

**FOR LEASE**

*CREATIVE OFFICE /  
WAREHOUSE*

**6240 NE  
4TH CT**

MIAMI, FL 33138

**GRIDLINE**  
PROPERTIES



# Executive Summary

**Positioned in Miami's vibrant Upper Eastside, 6240 NE 4th Court is a 5,500 SF showroom/warehouse that seamlessly blends flexibility, functionality, and style.**

Designed for businesses that value space, light, and atmosphere, the property features an expansive open floor plan flooded with natural light, a dedicated kitchen area, and a spacious conference room.

A mezzanine level adds valuable workspace versatility, while a small outdoor area enhances the overall experience for teams and visitors alike.

Just moments from the Biscayne Corridor, this location is perfectly suited for e-commerce operations, creative studios, or showroom-driven brands looking to establish a presence near the Design District, Little River, and Miami Beach.

Contact us to schedule a private tour and discover the potential of this unique space.



# Property Highlights

FOR LEASE

**TYPE** Creative Office/Warehouse

**UNIT SIZE** 5,500 SF

**ASKING RATE** \$45 PSF Gross

## FEATURES



On-site parking available



Kitchenette installed



2 Meeting Rooms and Office



Small Outdoor Area



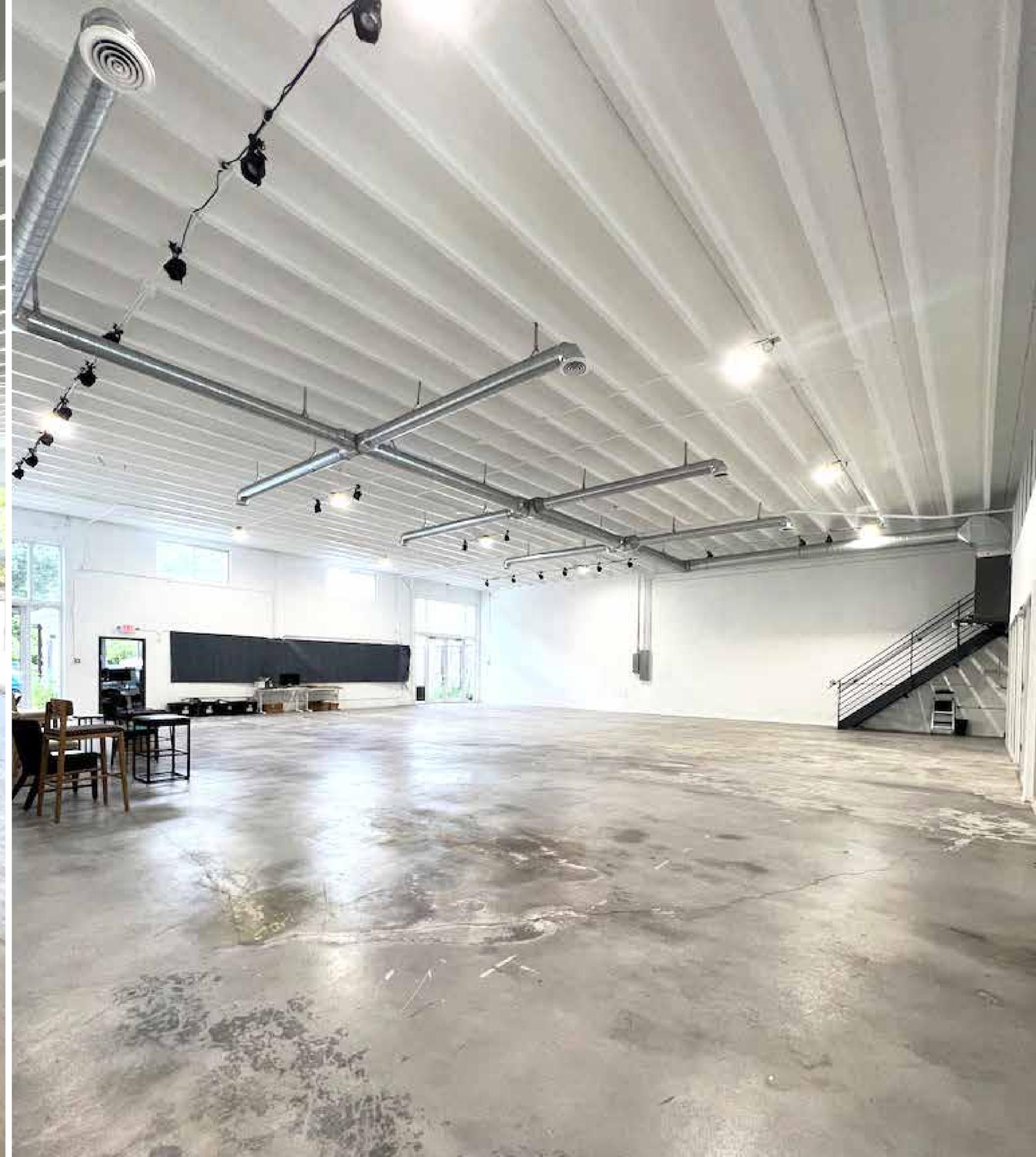
Mezzanine within the unit



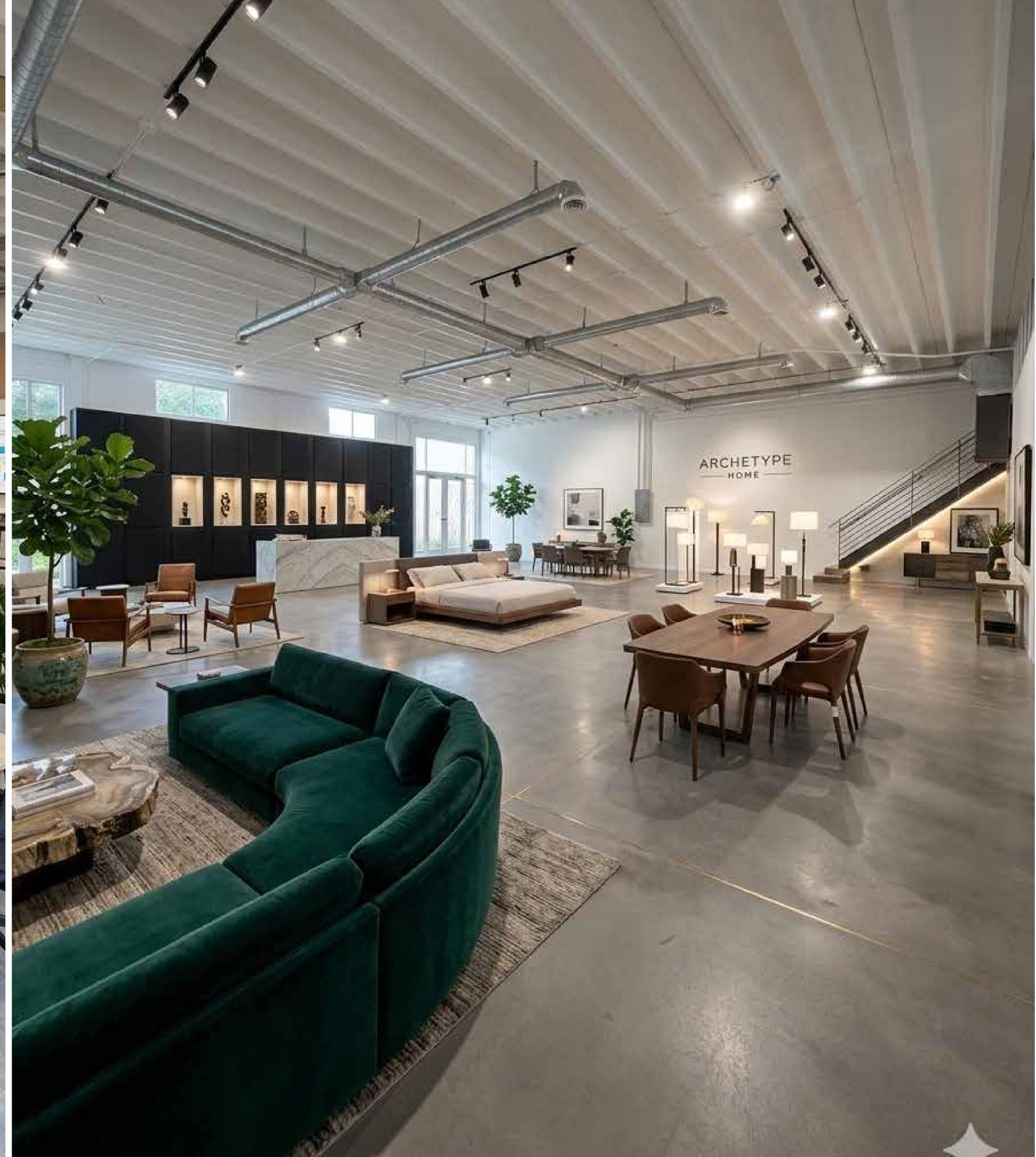
Plenty of natural light



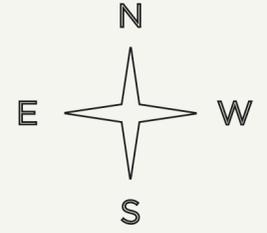
# Interior Images



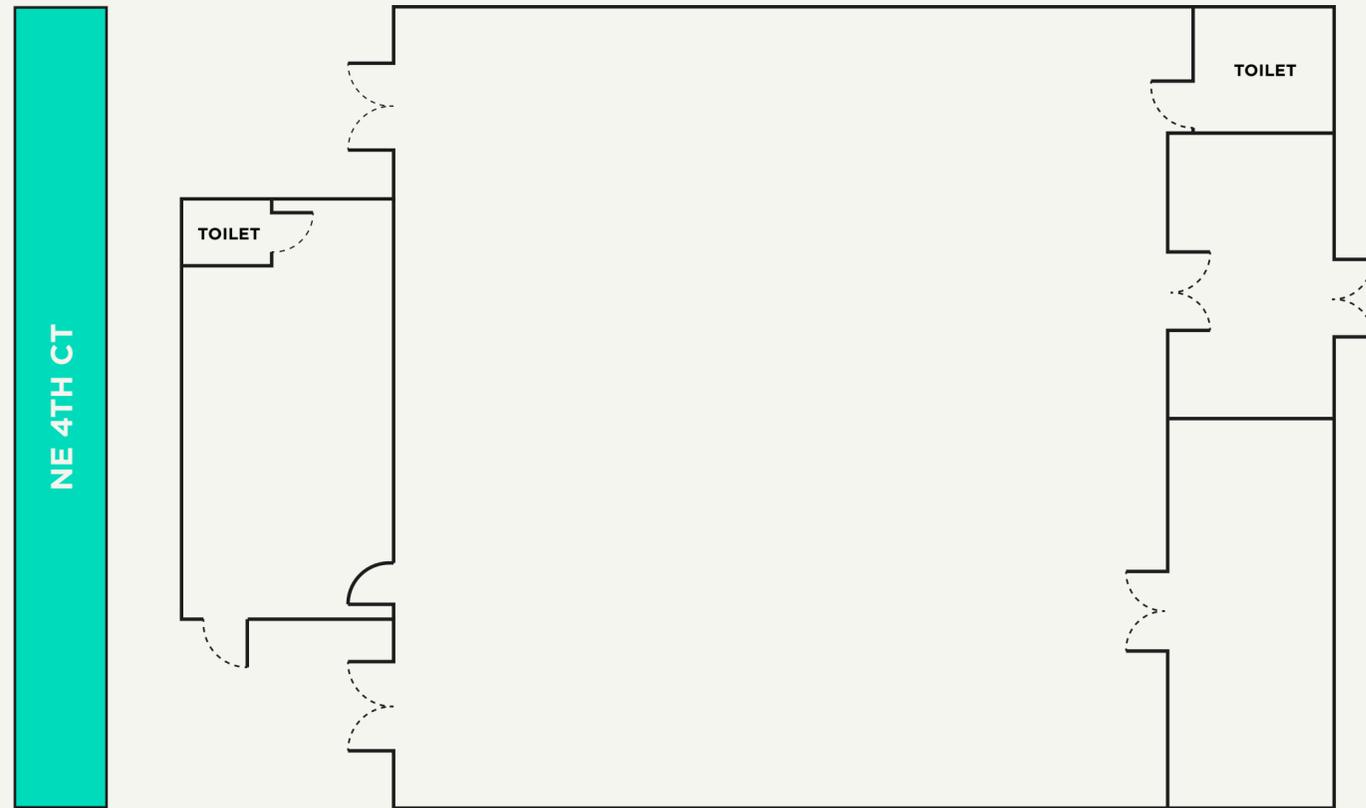
# Interior Renders



# Floor Plan

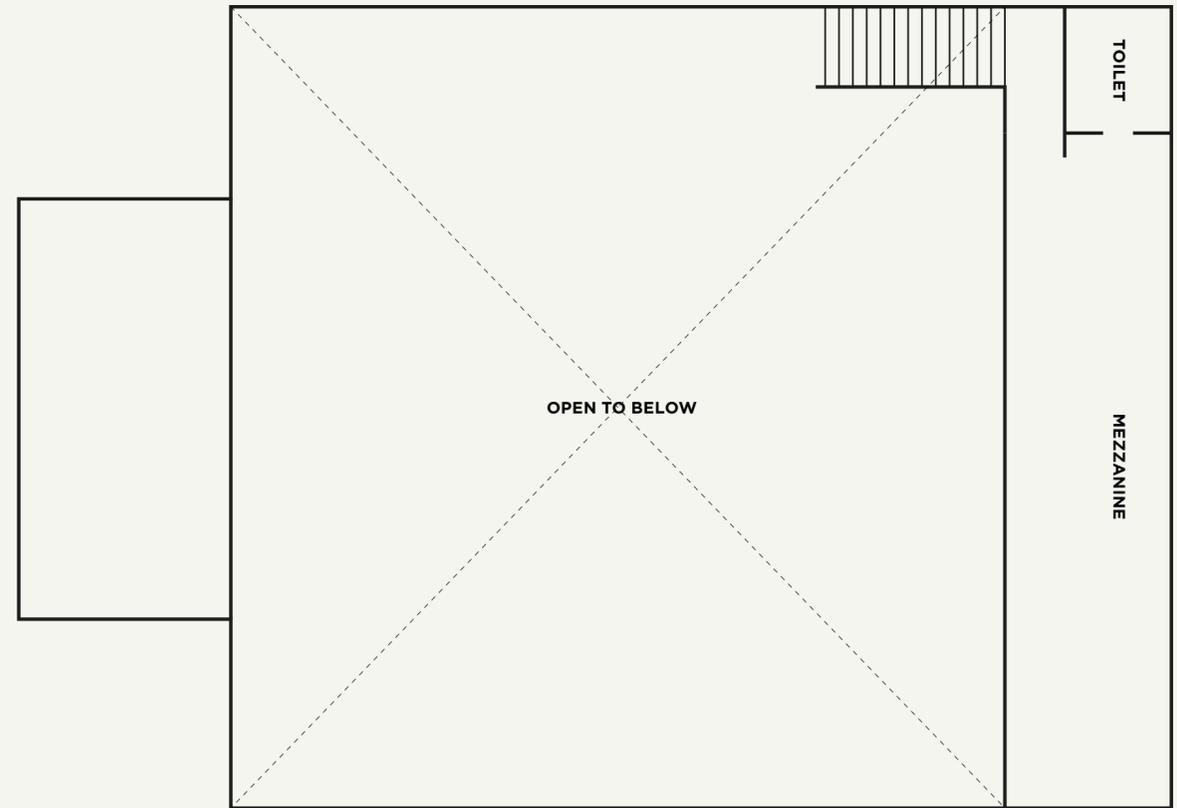


## FIRST FLOOR



*brightline*

## SECOND FLOOR



# Location Overview

Ideally positioned at the crossroads of Little River and Ironside, the property sits in a fast-evolving pocket of Miami fueled by ongoing investment and creative momentum.

With close proximity to the Design District, Magic City-Little Haiti, and the Biscayne Corridor—plus easy access to Miami Beach, MIA, and major transit routes—this location offers seamless connectivity and a front-row seat to Miami's next wave of growth.

- < 6 MINS to Design District
- < 8 MINS to Wynwood
- < 8 MINS to Edgewater
- < 10MINS to Downtown
- < 12 MINS to Brickell
- < 14 MINS to Miami Beach



# GRIDLINE PROPERTIES

## 6240 NE 4TH CT

READY TO SCHEDULE A TOUR?  
**CONTACT US**

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**Alfredo Riascos** **Emilia Howard**

Broker / Principal Leasing Director / Senior Associate

786.325.5647 210.667.0194

ariascos@gridlineproperties.com ehoward@gridlineproperties.com

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[www.gridlineproperties.com](http://www.gridlineproperties.com)

[info@gridlineproperties.com](mailto:info@gridlineproperties.com)

305.507.7098

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Non-Endorsement & Disclaimer Notice

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.