

MIAMI DESIGN DISTRICT

FLAGSHIP RETAIL SPACE

FOR LEASE





HIGHLIGHTS

- Iconic status that sets the standard for which future surrounding constructions would follow
- Immediate access to I-195 expressway
- Centrally located within minutes from Wynwood, Edgewater, Midtown, and more
- Minutes from Miami International Airport + the beaches

Chariff Realty Group proudly presents this property for lease located at 4000 NE 2nd Ave. This iconic building represents the transformation of the Buena Vista Historic District from a Residential area to a rapidly growing commercial one. This Neoclassical building is set on Miami Design District's main Artery, just steps away from International fashion houses such as Dior, Christian Loubutin, YSL, Prada, Fendi, Miu Miu, Hermes, Louis Vuitton, Celine, etc.

The building recently underwent a multi-million dollar interior build out and has been fully restored with rack systems and storage shelves already in place. It can be utilized as a retail space or transformed into a food and entertainment venue, making it suitable for a multitude of tenants.

This subject property features a ground floor space of 2,278 SF, accompanied by a second-floor mezzanine with approximately 820 SF ideal for storage or a personal office.



AVAILABLE
SPACE

+/- 3,098 SF

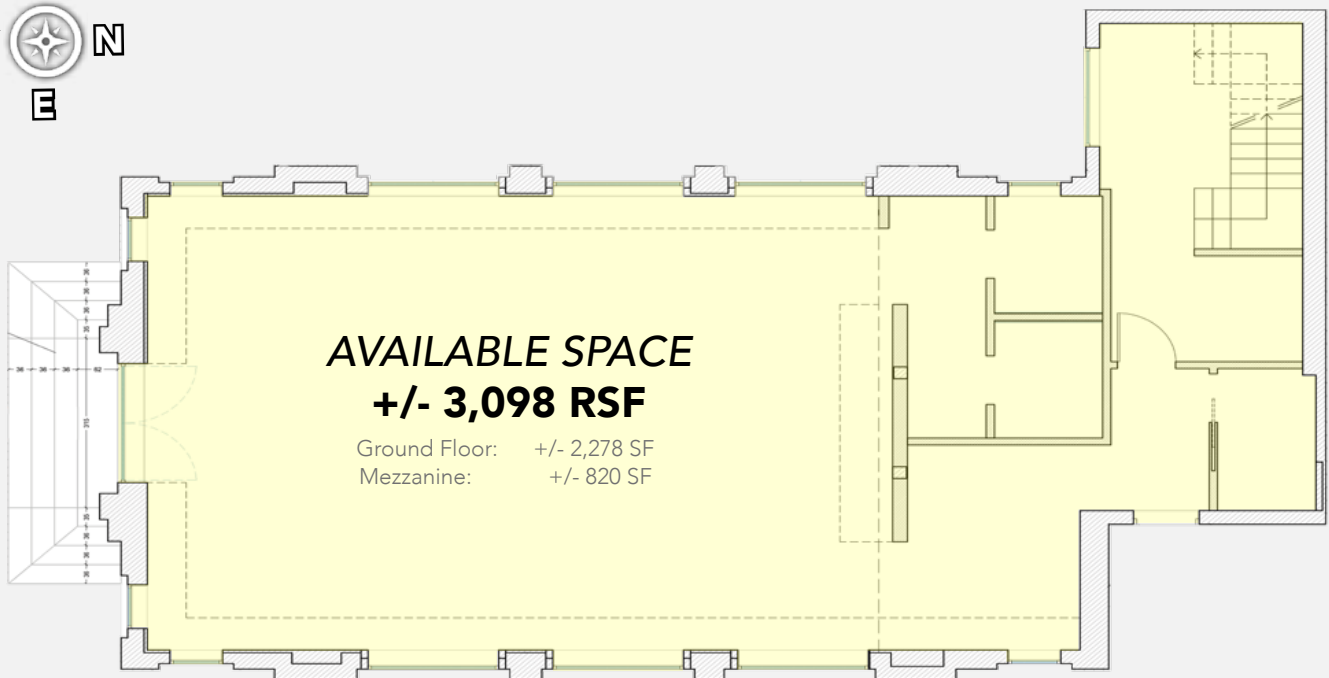
Ground Floor: +/- 2,278 SF
Mezzanine: +/- 820 SF



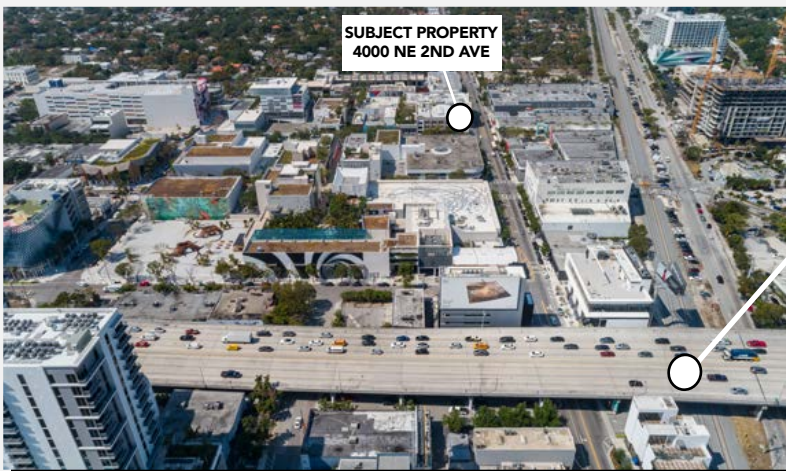
LEASING
RATE

**\$150/SF
NNN**



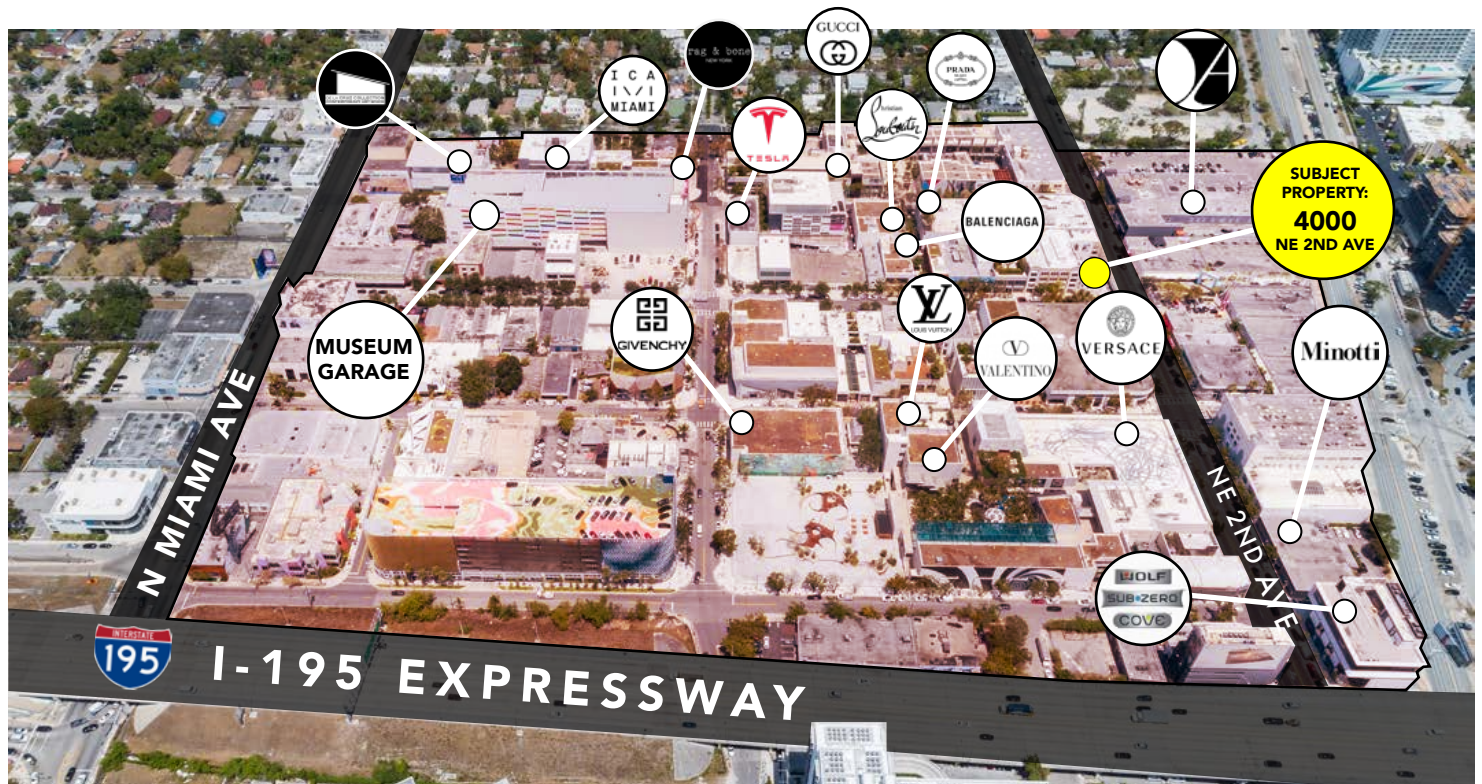


NE 2ND AVE



Enjoy the optimal exposure and immediate access to **I-195 expressway**, and enjoy being located at the center of it all.

Reap from the elegance and sophistication that only an address in the Miami Design District can offer...



The popularity and uniqueness of the Design District keeps increasing as more big names keep arriving. Your business can join this unique retail scene too...



ABC KITCHEN



PUMA | SELECT



STEFANO RICCI



BALENCIAGA



TESLA
SHOOOWROOM

MIAMI DESIGN DISTRICT

○ EVERYONE WANTS A SPOT HERE ○

The Miami Design District, one of the premier submarkets in Miami, has quickly evolved into the location of choice for creative industries and is also a world class luxury shopping destination in South Florida. This neighborhood is known throughout the world for its architectural and artistic significance because it is home to the Institute of Contemporary Art (ICA), the De La Cruz Collection, Design and Architecture Senior High (DASH), and is a top destination for attendees of Miami's annual Art Basel art show.



The area continues to expand as a fashion center and is now home to numerous luxury brands such as Louis Vuitton, Prada, Christian Louboutin, Chanel, Cartier, Rolex, Givenchy, Berluti, Tom Ford, Tiffany & Co., Balenciaga, Valentino, and more. As the area continues to be developed, even more luxury brands are expected to flock to what has become the premier retail center of South Florida. The Design District is also home to several popular restaurants including Michael's Genuine, MC Kitchen, Cypress Tavern, and Ella. Miami's Design District is an innovative hub for art, design, shopping, and entertainment.

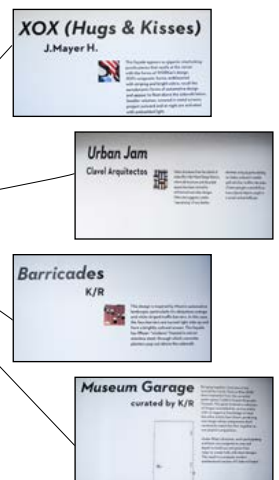
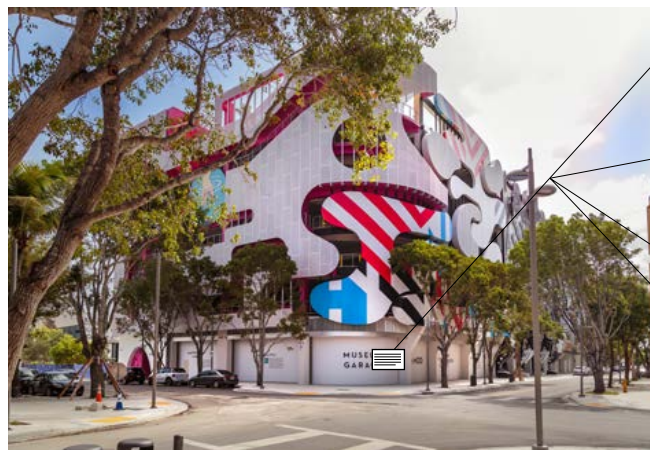


MUSEUM GARAGE

Who said parking could not be Art?

The newly constructed Museum Garage, a statement-making, eyes-catching parking garage located conveniently steps from the subject property in the Design District.

This seven-story has 800 parking spaces ready at your disposal and is positioned on the corner of NE 1st Ave and NE 41st St - with affordable parking rates in line with the standard neighborhood prices, starting at \$3 for every four hours.





EDGEWATER



This area is growing at a rapid pace. Joggers, dog walkers and young, hip urbanites are moving into the area around Margaret Pace Park. Because of its proximity to trendy areas like the Design District, it has become a new destination for urban dwellers who also want pristine views of Biscayne Bay. It's seen a resurgence, especially after buyers and builders alike capitalized so completely in nearby Brickell.

WYNWOOD



The Wynwood Art District is an emerging neighborhood with a multitude of vacant industrial buildings. In the last couple of decades the local arts scene has been dominated by local street artists and muralists who have repurposed old warehouse buildings into lofts, restaurants, galleries, and event spaces.

MIDTOWN



Midtown is a thriving residential and retail community built around the synergy mimicking New York's SOHO community

With the Design District focused on securing luxury retailers, Midtown has become a hub for big box retailers, you'll definitely want a spot here.

DOWNTOWN MIAMI



Downtown Miami is Miami's bustling epicenter, packed with gleaming skyscrapers, sweeping bay views, and hidden places to explore. It's a neighborhood of layers—decades of history overlapping and colliding; tourism destinations like Port of Miami alongside local favorites like American Airlines Arena, home to the Miami Heat; century-old buildings among new pockets of young residents who call the neighborhood home.

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