

# 75 LITTLE RIVER STUDIOS

**LITTLE RIVER**

300-375 NE 75 ST, Miami FL 33137



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# 75 LITTLE RIVER STUDIOS

## LITTLE RIVER



### Lease Rate:

- 3,500 SF Spaces: \$16 PSF
- 2,500 SF Spaces: \$18 PSF

### Zoning: D2

Spaces can be Combined



### BUILDING DESCRIPTION

Apex Capital Realty is proud to present the innovative flex space complex, 75 Little River Studios in Little River. Located on 300-320 NE 75th Street, this building consists of 24 bays that ranges from 2,500 SF (\$18 PSF) to 3,500 SF (\$16 PSF) and features an open loft-style format. These creative spaces are ideal for technology companies, marketing companies, art galleries, furniture companies, architectural companies, designers, makers, doers, and professional services.

Spaces are also perfect for Commercial Kitchen operation. Landlord is willing to do build out. Central location

### BUILDING HIGHLIGHTS

- Flex space 2,500SF - 3,500 SF Bays - May be combined for additional space. Loft style office space.
- State of the Art Security System by Kent Security
- Spaces are also perfect for Commercial Kitchen Operation. Landlord is willing to do build out.
- On-site gated parking (200+ parking spots).
- Within a few blocks from Biscayne Blvd and I-95.

# 15 LITTLE RIVER STUDIOS

## LITTLE RIVER

### AERIAL MAP

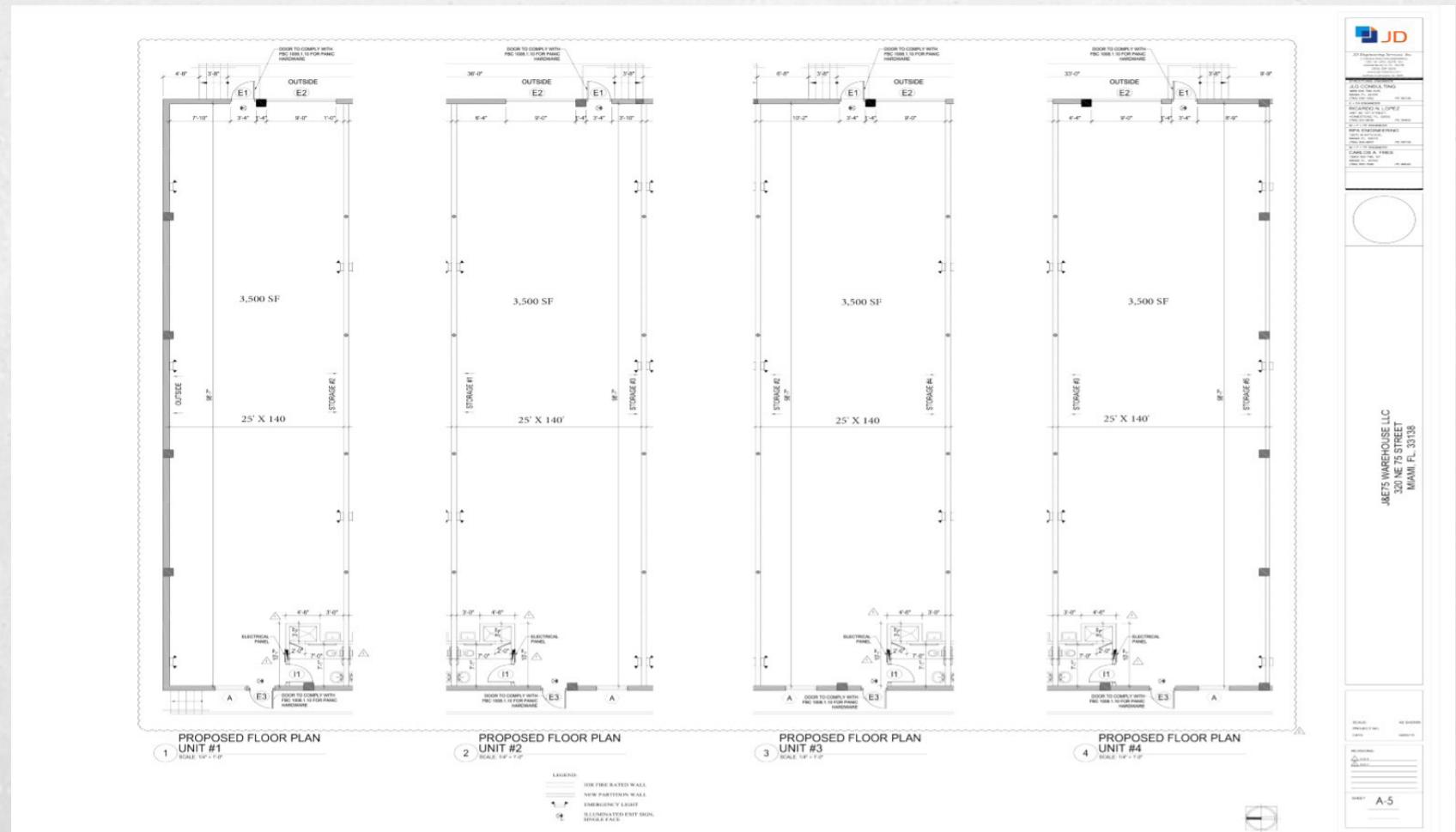


# 25 LITTLE RIVER STUDIOS



# LITTLE RIVER

## FLOORPLAN

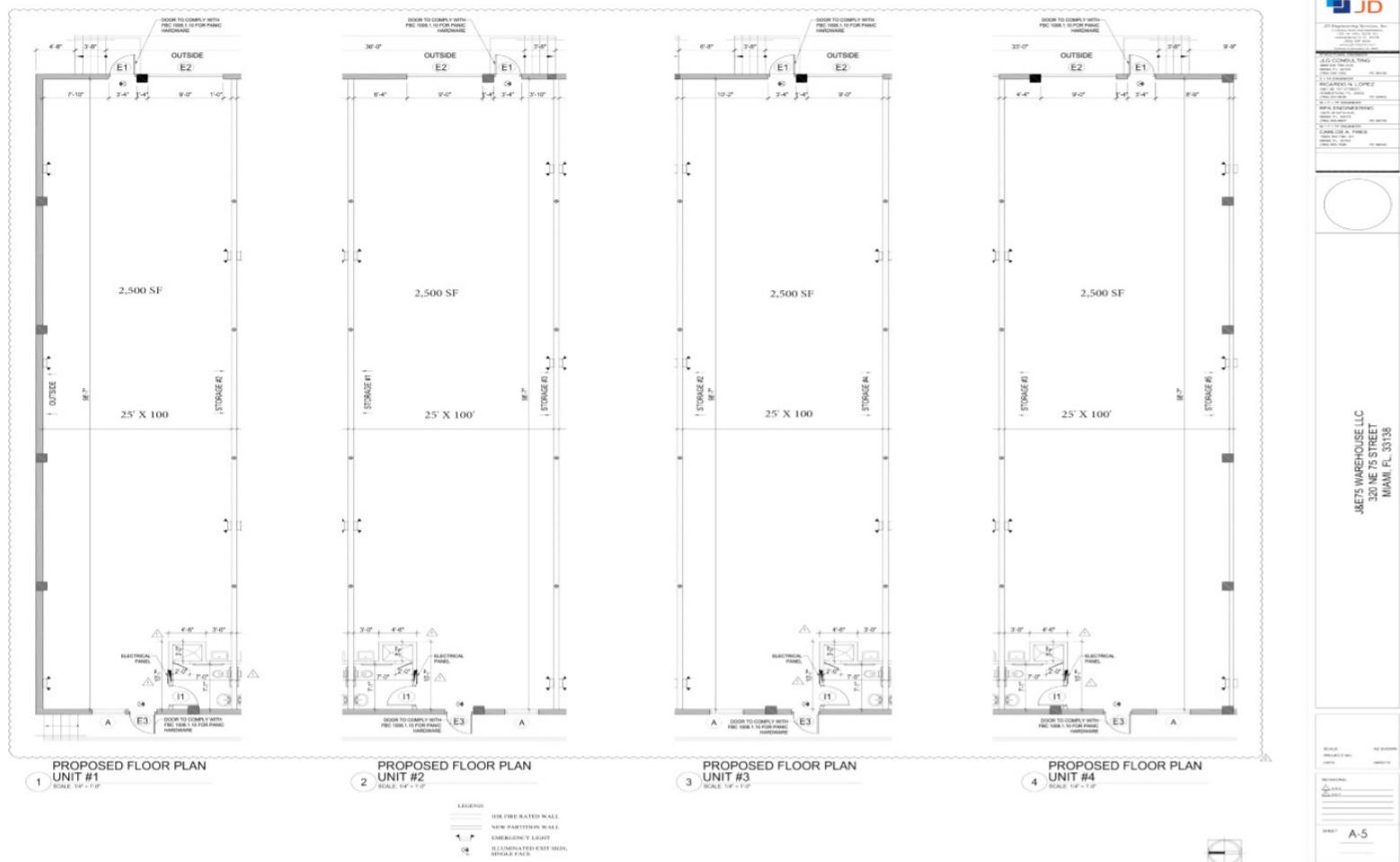


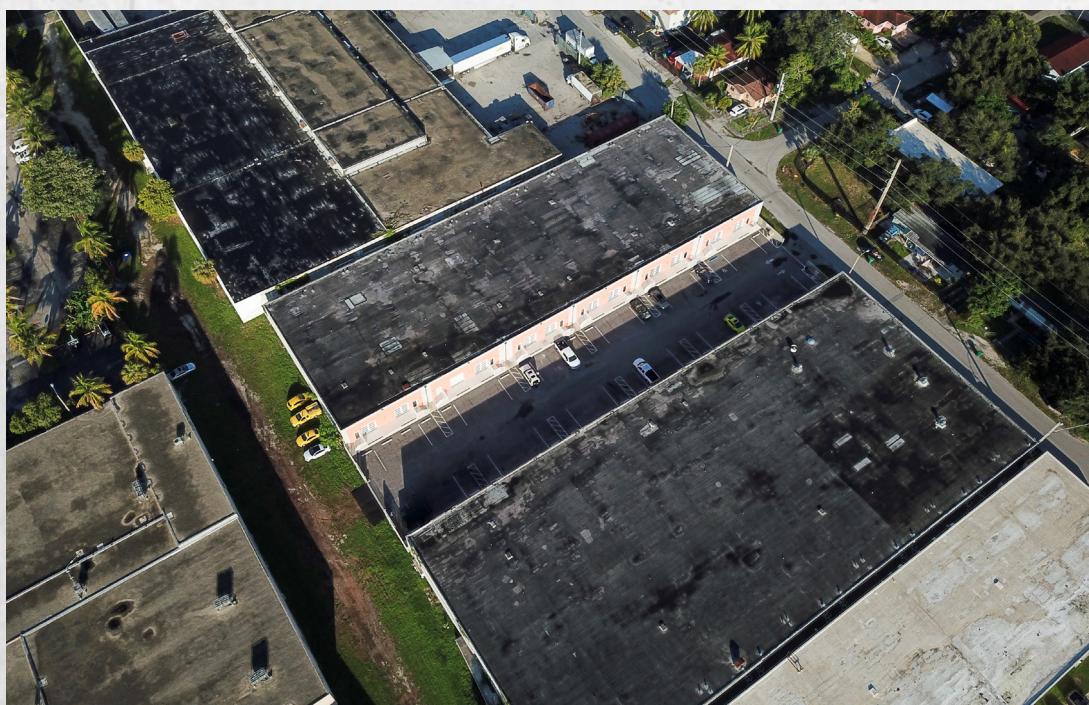


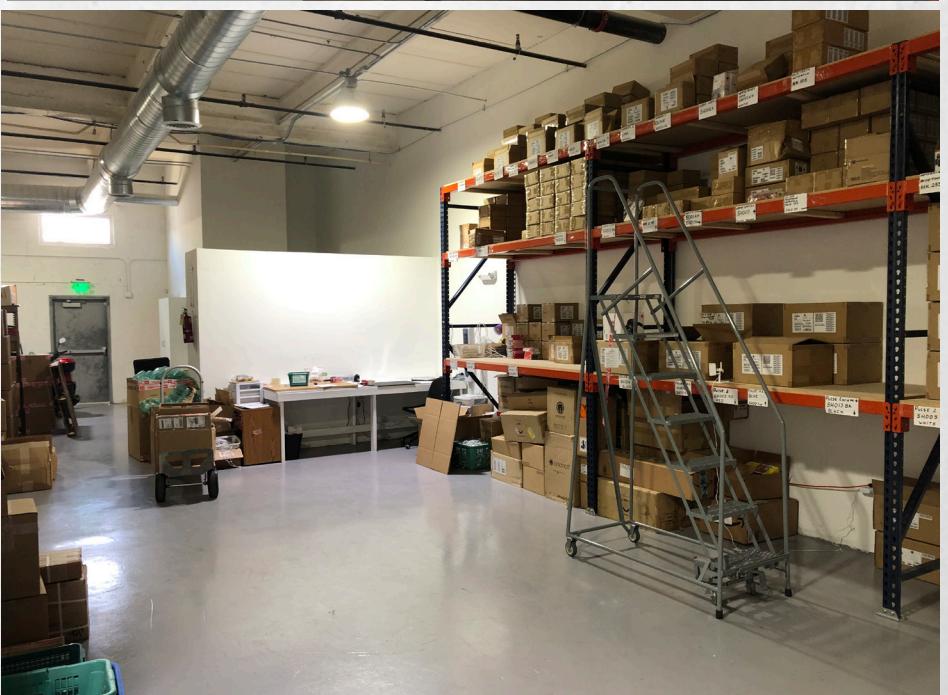
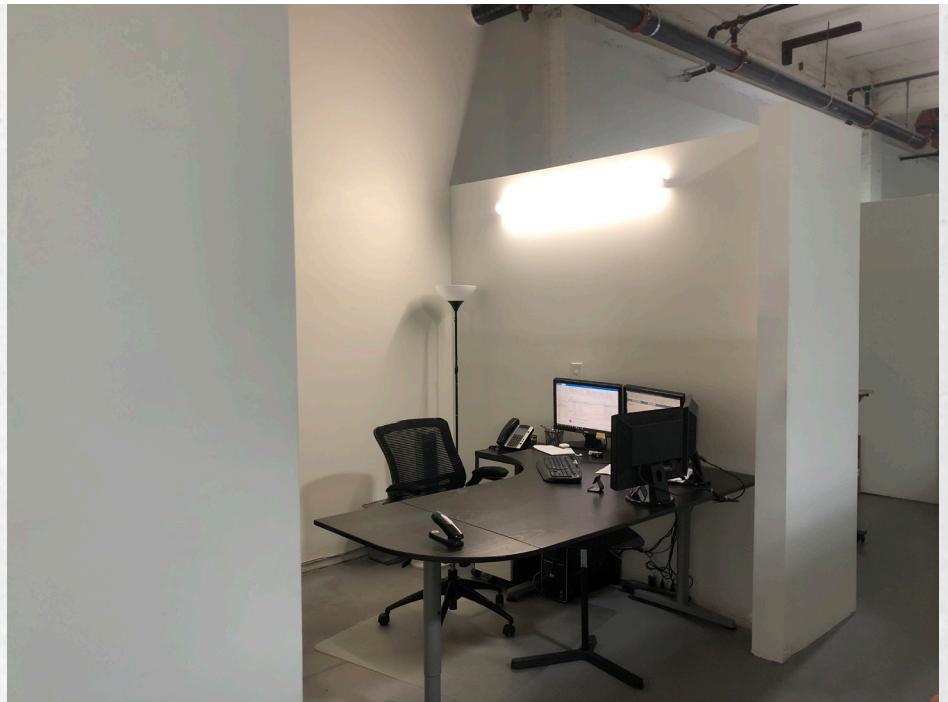
# 126 LITTLE RIVER STUDIOS

# LITTLE RIVER

## FLOORPLAN







# 75 LITTLE RIVER STUDIOS

## LITTLE RIVER

### COMPANIES AT DEPOT

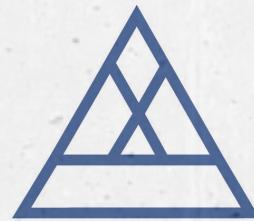


WOOD IRON and STONE



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## LITTLE RIVER



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