



D I S T R I T O A L L A P A T T A H — N o w L e a s i n g

D I S T R I T O

M I A M I

— *where Miami works.* —

N O W L E A S I N G • 7 B A Y S A V A I L A B L E •
1 8 2 5 S F E A C H

1825–1839 NW 21st Street • Allapattah, Miami FL 33142

Some addresses are just locations. Distrito is a district.

6 Available Bays ready immediately	\$28 - \$30 PSF • Modified Gross	Allapattah Miami's #1-priced submarket
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The Space

Built for Miami's real economy. Flexible from day one.

Allapattah has always been where Miami's real work happens. Distrito gives it an address worthy of the businesses that call it their own. Eight equal bays at 1,825 SF each, clean, high-clearance industrial-flex units built for the full spectrum of urban business: the gallery, the studio, the showroom, the maker, the e-commerce operator, the contractor, and the last-mile hub.

Every bay is identical in footprint. You define what it becomes — front office with client reception, open-plan studio, production and fabrication, pick-and-pack fulfillment, or any combination that serves your business.

Bay specifications

Bay size: 1,825 SF per unit
Total complex: 12,775 SF • 7 bays
Clear height: 21 ft clear
Loading: Grade-level roll-up door per bay
Floor: Reinforced concrete slab
Power: 120/240V standard single-phase
Lighting: LED throughout
HVAC: Office area conditioned; warehouse open
Bathroom: Private restroom per bay

Property details

Address range: 1825–1839 NW 21st Street
City: Miami, FL 33142
Submarket: Allapattah, Miami-Dade County
Zoning: IU-1 Light Industrial / Flex
Parking: Dedicated on-site per bay
Security: 24/7 video
Bay signage: Tenant
Internet: High-speed fiber available
Access: 24/7 resident access

Available Bays

Seven bays. Six available immediately. All 1,825 SF.

Address	#	Primary Use	Zone	SF	Monthly Rent	Availability
1825 NW 21st St	1	1,825 SF	Car Shop	1,825	—	Avail. March 2027
1827 NW 21st St	2	1,825 SF	—	1,825	— Mod. Gross	Available Now
1829 NW 21st St	3	1,825 SF	—	1,825	— Mod. Gross	Available Now
1833 NW 21st St	4	1,825 SF	—	1,825	— Mod. Gross	Available Now
1835 NW 21st St	5	1,825 SF	—	1,825	— Mod. Gross	Available Now
1837 NW 21st St	6	1,825 SF	—	1,825	— Mod. Gross	Available Now
1839 NW 21st St	7	1,825 SF	—	1,825	— Mod. Gross	Available Now

What Modified Gross means at Distrito

Under a Modified Gross lease, your monthly rent covers the space, and the owner pays property taxes and building insurance. You pay your own utilities, janitorial service, and interior maintenance. No CAM invoices. No surprise passthroughs. Your rent is your rent.

<p>\$28 - 30 / SF / yr Modified Gross — all-in rate</p>	<p>\$4,258 - \$4,562 / Mo Per bay • 1,825 SF • fixed</p>	<p>\$49,000 - \$54,750 / yr Annual rent per bay</p>
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Location

At the center of everything that moves Miami.

1825 NW 21st Street places Distrito at the strategic center of Miami’s urban economy. Allapattah sits between the creative energy of Wynwood, the cargo power of Miami International Airport, and the distribution corridors of I-95. For businesses that need to be close to clients, carriers, customers, and culture, there is no better small-bay address in Miami-Dade.

Destination	Distance	Why it matters
I-95 Corridor	1.4 mi east	Primary logistics artery — direct last-mile access across all Miami-Dade
Miami Intl Airport (MIA)	2.5 mi west	#1 US airport for international cargo — freight, import/export tenants
Wynwood Arts District	1.8 mi NE	Miami’s creative epicenter — overflow demand from studios and galleries
PortMiami	4.5 mi SE	Gateway to Latin America — drives import, distribution, and logistics tenants
Downtown / Brickell	3.5 mi SE	Professional corridor — office and showroom tenants seeking urban identity
Palmetto Expressway	3.0 mi west	Secondary highway access — expands delivery radius across Miami-Dade

Why Allapattah, why now

Allapattah is undergoing the same creative-industrial transformation that made Wynwood the most sought-after commercial address in Miami but earlier in that cycle. Proximity to Jackson Health, the Civic Center, and rising residential density is driving a new wave of creative and service businesses into the neighborhood. Small-bay vacancy in the submarket sits below 2%. Distrito positions your business in the right place at the right moment.

Leasing at Distrito

Straightforward terms. No surprises.

Lease terms

Rent: Modified Gross

Monthly per bay: **Negotiable** (1,825 SF)

Annual per bay: **Negotiable**

Lease type: Modified Gross — landlord pays tax & insurance

Tenant pays: Utilities, janitorial, interior maintenance, General Liability Insurance.

Lease term: 3 to 7 years

Bay size: 1,825 SF (all bays identical)

Available now: 7 bays (1827–1839 NW 21st St)

Coming soon: 1825 NW 21st St — available March 2027

Buildout: As-is or custom build-out by arrangement

Deposit: First + last month + security deposit

Signage: Bay-front signage included in lease at Tenant Expense.

Access: 24/7 resident access

Ideal residents

Distrito welcomes the full spectrum of urban business:

- Art gallery or creative studio
- Architecture, design, or branding firm
- Showroom, trade brand, or importer
- Maker, fabricator, or workshop operator
- E-commerce brand or fulfillment operator
- HVAC, electrical, plumbing, or trade contractor
- Food brand or specialty distributor
- Last-mile delivery or urban distribution hub
- Media, film, or production company
- Tech or product development startup

All uses considered. We work with the right operator.

3-year term

Entry-level commitment — ideal for growing businesses establishing their first or second dedicated space

5-year term

Standard Distrito term — includes annual escalation schedule and preferred renewal rights

7-year term

Maximum term — eligible for rent stabilization and priority signage on building facade

You're not leasing a bay. You're joining a district.

At Distrito, your neighbors are your network. Artists, makers, contractors, and operators sharing an address and building something together. That's why Distrito residents stay — not just for the space, but for what happens around it.



D I S T R I T O M I A M I

1825–1839 NW 21st Street • Allapattah, Miami FL 33142

Schedule a tour.

6 bays available now. 1825 NW 21st St will be available March 2027.

Leasing Inquiries

Bay Heights Capital • Distrito Platform

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bayheightscapital.com/Distrito

bayheightscap.com

305-445-5442

Tours available Monday–Saturday • 9am–6pm

\$28 - \$30 PSF Modified Gross • 3 to 7-year leases • Move-in ready

DISTRITO • A Bay Heights Capital Property

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