOYER
- HALL
- LOFT
- MECH
- OFFICE
- STAIR
- WC



LEASING INFORMATION

ELLIE SMITH

305.240.1417

ellie@h3hospitality.com

SASHA DOMINGUEZ

786.443.4960

sasha@h3hospitality.com



HOSPITALITY³
RESTAURANT | RETAIL | ENTERTAINMENT



Gadinsky
REAL ESTATE LLC

THE SANCTUARY AT
EL PORTAL