



# CREATIVE FLEX SPACES

FOR LEASE 1833 - 1845 NW 20 ST

FAST-GROWING ALLAPATTAH NEIGHBORHOOD



WE SHAP NEIGHBORHOODS®

METRO1.COM  
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# Executive Summary

Metro 1 Commercial is pleased to present 1833-1845A NW 20th Street, Miami, FL 33142 (“The Property”) for lease.

The Property features three available spaces ranging from 1,500 SF, 1,700 SF, and 2,755 SF.

The Property is situated in the dynamic and fast-growing Allapattah neighborhood, prominently positioned along NW 20th Street – the area’s primary thoroughfare – offering optimal zoning, high vehicular traffic, and excellent visibility.

The area is experiencing strong residential development thanks to projects such as The Julia (323 units), No. 17 Residences (192 units), and Fourteen Allapattah Residences (237 units). Upcoming developments include Aconcagua Developers’ 125-unit Live Local project and Coral Rock Development’s Dulce Vida 200-unit project centered around the Miami-Dade Public Allapattah Branch Library.

## Property Highlights

- + Property Address:** 1833 – 1845A NW 20th Street, Miami, FL 33142
- + Unit Details:**

Unit 1833:	2,755 SF	\$20 PSF +CAM
Unit 1841:	1,500 SF	\$19 PSF +CAM
Unit 1845A:	1,700 SF	\$19 PSF +CAM
- + CAM:** \$10 PSF
- + Parking:** 6+ Parking Spaces
- + Zoning:** T6-8-O
- + Use:** Retail, Office, Medical, Creative Flex





# Unit 1833: 2,755 SF - \$20 PSF +CAM



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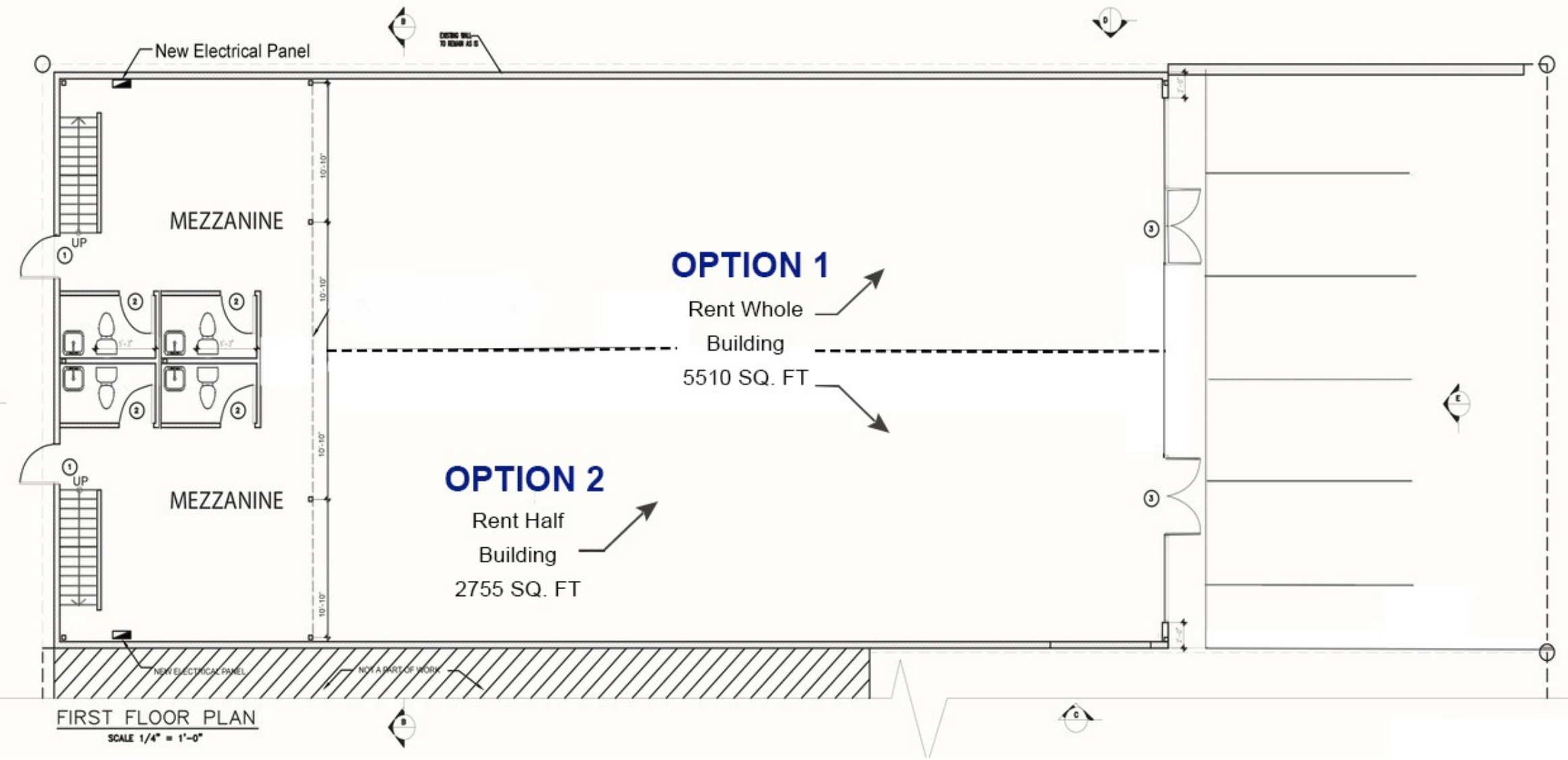
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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

# Unit 1833 - Floor Plan





# Unit 1841: 1,500 SF - \$19 PSF +CAM





# Unit 1845A: 1,700 SF - \$19 PSF +CAM



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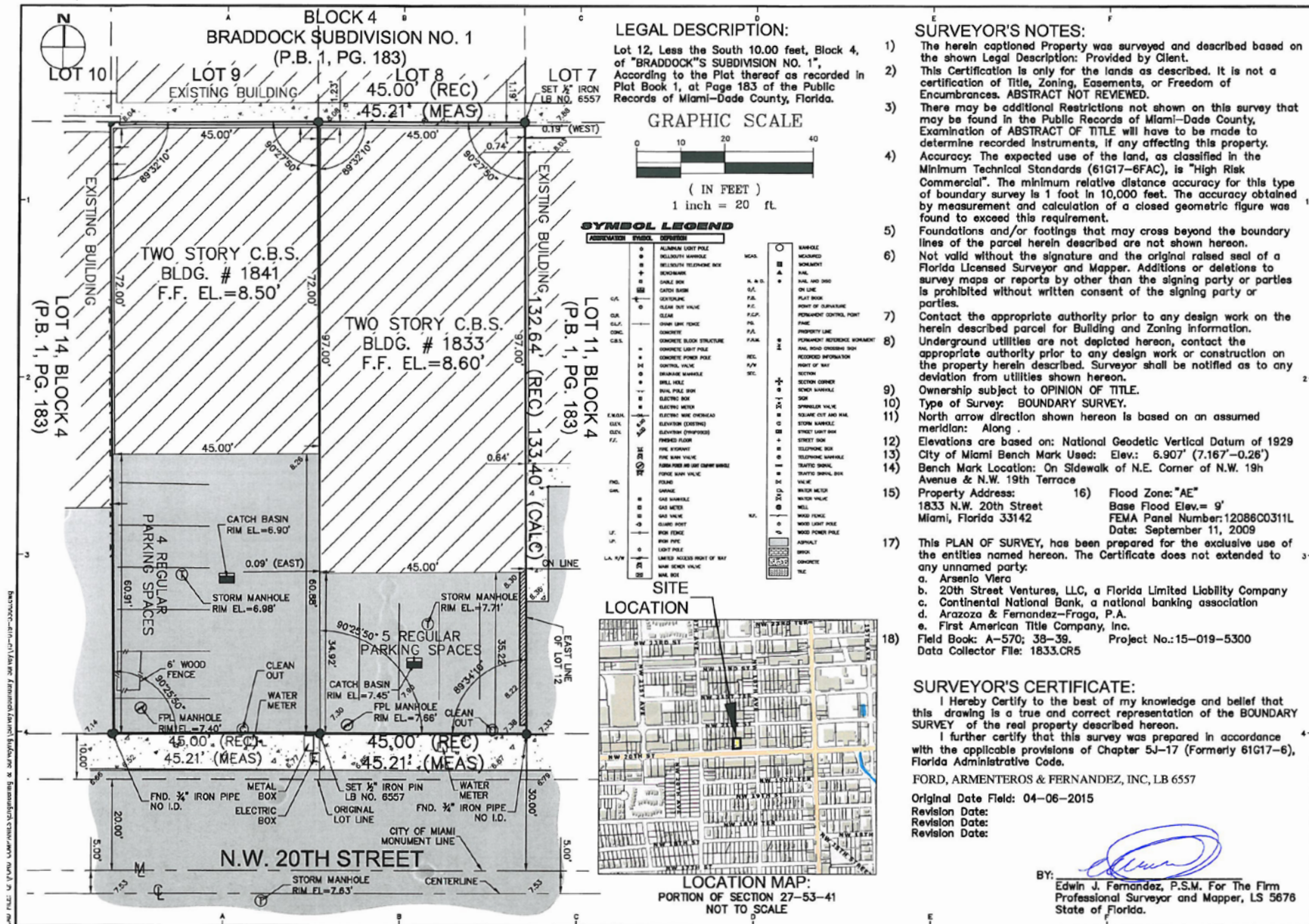
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FORD, ARMENTEROS & MANUYAC, INC. 1950 N.W. 94th AVENUE, 2nd FLOOR MIAMI, FLORIDA 33172 PH. (305) 477-8472 FAX (305) 470-2005	
<small>           DIMENSIONS AND SPECIFICATIONS AS INDICATED ON SITE PLAN SHALL BE USED UNLESS OTHERWISE NOTED. THE PROJECT HAS BEEN REVIEWED BY THE CITY OF MIAMI FOR CONFORMANCE WITH THE ZONING ORDINANCE. THIS PROJECT IS NOT TO BE USED IN ANY OTHER PROJECTS WITHOUT THE WRITTEN PERMISSION OF FORD, ARMENTEROS &amp; MANUYAC, INC.         </small>	
<b>1833 N.W. 20TH STREET</b>  TYPE OF PROJECT: SKETCH, LEGAL, NOTES, LOCATION MAP, LEGEND SHEET NAME: ARSENIO VIERA PREPARED FOR:	
SCALE:	1" = 20'
DESIGNED BY:	B.R.
DRAWN BY:	B.R.
CHECKED BY:	E.J.F.
DATE:	04-06-2015
PROJECT No:	15-019-5300
SHEET:	1 OF 1 SHEETS



# Exterior Pictures



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# Allapattah is at the Heart of Miami's Urban Core

## DESIGN DISTRICT

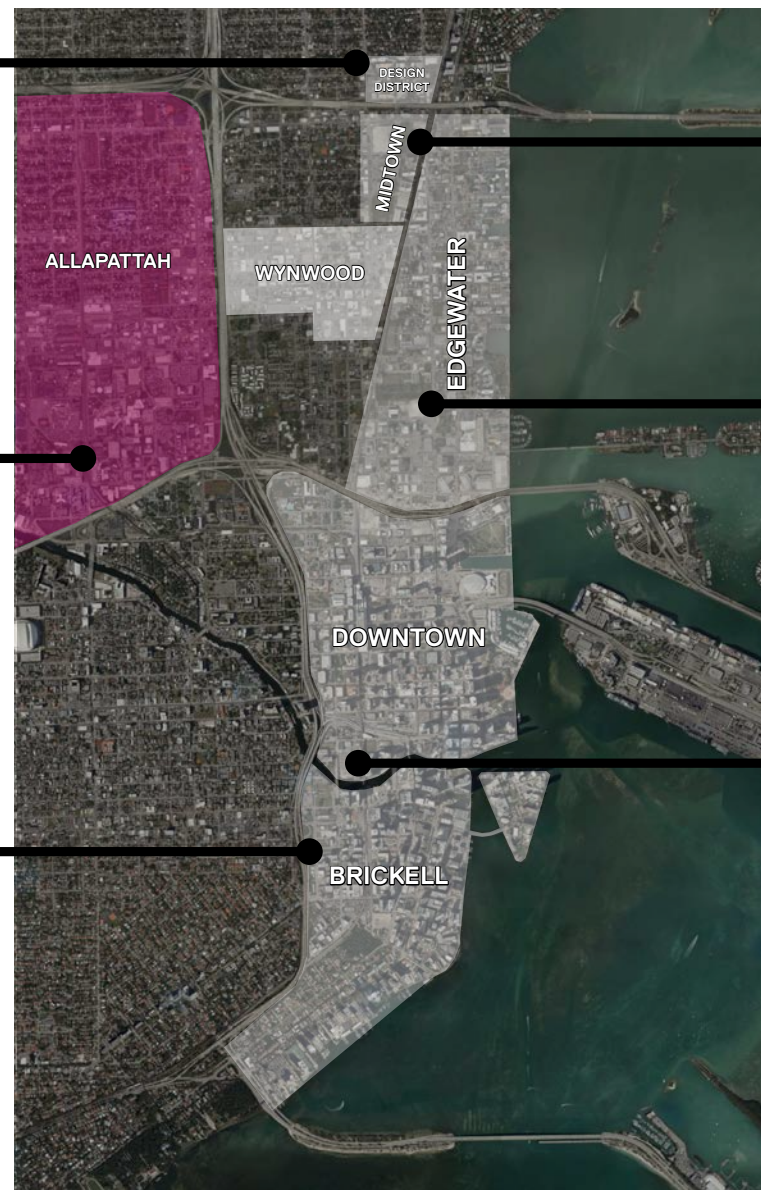
- + Low-rise warehouse and gallery spaces converted into high-end retail, showrooms and art galleries
- + Home to over 120 luxury retailers and more than a dozen restaurants

## ALLAPATTAH

- + 2nd largest health district in the U.S.
- + 153-acre campus employing over 46,000 people
- + Jackson Memorial – the 3rd largest hospital in the U.S
- + Connected to downtown in two Metrorail stops

## BRICKELL

- + South Florida's financial district and core of Miami's banking and financial sectors
- + Home to most of the state's foreign consulates
- + One of the fastest growing submarkets in the state, nearly tripling population between 2000 and 2018
- + 2nd densest neighborhood in U.S.



## MIDTOWN

- + 56-acre urban redevelopment of a former Florida East Coast rail yard
- + Shops at Midtown – Target, Marshalls and several popular restaurants

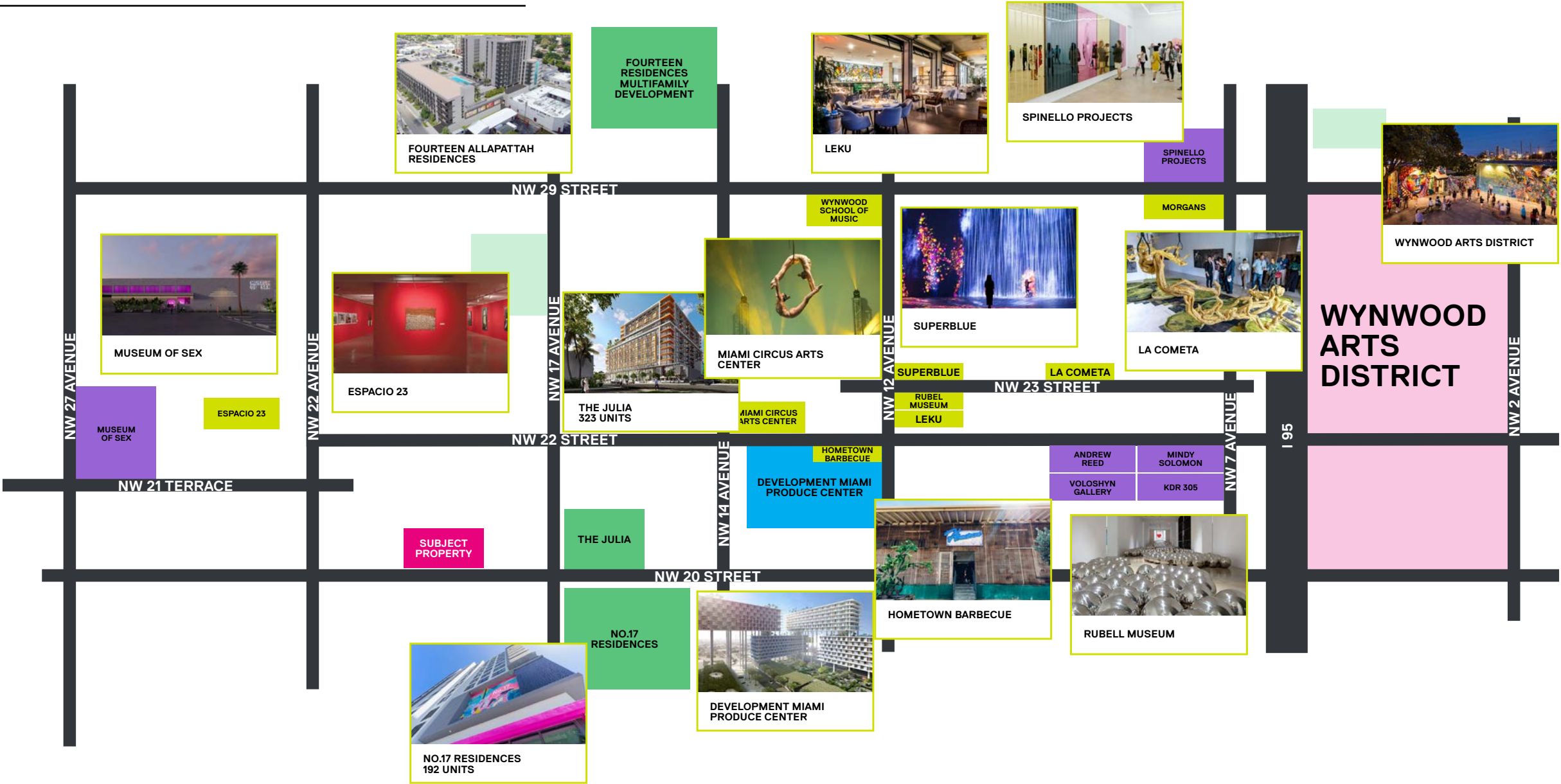
## EDGEWATER

- + Home to the Adrienne Arsht Center for Performing Arts
- + Home of the Miami School Board offices that are connected to downtown via the Metromover
- + Up and coming residential neighborhood

## DOWNTOWN

- + The historic center of Miami
- + The Downtown/ Brickell CBD accounts for 11M square feet of Class A office space
- + Home to four public transportation modalities
- + 2nd Largest International Banking Center in U.S.
- + Over 100 hedge funds in Brickell/ Downtown neighborhood

# Context Map





# The District Today

Today, Allapattah is emerging as one of Miami’s most vibrant and rapidly evolving neighborhoods, attracting renowned institutions and innovative developments. This dynamic community is home to a diverse array of cultural and commercial attractions. The Rubell family, globally celebrated art collectors, relocated their museum from Wynwood to a 100,000 square foot Allapattah warehouse in 2019. Since then, the Rubells have acquired and converted several neighboring warehouses, including the recent acquisition of the 45,711 square foot former Rex Discount Warehouse in 2022. They have also ventured into hospitality with a Michelin-starred restaurant, Leku.

Directly across from the Rubell Museum is SuperBlue by TeamLab Japan, an interactive museum featuring works by James Turrell and others, which offers a 4,000 square foot event venue space. Additionally, in 2019, Miami’s Related Group repurposed a 28,000 square foot warehouse into El Espacio Twenty Three, an acclaimed exhibition space. New York’s famed Hometown Barbecue has also established a presence in Allapattah, drawing a steady stream of consumers.



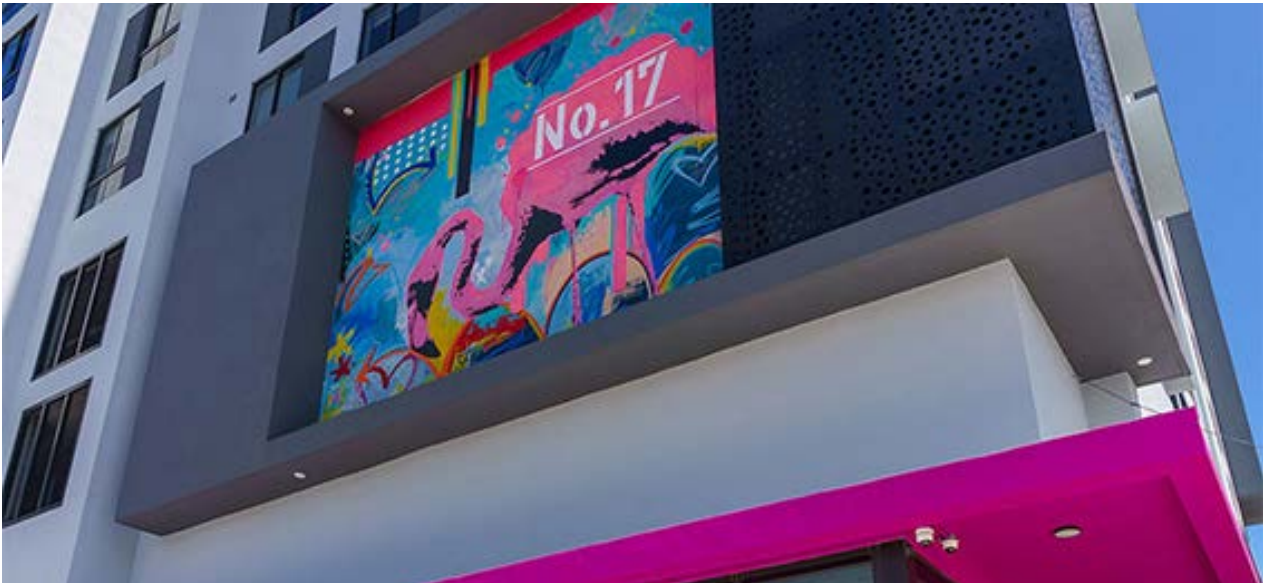


# On the Horizon

Allapattah’s transformation is marked by significant investments and developments across various sectors. The multifamily housing market is booming, with Neology Life Development Group completing No.17 Residences, a 13-story, 192-unit apartment building. Further enhancing the residential landscape, two new developments are underway: Fourteen Allapattah Residences, featuring 237 units, and The Julia, offering 323 units. These developments are set to enhance Allapattah’s appeal as a hub for arts, culture, and modern living.

# The Long Term Vision

With its clearly defined trajectory and proximity to Wynwood and Miami’s urban core, Allapattah is poised to become a premier destination for cultural, residential, and commercial excellence. The ongoing influx of new projects and major infrastructure developments underscores its potential as a model for urban revitalization. Allapattah is set to become a prominent epicenter for art, culture, and modern urban living, continuing to attract high-profile institutions and developers. The district’s growth and diverse offerings are laying the groundwork for a thriving, interconnected community that exemplifies the live, work, play ecosystem in Miami.







## CONTACT

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