

75 LITTLE RIVER STUDIOS

LITTLE RIVER

300-375 NE 75 ST, Miami FL 33137



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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.

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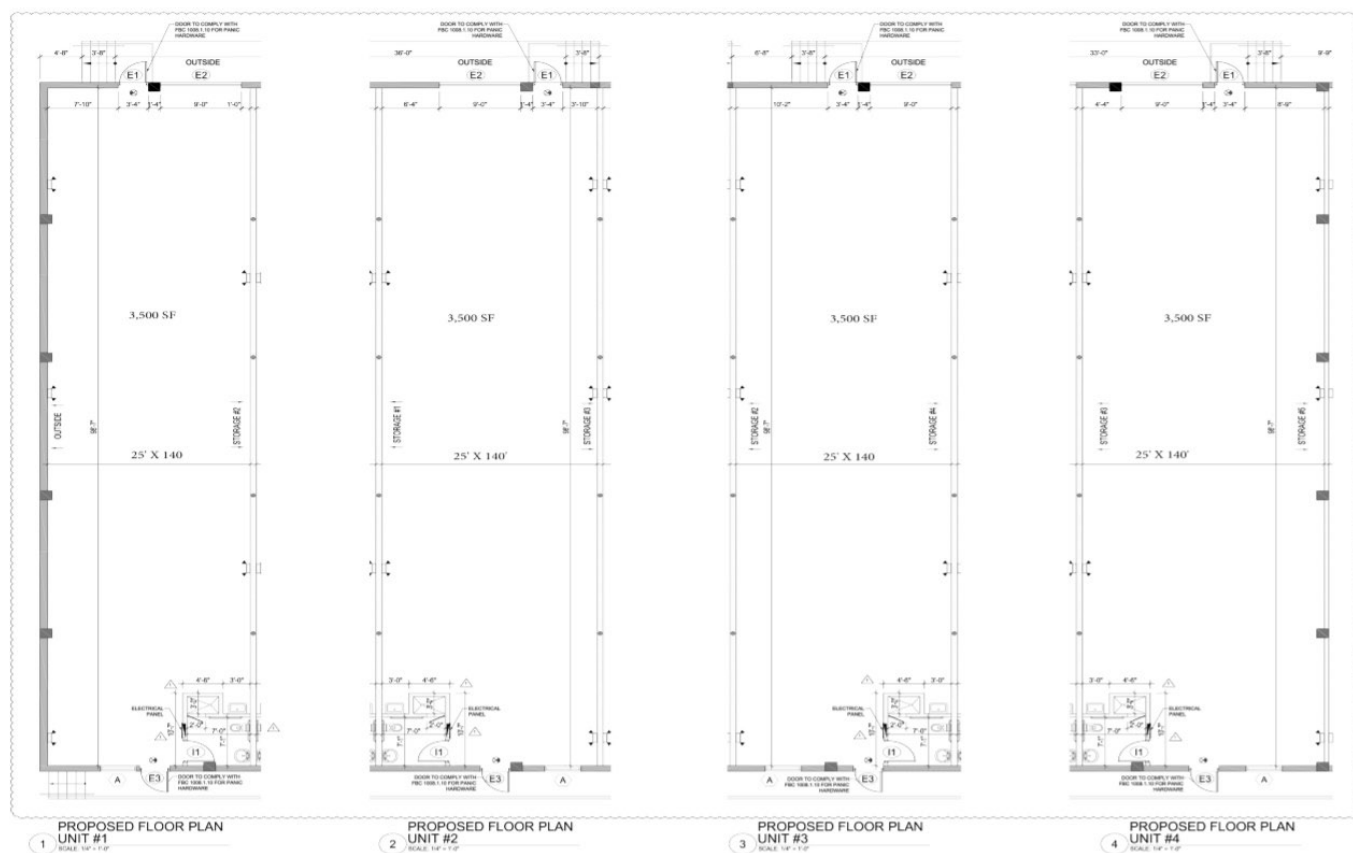
LITTLE RIVER

AERIAL MAP





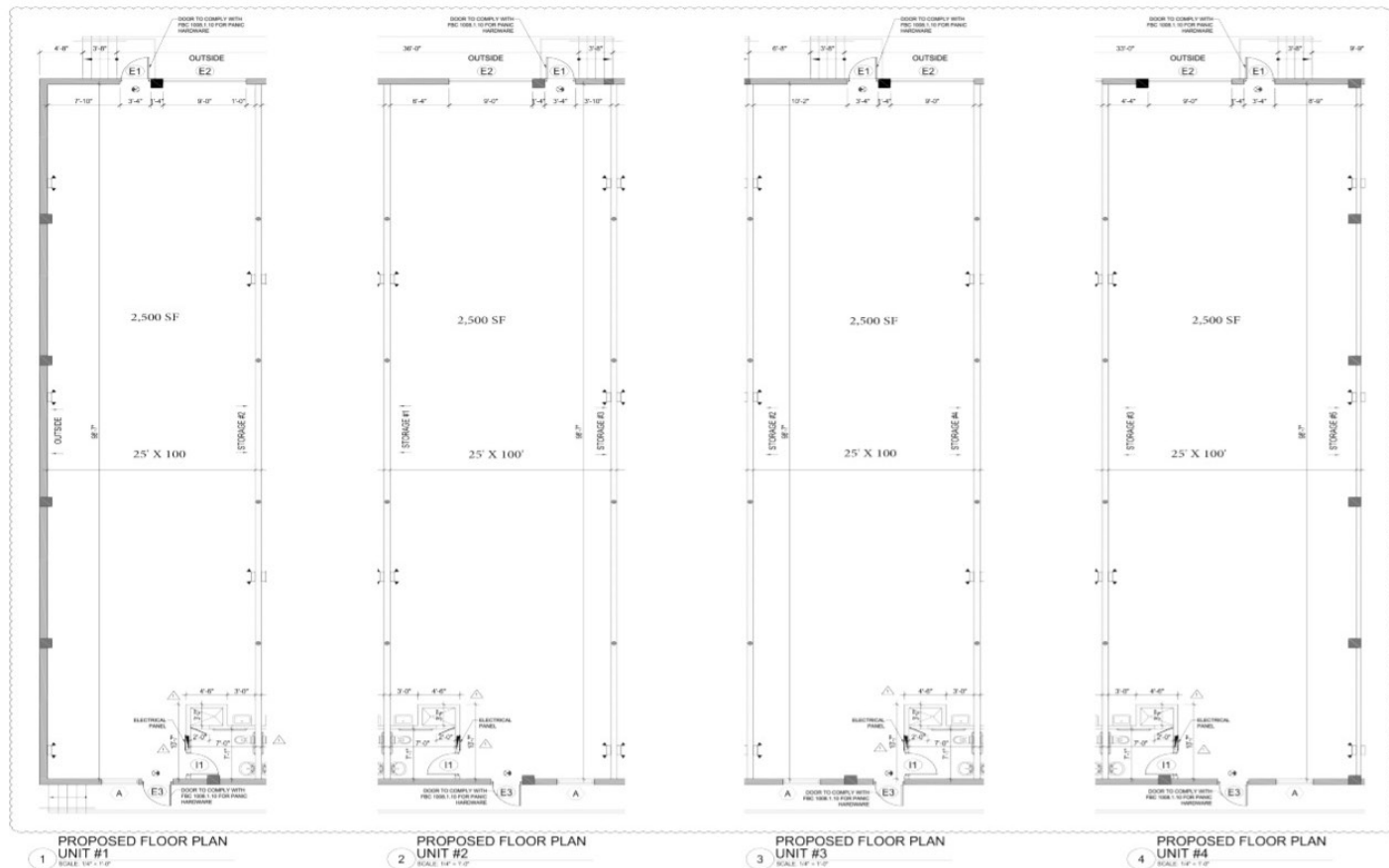
FLOORPLAN

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LITTLE RIVER STUDIOS

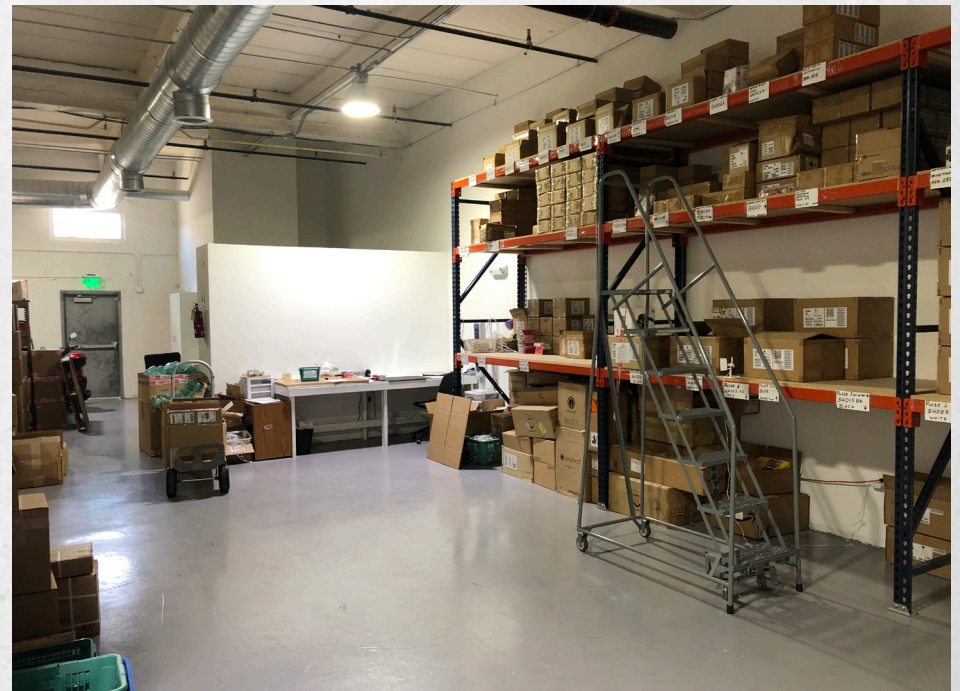
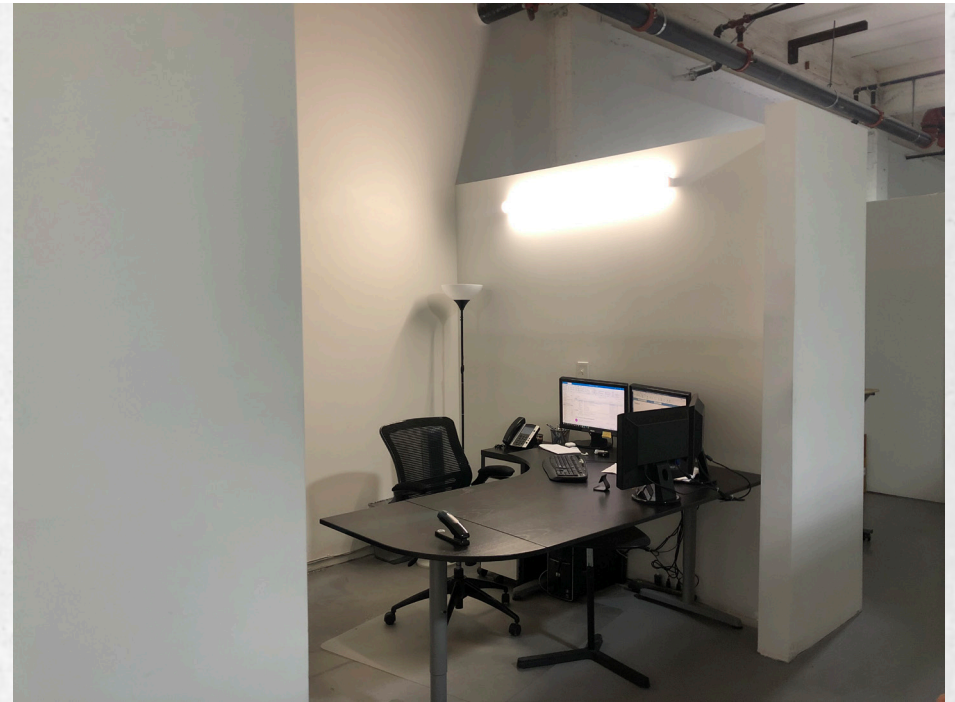
LITTLE RIVER

FLOORPLAN



JD	
JAMES WAREHOUSE LLC 320 NE 75 STREET MIAMI, FL 33138	
A-5	





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COMPANIES AT DEPOT



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