

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 Bucce, Imperial Moto Cafe, La Natural, and Primary Projects, this location puts you in the center of a creative and culinary renaissance.

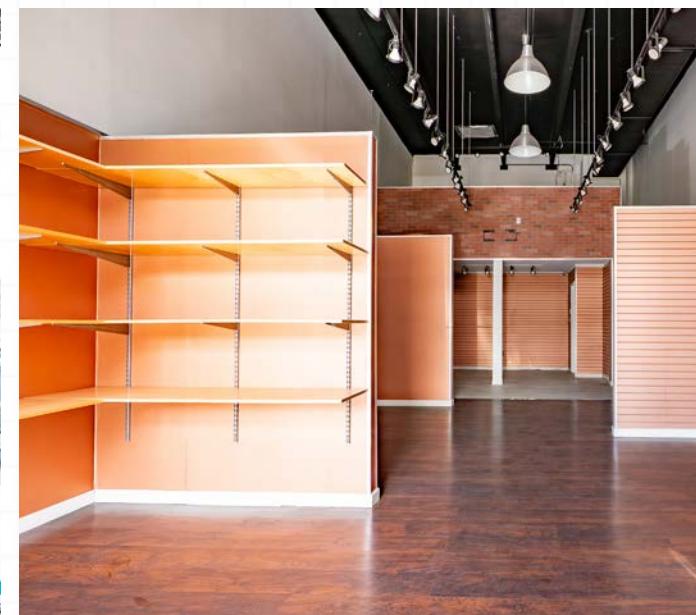
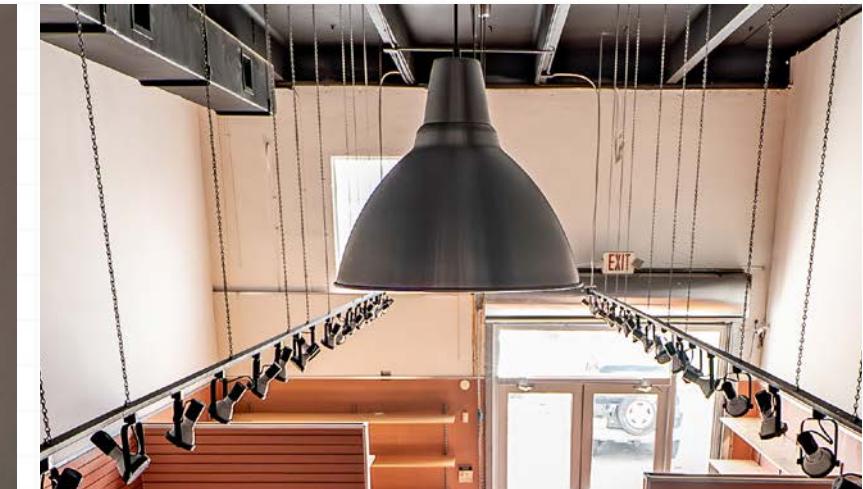
- **1,100 RSF**
- **\$33 PSF + NNN (\$4,033/MONTH)**
- **NNN+/- \$11**
- **Parking on site**
- **16' Ceiling Heights**



7101-7111 N Miami Avenue
Miami, FL

THE WORKSHOP
Little River, Miami

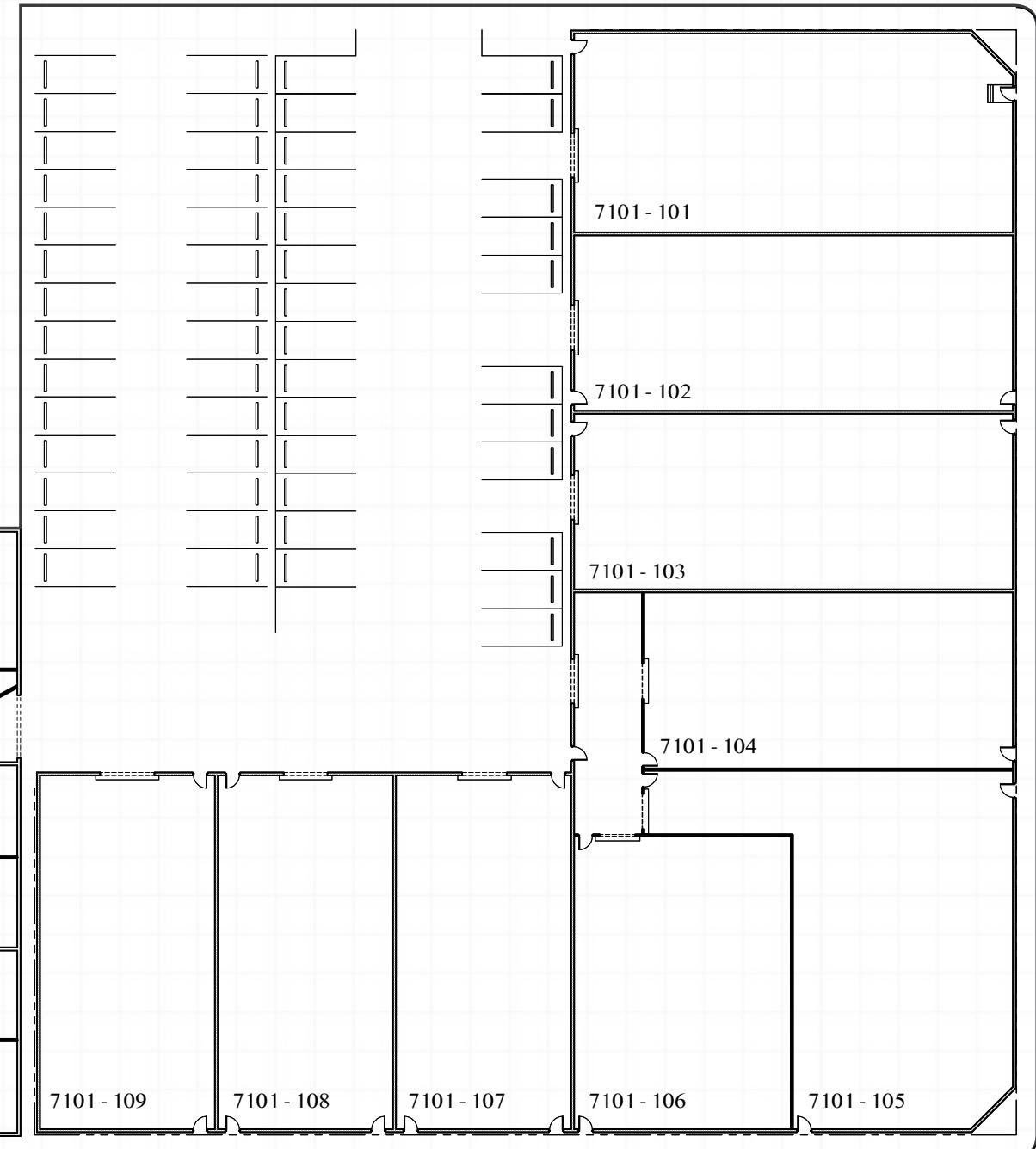
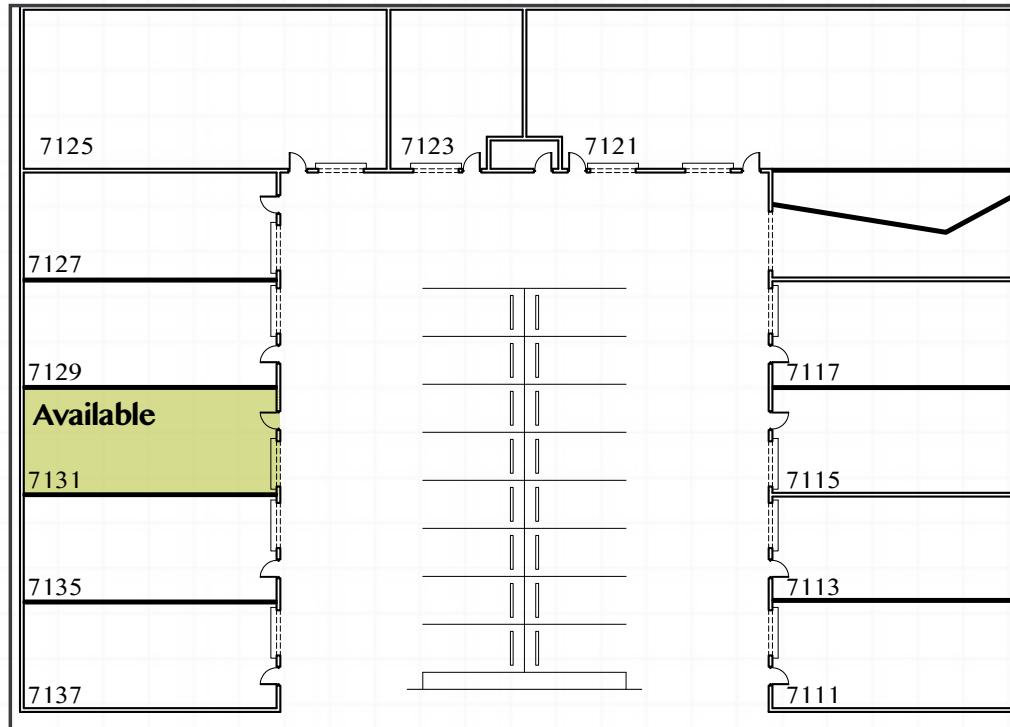
Property Pictures - Unit - 7131



7101-7111 N Miami Avenue
Miami, FL

THE WORKSHOP
Little River, Miami

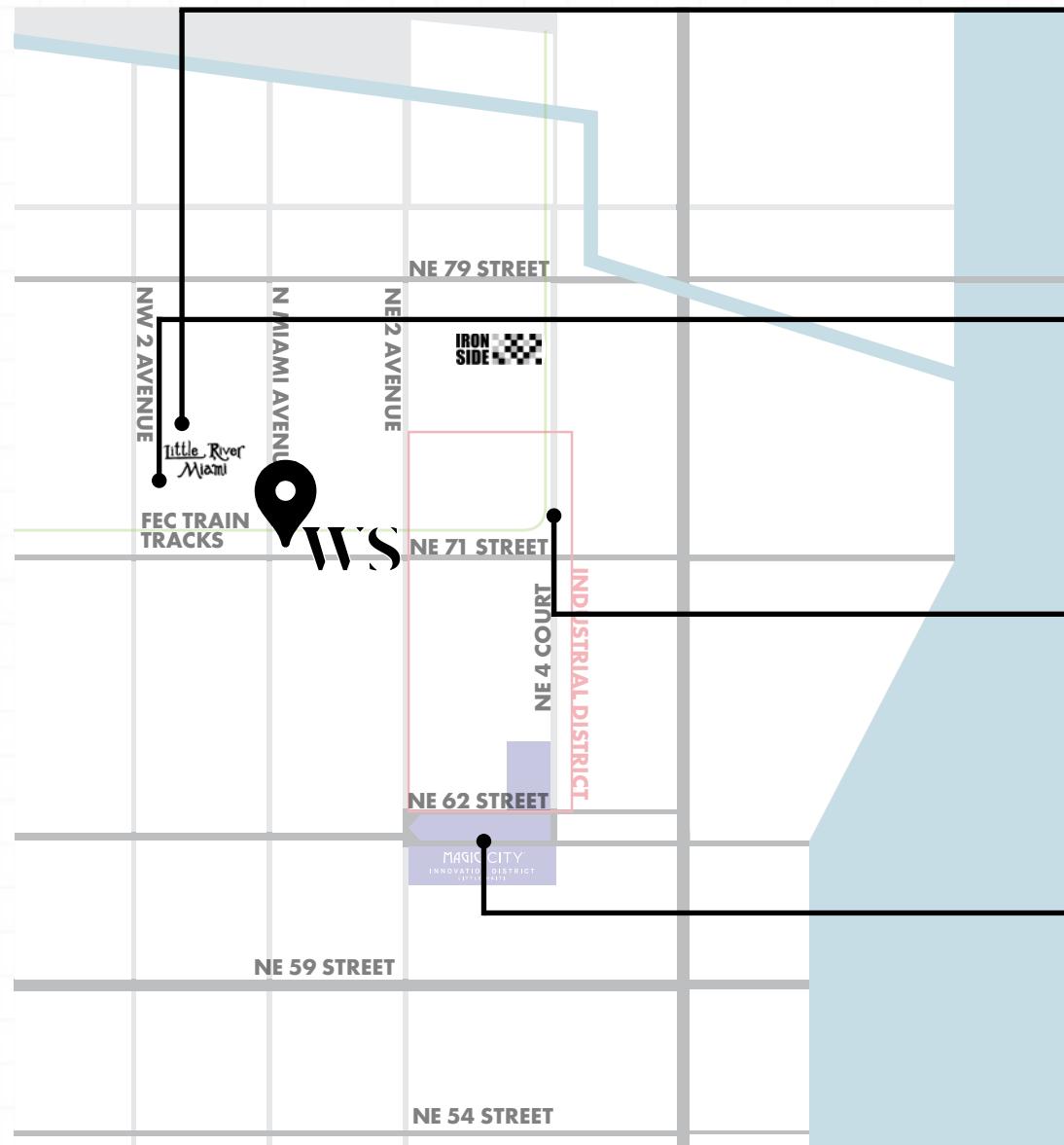
Floor Plan



7101-7111 N Miami Avenue
Miami, FL

THE WORKSHOP
Little River, Miami

Context Map



IMPERIAL MOTO CAFE

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



LA NATURAL

instagram - [@alanaturalmiami](https://www.instagram.com/alanaturalmiami)
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

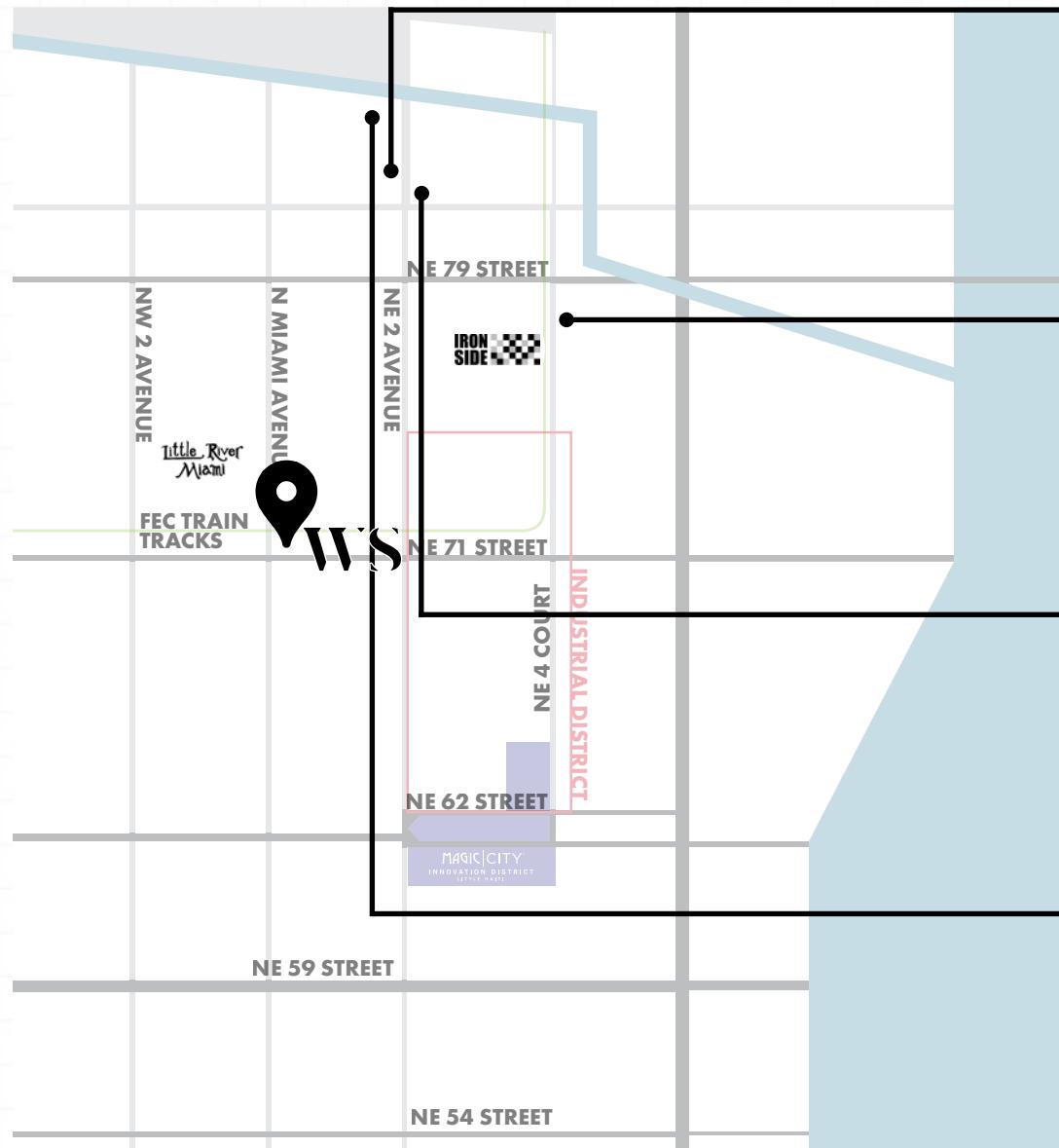
website - magicciddistrict.com
175,000 SF of existing creative office, galleries, and restaurants
Upcoming 2,700 residential units, 2M SF of Office, 500K SF of Retail



7101-7111 N Miami Avenue
Miami, FL

THE WORKSHOP
Little River, Miami

Context Map



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



7101-7111 N Miami Avenue
Miami, FL

THE WORKSHOP
Little River, Miami

7101-7111 N Miami Avenue
Miami, FL

CREATORS ARTISANS CRAFTSMEN CULTURE MAKERS

THE WORKSHOP

Little River, Miami

CONTACT EXCLUSIVE LEASING AGENTS

JUAN ANDRES NAVA
Managing Broker
anava@metro1.com
786.690.7500

BERNARDITA BANFI
Broker Associate
bbanfi@metro1.com
305.600.9876

DJINJI BROWN
Advisor
dbrown@metro1.com
305.331.5836

DANIELLA SUTNICK
Advisor
dsutnick@metro1.com
305.323.7273



LINK REAL ESTATE

220 NE 59 St, Miami, FL, 33137
305.571.9991 | info@metro1.com | metro1.com
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.