



\$2,250/MO
MONTHLY RENT

27,500
VEHICLES / DAY

T6-8-O
ZONING

±750 SF
AVAILABLE SF



LOCATION ADVANTAGES

- Minutes from Wynwood, the Health District & Downtown Miami
- Fronts NW 36th St — a high-exposure east-west corridor
- Neology's nearby 21-story project signals Allapattah's upside

FAUSTO COMMERCIAL PRESENTS

Along one of Miami's busiest corridors, this street-front creative space offers rare visibility minutes from Wynwood, the Health District, and Downtown. Once a recording studio, the flexible blank-canvas layout suits retail, showroom, office, or service uses and is delivered as-is for full tenant build-out. Allapattah is among Miami's fastest-transforming submarkets, drawing creative and medical-adjacent demand as warehouses convert and projects like the Miami Produce Center reshape the area. With accessible rents and rising traffic, it's a rare foothold where supply is tightening fast.

PROPERTY HIGHLIGHTS

- Delivered as-is — full flexibility to customize the layout
- Fits retail, showroom, office, creative or service uses
- Affordable entry as Allapattah supply tightens fast

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