

FOR LEASE

SHOWROOM / WAREHOUSE

GRIDLINE  
PROPERTIES

# 6800 NE 4TH CT

MIAMI, FL 33138



## EXECUTIVE SUMMARY

4th and North presents a unique opportunity to occupy a fully renovated, best-in-class flex industrial building in the heart of Miami's Little River neighborhood. The building spans approximately 21,000 SF of rentable area and is available for immediate occupancy either as a single contiguous space or divided into two separate units.

This move-in-ready property offers outstanding value for tenants seeking a premium address in Miami's Little River Creative District. The building underwent a comprehensive renovation under new ownership, with significant capital invested in brand-new electrical infrastructure, impact-resistant windows, modern bathrooms, kitchenette finishes, LED lighting, and polished concrete floors throughout. The result is a thoughtfully upgraded space that seamlessly bridges industrial functionality with creative aesthetics.

The property is zoned D-1 and is suited for a wide range of uses, including showroom, office, medical, creative studio, fitness/entertainment, or light industrial operations.




# PROPERTY HIGHLIGHTS


## FOR LEASE

TYPE	Showroom / Warehouse
YEAR RENOVATED	2025
ZONING	D1
PARKING	±23 Spaces (North & South Lots)
SUBMARKET	Little River
TOTAL RENTABLE SF	21,000 SF (Divisible)
ASKING RENT	\$25 - \$28 NNN   CAM \$6.32


### FEATURES

  
**CLEAR HEIGHTS**  
20' at  
Entrances |  
15' Throughout

  
**POWER**  
Up to 800A /  
240V (Two 400A,  
3-Phase Panels)

  
**LOADING**  
4 Dock-High  
Doors (2  
Brand New)

  
A/C  
Throughout

  
Sprinkler  
System



# EXTERIOR

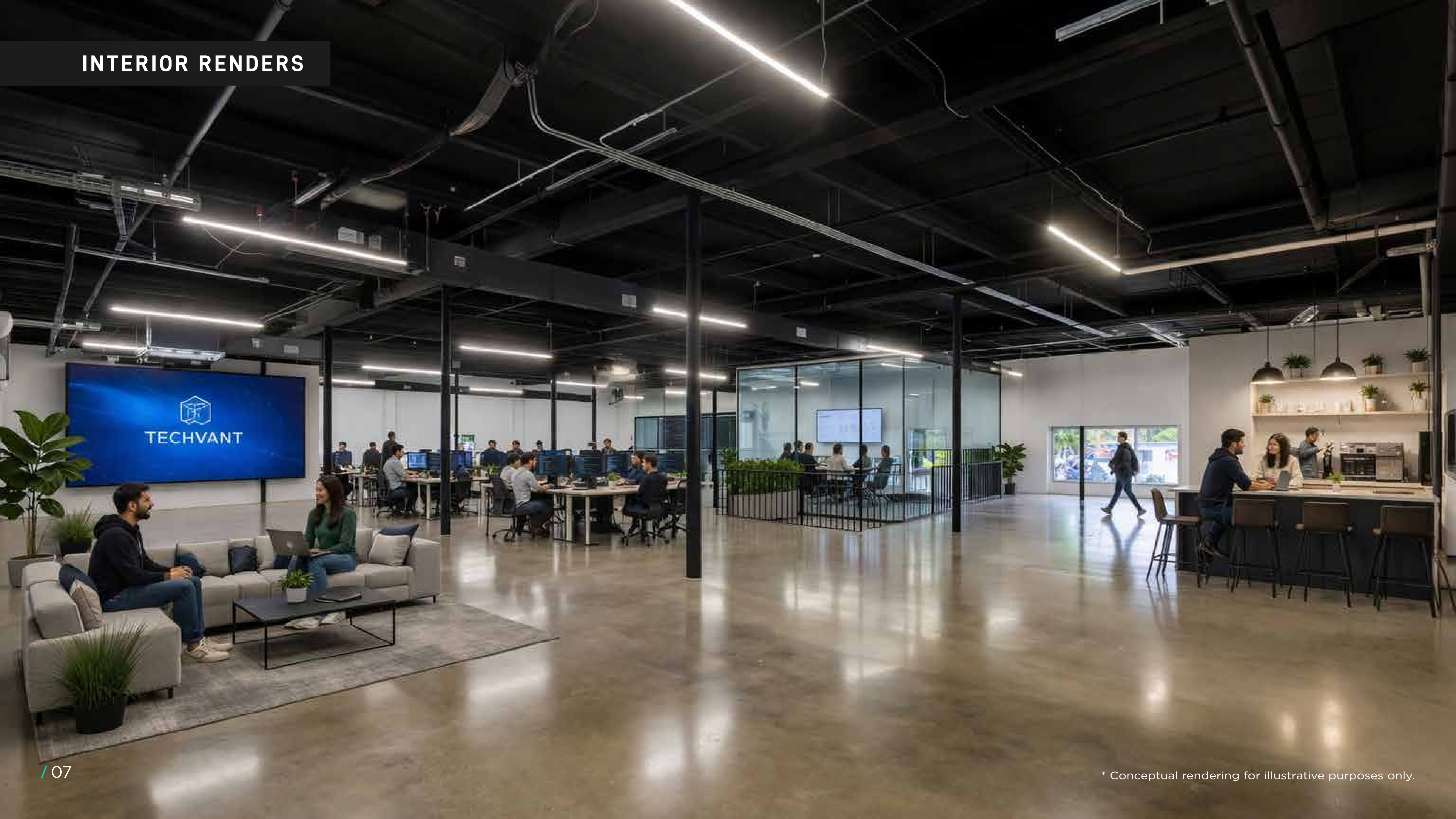


# INTERIOR





# INTERIOR RENDERS





# CONTEXT MAP



## OFFICE / SHOWROOM

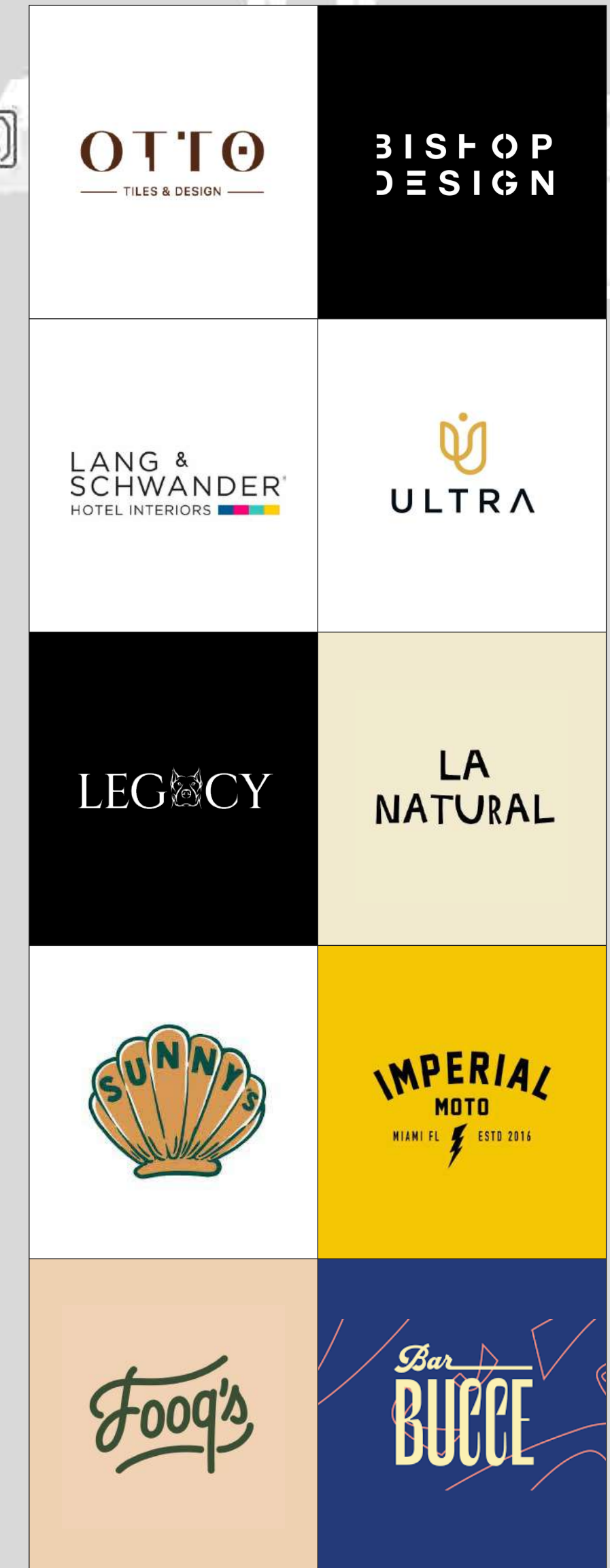
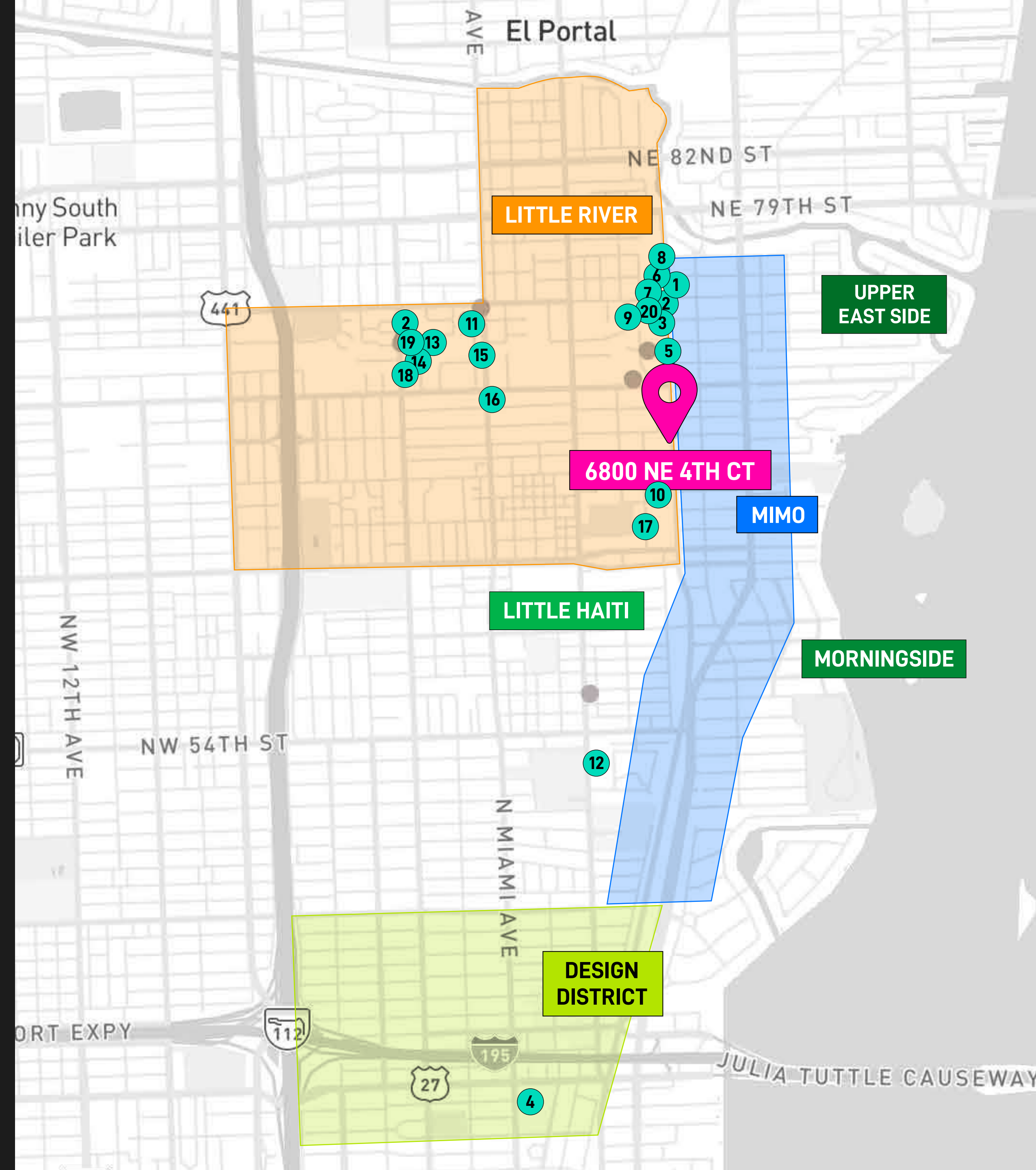
1. AKQA Bloom
2. Bishop Design
3. Sire Design
4. Tal Grunberg Design
5. Carla Guilhem Design
6. Lang & Schwander
7. Laufen NA
8. Otto Tiles
9. Artmedia Studio | Gallery

## FITNESS

10. Legacy Fit
11. Ultra Padel

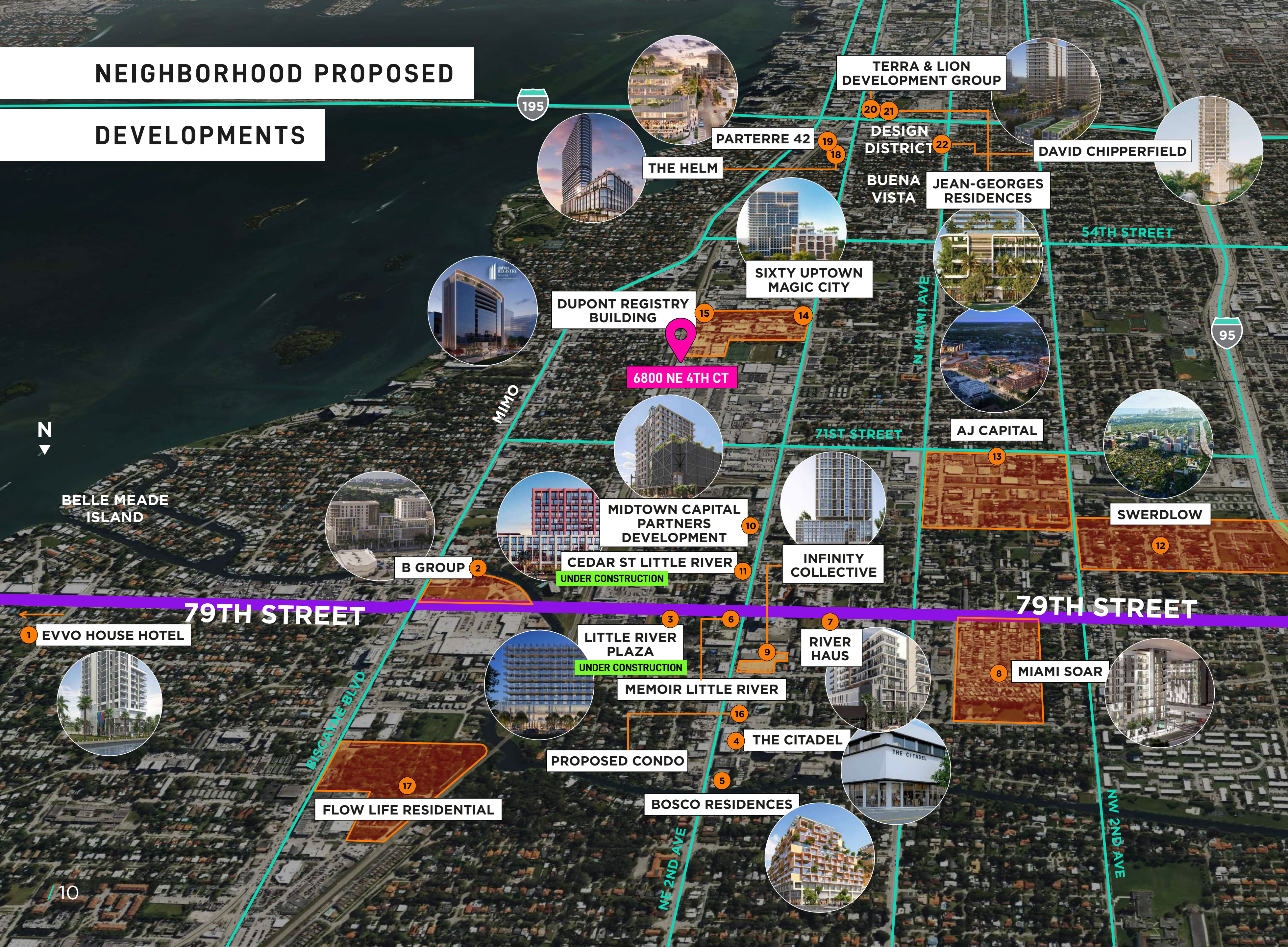
## FOOD & BEVERAGE

12. Boia De
13. Fooqs
14. Imperial Moto Cafe
15. Sunny's Steakhouse
16. Bar Bucca
17. La Wagyeria
18. Ogawa
19. La Natural
20. Koda



# NEIGHBORHOOD PROPOSED

## DEVELOPMENTS



- 1 **EVVO HOUSE HOTEL / 8001 NE Bayshore Ct**  
A 12-story, 81-room boutique 59,000 SF hotel.
- 2 **B GROUP / 7880 BISCAYNE BLVD**  
Mixed-use retail multifamily, 379 units proposed
- 3 **LITTLE RIVER PLAZA / 279 NE 79th St**  
250-unit apartment building & 200 parking spaces.
- 4 **THE CITADEL / 8300 NE 2nd Ave**
- 5 **BOSCO RESIDENCES / 8400 NE 1 PL**  
300+ unit mixed-use condo/retail project.
- 6 **MEMOIR LITTLE RIVER / 7937 NE 2nd Ave**  
375 apartments , 140,000 SF of Class A office.
- 7 **RIVER HAUS / 123 NE 79th St**  
Proposed 218,546 SF mixed-use development, 154 apartments and 5,200 SF of commercial space.
- 8 **MIAMI SOAR / 8050 NW Miami Ct**  
SFL-3,990 units, 250,000 SF of retail, 107,800 SF of office, and 312 hotel rooms.
- 9 **INFINITY COLLECTIVE / 8038 NE 2nd Ave**  
454 apartments, plus 19,900 SF of commercial space.
- 10 **MIDTOWN CAPITAL PARTNERS DEVELOPMENT / 7501 NE 2nd Ave**  
22-story building with 348 residential units.
- 11 **CEDAR ST LITTLE RIVER / 7715 NE 2nd Ave**  
191 units and 8,000+ SF of retail.
- 12 **SWERDLOW / 530 NW 75th St**  
7,513 units and over 600,000 SF of commercial space with a Tri-Rail station.
- 13 **AJ CAPITAL / 301 NW 71st St**  
Nearly 25-acre assemblage mixed-use project.
- 14 **SIXTY UPTOWN MAGIC CITY / 6161 NE 3rd Ave**  
25 stories, 349 luxury apartment units, over 500,000 SF of office, retail, and restaurant space.
- 15 **DUPONT REGISTRY BUILDING / 5972 NE 4th Ave**  
Office and car storage Building.
- 16 **PROPOSED CONDO / 8272 NE 2nd Ave**  
Proposed 69 residences by Renown Architect.
- 17 **FLOW LIFE RESIDENTIAL / 8500 BISCAYNE BLVD**  
2,300 multifamily units by Adam Neumann
- 18 **THE HELM / 4201 NE 2nd Ave**  
36-story mixed-use tower, 162 branded residences, 116 affordable rental apartments, 83,000+ SF of office space, 50,000 SF of retail/dining.
- 19 **PARTERRE 42 / 4201 NE 2nd Ave**  
A 500,000-square-foot office and retail building with indoor-outdoor workspaces and extensive terraces.
- 20 **RESIDENCES AT THE DESIGN DISTRICT / 3801 & 3883 Biscayne Blvd**  
Two 20-story towers, 164 luxury units, townhomes, and a branded hotel
- 21 **JEAN-GEORGES MIAMI TROPIC RESIDENCES / 3501 NE 1st Ave**  
A 48-story luxury high-rise, 329 condos and a signature restaurant on the ground floor.
- 22 **CHIPPERFIELD TOWER / 39 NE 39th St**  
26-story residential tower, 143 condominiums and a hotel.

# GRIDLINE PROPERTIES

## 6800 NE 4TH CT

READY TO SCHEDULE A TOUR?  
CONTACT US



**ALFREDO RIASCOS**

Broker / Principal



786.325.5647

ariascos@gridlineproperties.com



**MATEO ROMERO**

Partner / Senior Associate



954.805.7078

mromero@gridlineproperties.com

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

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

305.507.7098

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