



FOR LEASE

Design District Luxury Retail Space

112 NE 41st Street, Miami, FL 33137

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$415 NNN
2024 CAM Budget:	\$32
Building SF:	44,029 SF
Available SF:	1,529 SF
Type:	Retail
Submarket:	Miami Design District

PROPERTY OVERVIEW

DWNTWN Realty Advisors is pleased to announce an exclusive leasing opportunity at Design 41. The Seven-story building is located in the heart of the luxurious high street Design District on NE 41st Street between NE 2nd and 1st Ave. The building features 44,029 SF of office space, retail and showroom space. Currently, Suite 106 is available with 1,529 SF. Dolce & Gabbana and Chanel are located next door, Gucci and Contessa are across the street. Join some of the world's most stylish and desired retailers in Miami's premier high street retail location.

PROPERTY HIGHLIGHTS

- High Street Retail Location
- In The Heart Of The Luxury District
- Neighbors Include Prada, Gucci, Chanel, Off-White, Saint Laurent, etc

Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtysadvisors.com // (P) 786.235.8330

Joe Fernandez // Executive
jf@dwntwnrealtysadvisors.com // (P) 305.647.0981

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LOCATION DESCRIPTION



LOCATION OVERVIEW

The Property is located in the Design District, one of Miami's up-and-coming downtown neighborhoods. A creative neighborhood and luxury shopping destination, the District is dedicated to innovative fashion, design, art, architecture and world-class dining. Located between 38th and 46th Street and bounded by I-95 to the west and Biscayne Boulevard to the east, the neighborhood is one of the most unique in Miami.

This thriving neighborhood, located just north of downtown Miami, has undergone a remarkable transformation over the years, evolving into a premier destination that seamlessly blends creativity, luxury, and commerce. It is home to a diverse mix of upscale boutiques, art galleries, showrooms, design studios, and trendy eateries. Its distinctive character and artistic flair make it a magnet for both locals and visitors who appreciate cutting-edge fashion, interior design, and contemporary art.

The Design District offers a remarkable shopping experience. Internationally recognized luxury brands, such as Louis Vuitton, Gucci, Prada, and Hermès, have set up their flagship stores here, attracting fashion enthusiasts from around the world.

MIAMI
DESIGN
DISTRICT®

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[View Inventory](#)

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DESIGN DISTRICT RETAIL AND DEVELOPMENT CONTEXT



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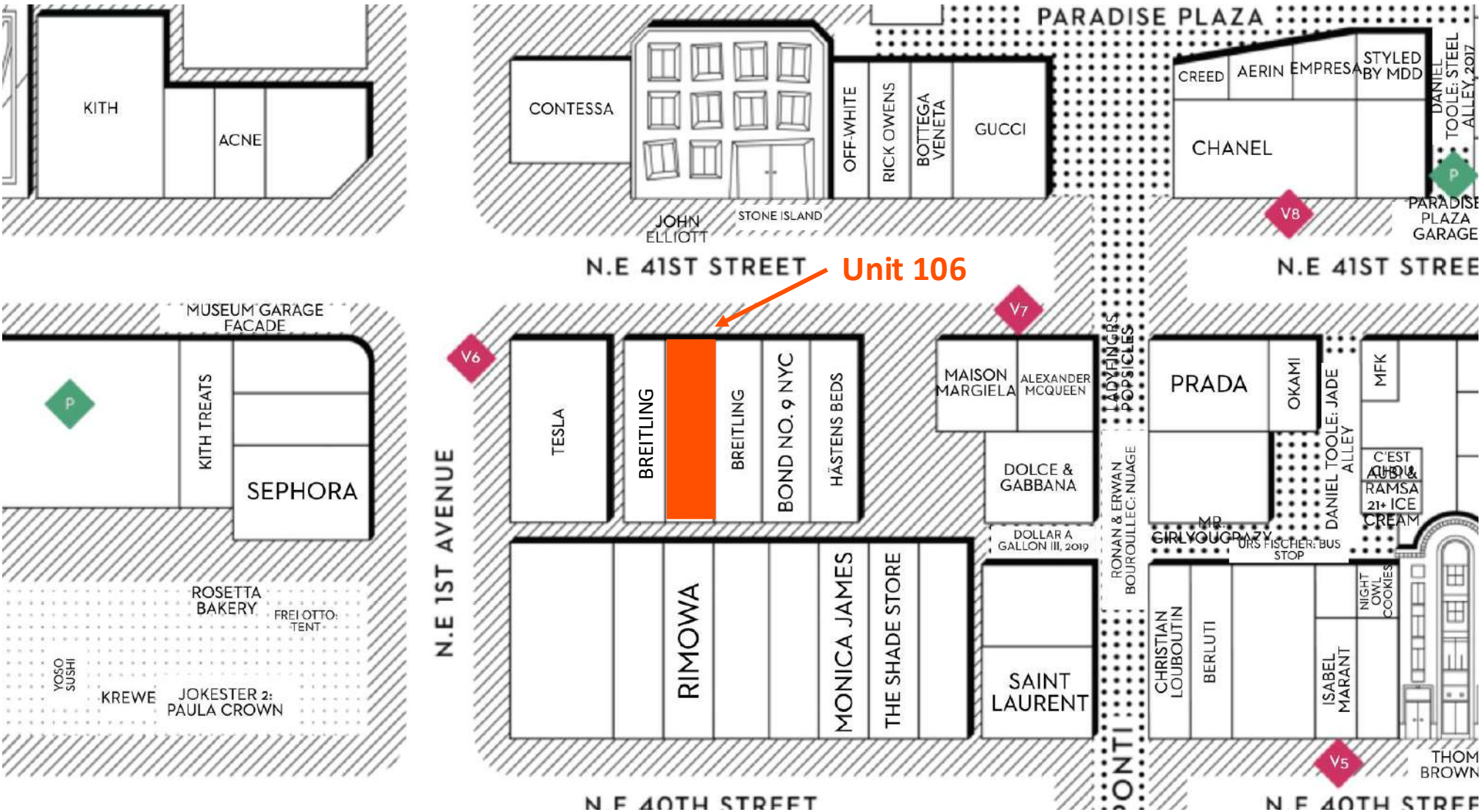
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SPACE LOCATION



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FLOOR PLAN

NE 41st Street



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PROPERTY PHOTOS



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MIAMI TOURISM DEMOGRAPHICS



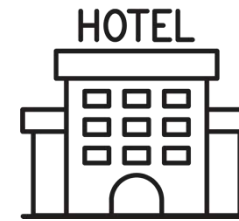
25M +
Annual Visitors



Tourism represents
6% of Miami Dade's GDP



\$ 20.8 Billion
TOURISM
SPENDING



From 2021 to 2022:

- Hotel rooms sales up 13%
- Daily rates up 14%
- Occupancy up 8% despite new hotel inventory
- Hotel revenue up 29%



TOP VISITORS

- Colombia
- Brazil
- Canada
- UK
- Spain

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DESIGN DISTRICT ARCHITECTURE

DWNTWN
REALTY ADVISORS
25.77°N -80.19°W



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DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

CONTACT

Tony Arellano P.A.

Managing Partner

(C) 786.333.7199

(O) 786.235.8330

ta@dwntwnrealtyadvisors.com

Joe Fernandez

Executive

(C) 305.647.0981

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