

7101-7111 N Miami Avenue
Miami, FL, 33150



THE WORKSHOP

Little River, Miami

THE WORKSHOP



Executive Summary

The Workshop is a vibrant hub for creators, culture makers, artisans, misfits, craftsmen, and entrepreneurs - a community of individuals shaping the future through creativity, craft and bold ideas.

Perfectly positioned at the intersection of N Miami Avenue and 71st Street, the Workshop sits at the heart of Little River, one of Miami's most dynamic and fast-evolving neighborhoods.

With expansive open floor plans and 16' ceiling heights, the space is designed to be as versatile as its tenants. Whether you're building a business, curating a showroom, or crafting in a studio - the Workshop offers a setting with authentic character and industrial charm.

Just minutes away from local favorites like Sunny's Steakhouse, Bar Bucca, Imperial Moto Cafe, La Natural, and Primary Projects, this location puts you in the center of a creative and culinary renaissance.

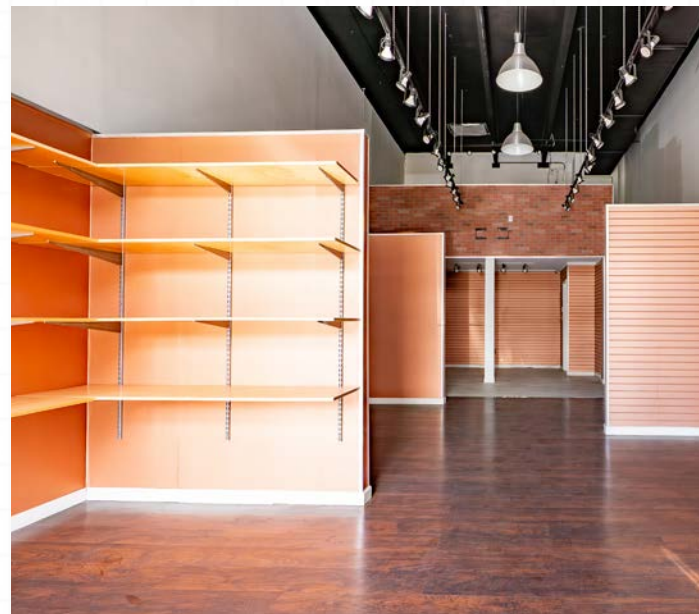
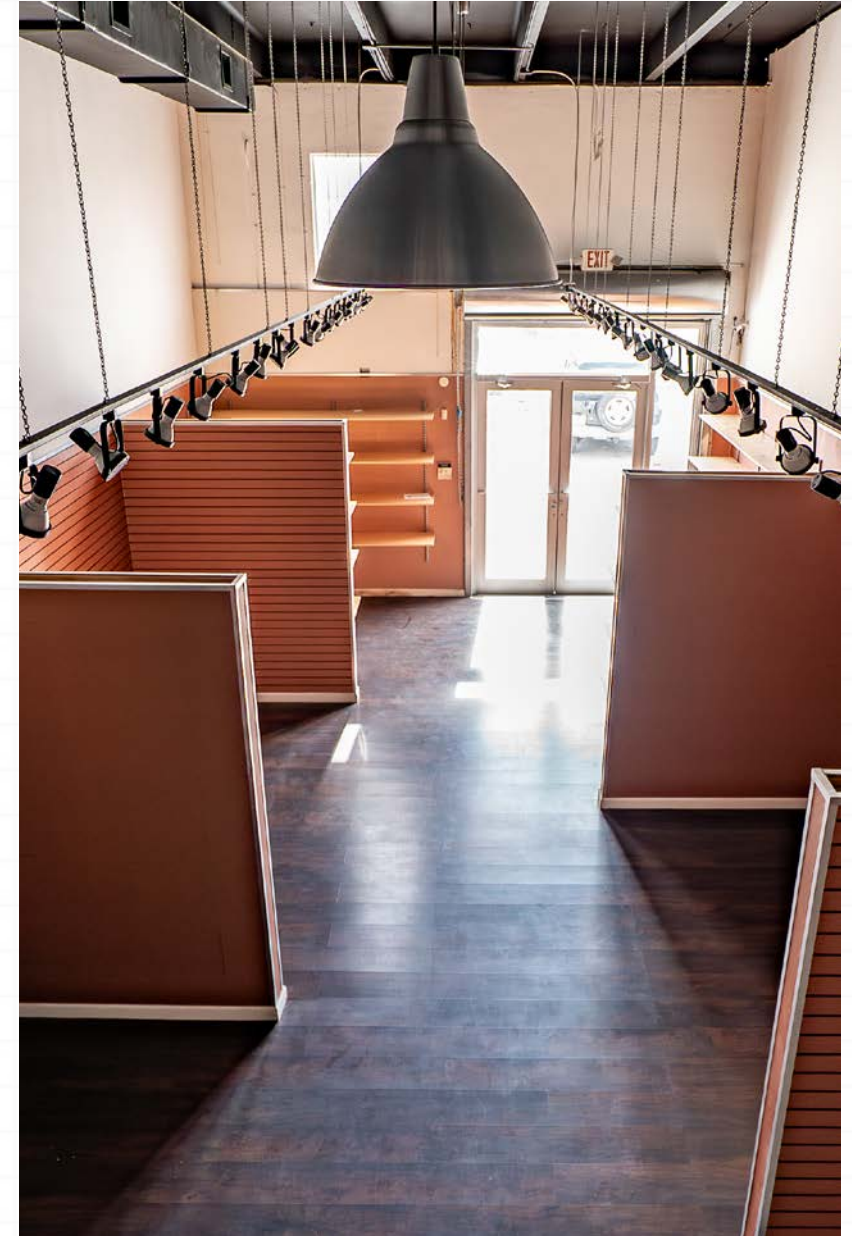
- **1,100 RSF**
- **\$33 PSF + NNN (\$4,033/MONTH)**
- **NNN+/- \$11**
- **Parking on site**
- **16' Ceiling Heights**

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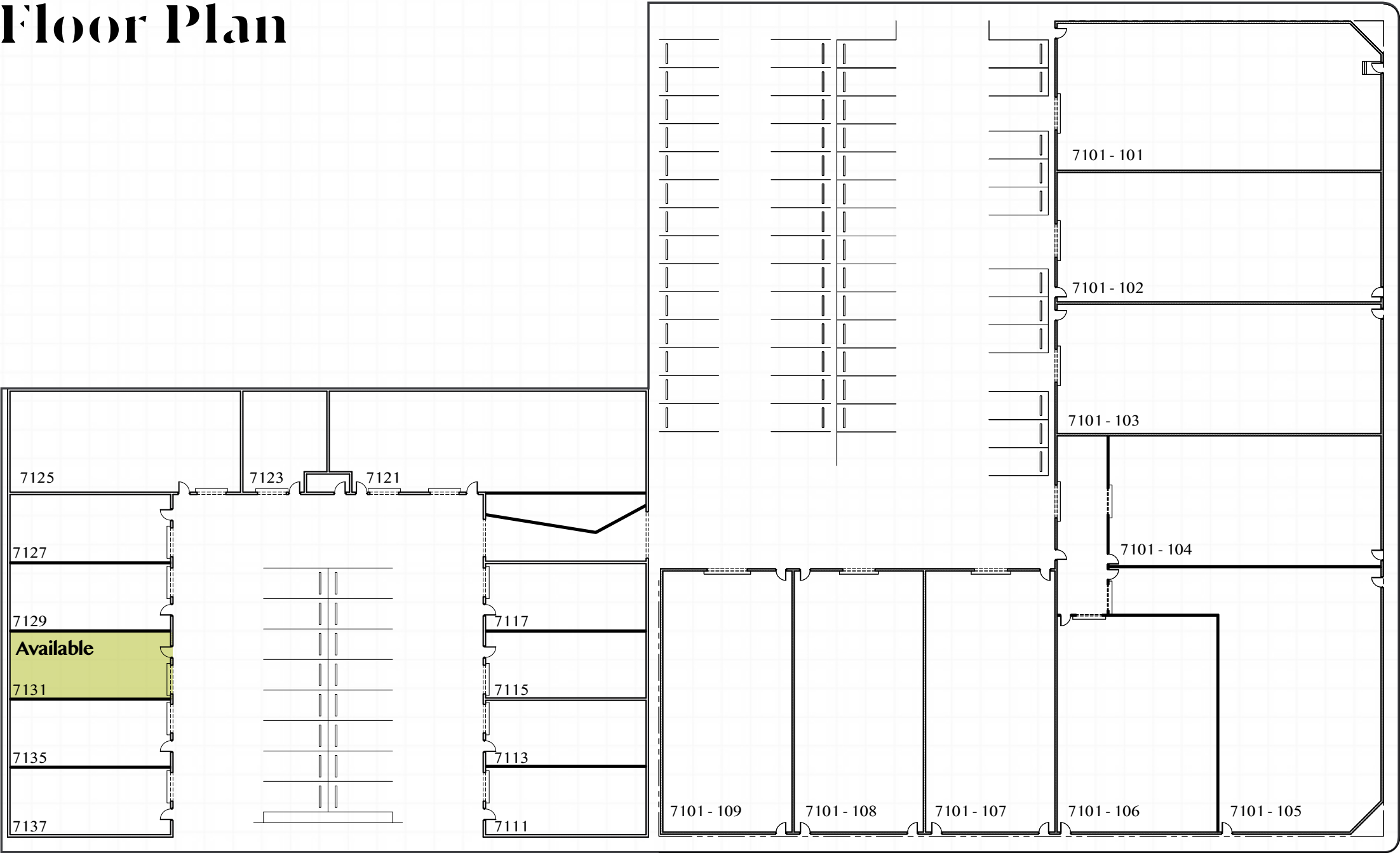
Property Pictures - Unit - 7131



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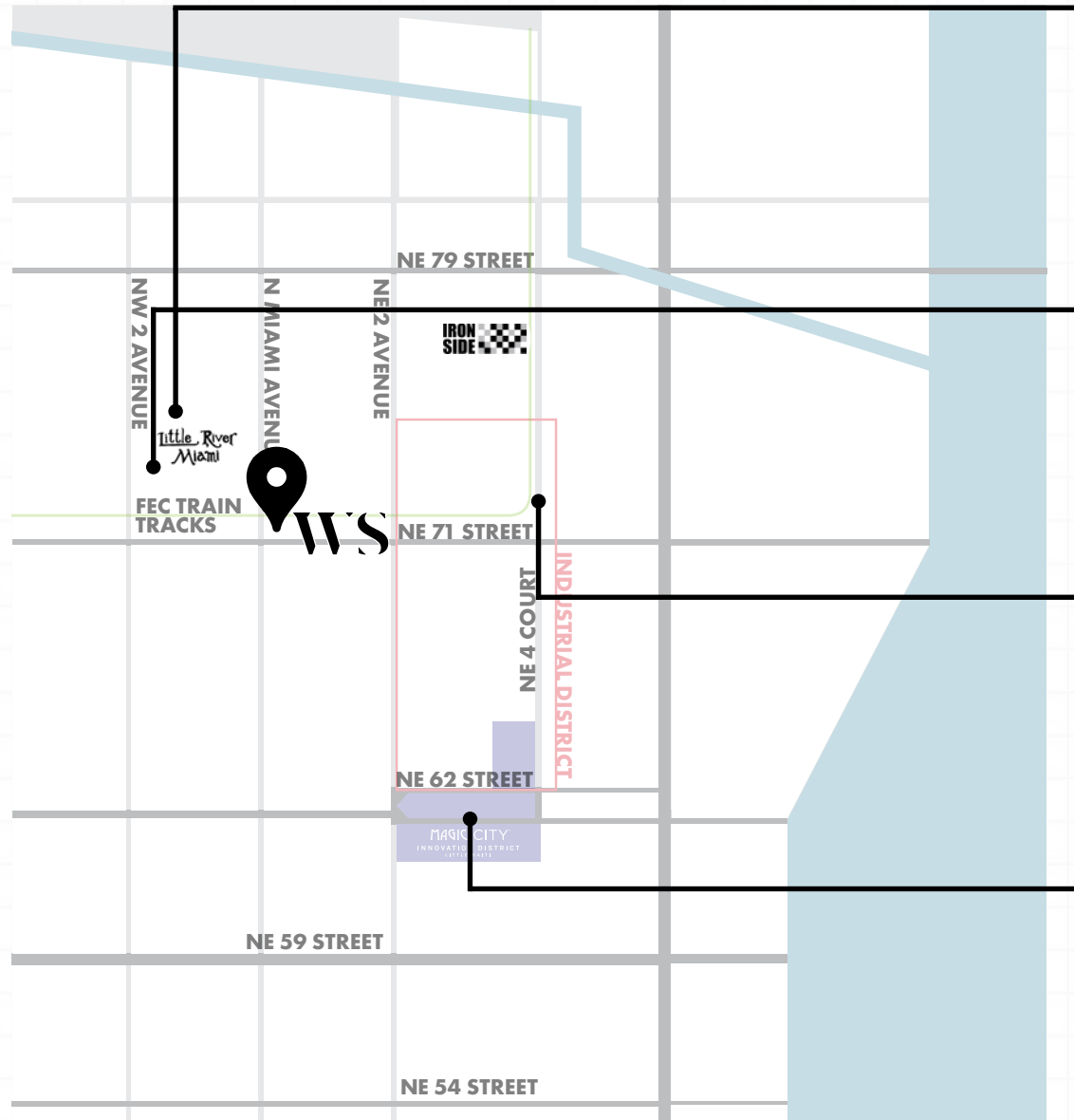
Floor Plan



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Context Map



IMPERIAL MOTO CAFE

website - imperialmoto.com
Trendy coffee shop in the heart of Little River, Miami



LA NATURAL

instagram - [@lanaturalmiami](https://www.instagram.com/lanaturalmiami)
Trendy pizza spot by creator of Palmar Wynwood and Alter Wynwood



RAIL 71

120,000 SF of Office, Showroom, and Retail space



MAGIC CITY INNOVATION DISTRICT

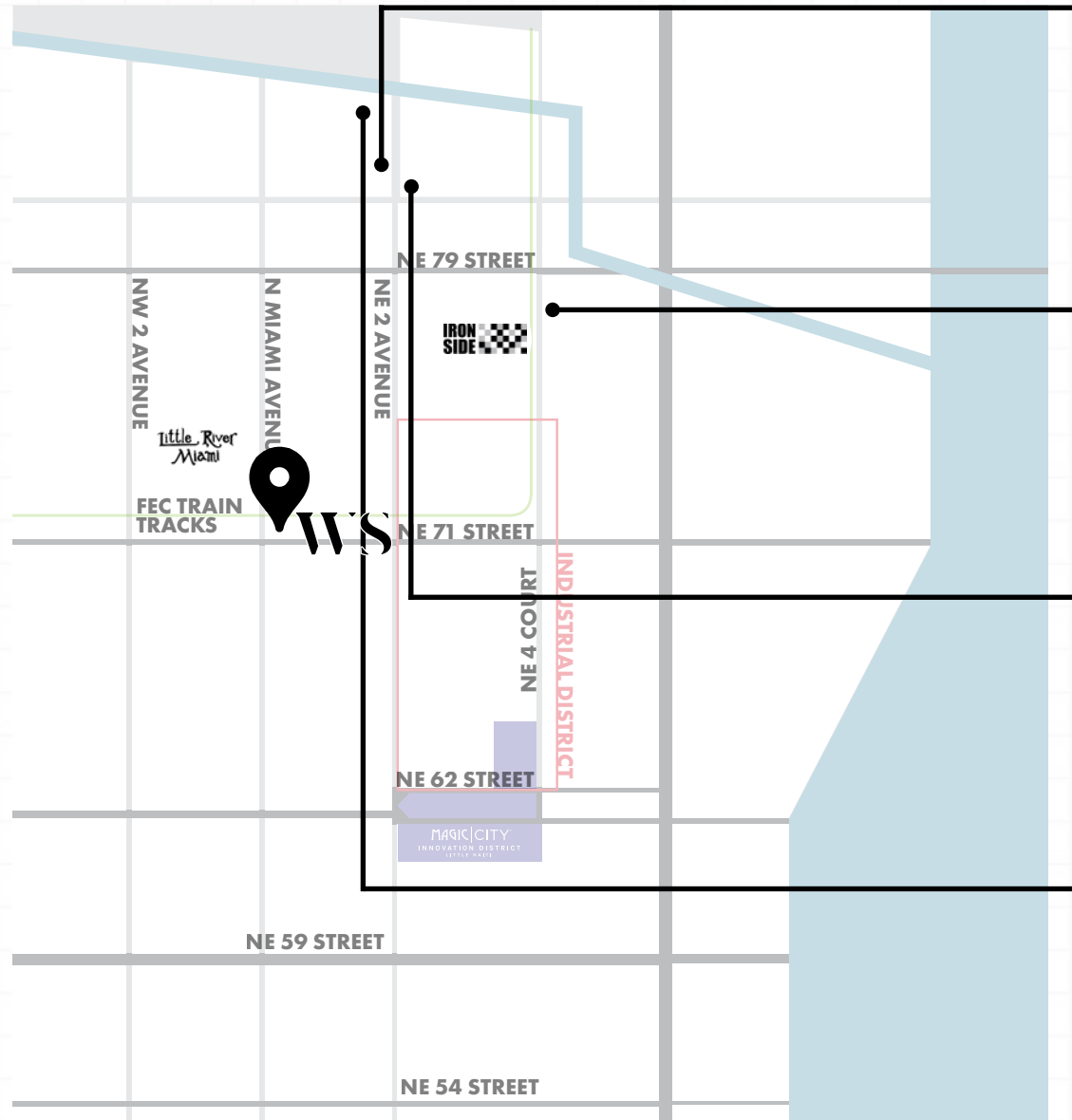
website - magiccitydistrict.com
175,000 SF of existing creative office, galleries, and restaurants
Upcoming 2,700 residential units, 2M SF of Office, 500K SF of Retail



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THE CITADEL FOOD HALL

website - thecitadelmiami.com
 30,000 SF Food Hall, Office, & Rooftop
 22,000 SF Entercom HQ



IRONSIDE

website - miamiironside.com
 50 spaces housing restaurants, offices, retailers, and services



EBB & FLOW

website - ebbandflow.miami
 34,000 SF of Restaurant, Retail, & Office



PLANT THE FUTURE

website - plantthefuture.com
 20,000 SF Retail Oasis + Upcoming F&B



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CREATORS ARTISANS CRAFTSMEN CULTURE MAKERS

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