

MIAMI DESIGN DISTRICT FOR LEASE

3946 North Miami Avenue, Miami, FL



Key Design District Corner For Lease

3,300 – 9,800 SF plus Mezzanine of +/- 2,500 SF

Property Highlights

- Free-standing building on the hard corner of NE 40th Street and North Miami Avenue. North Miami Avenue is the primary north/south traffic corridor of the market connecting the Design District to Midtown, Wynwood and Downtown Miami to the south and Little River to the north.
- Immediate on ramp access to I-195 at 38th Street and North Miami Avenue.
- Dedicated and secure 16-space surface parking lot at rear of building.
- Opportunity to create a unique floor-to-ceiling glass storefront.
- Roll up doors at the north and rear of the building.
- 18' Ceiling height.
- Short- and long-term leases considered.



Rendering of potential storefront improvements.

Area Amenities

- One block west of the Design District's core soft-goods retail co-tenancy, including Givenchy, Tom Ford, Louis Vuitton, Dior, Hermes and Cartier.
- Strong designer hard-goods co-tenancy with Fendi Casa/ Luxury Living, Bulthaup, Citco, Mitchell Gold + Bob Williams Home, Natuzzi, Janus et Cie, Kartel, and Armani Casa.
- Within close walking distance to the new Contemporary Art Institute, the De la Cruz Collection, and the Shops at Midtown.
- One-block from the 559-space City View garage.

For more information, please contact:

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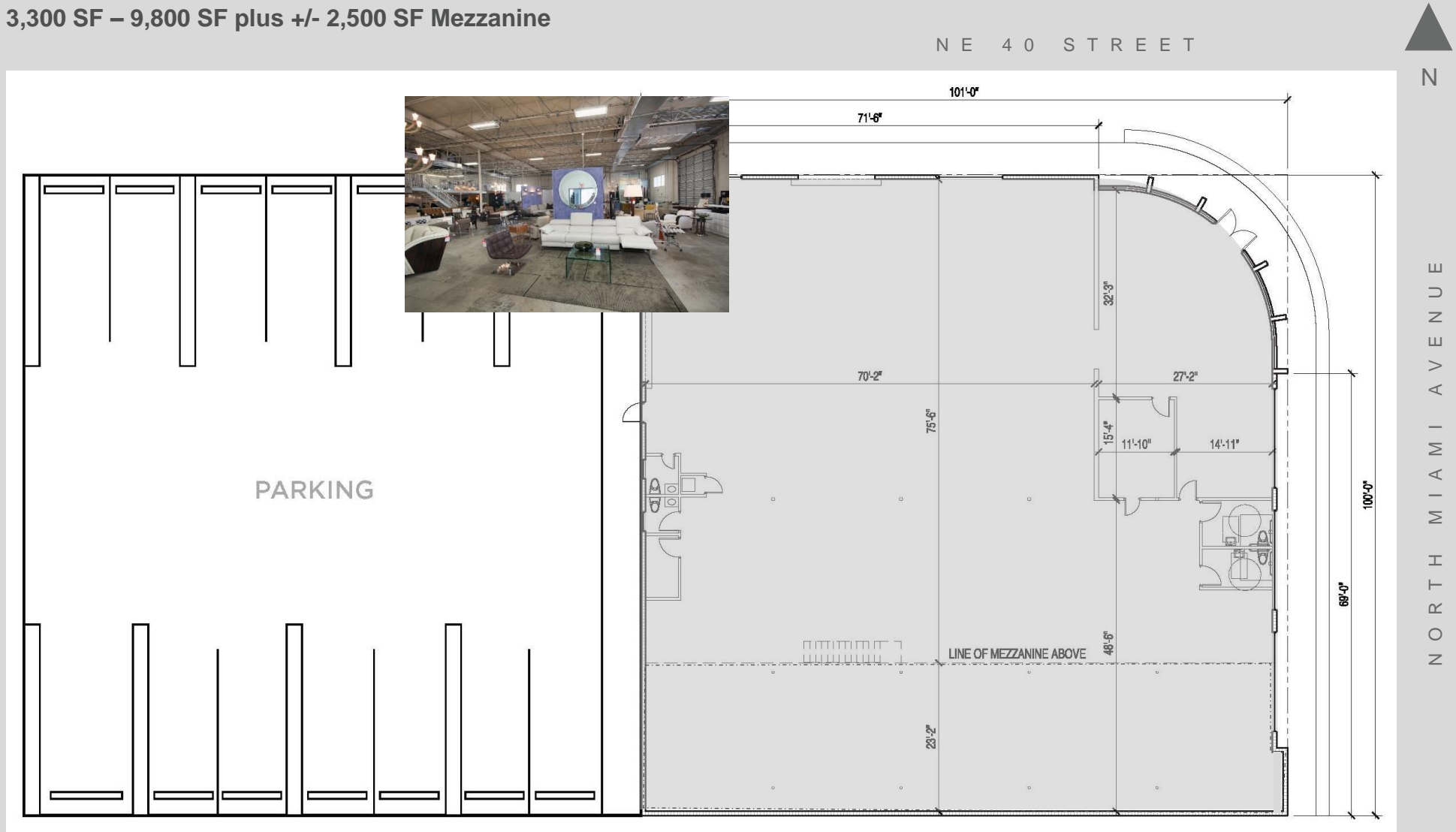
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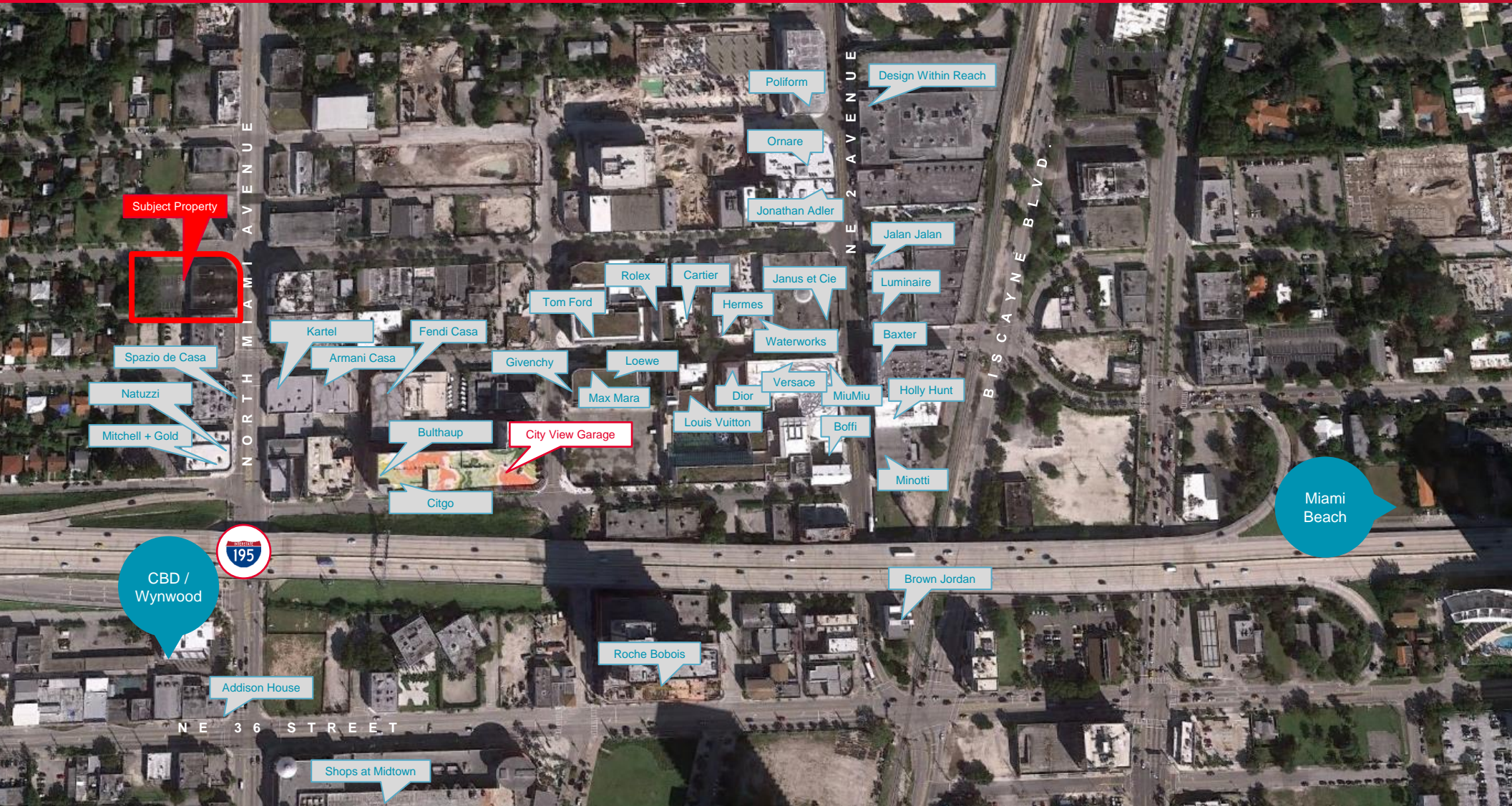
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Miami Beach

MIAMI
DESIGN
DISTRICT

Midtown



For more information, please contact

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