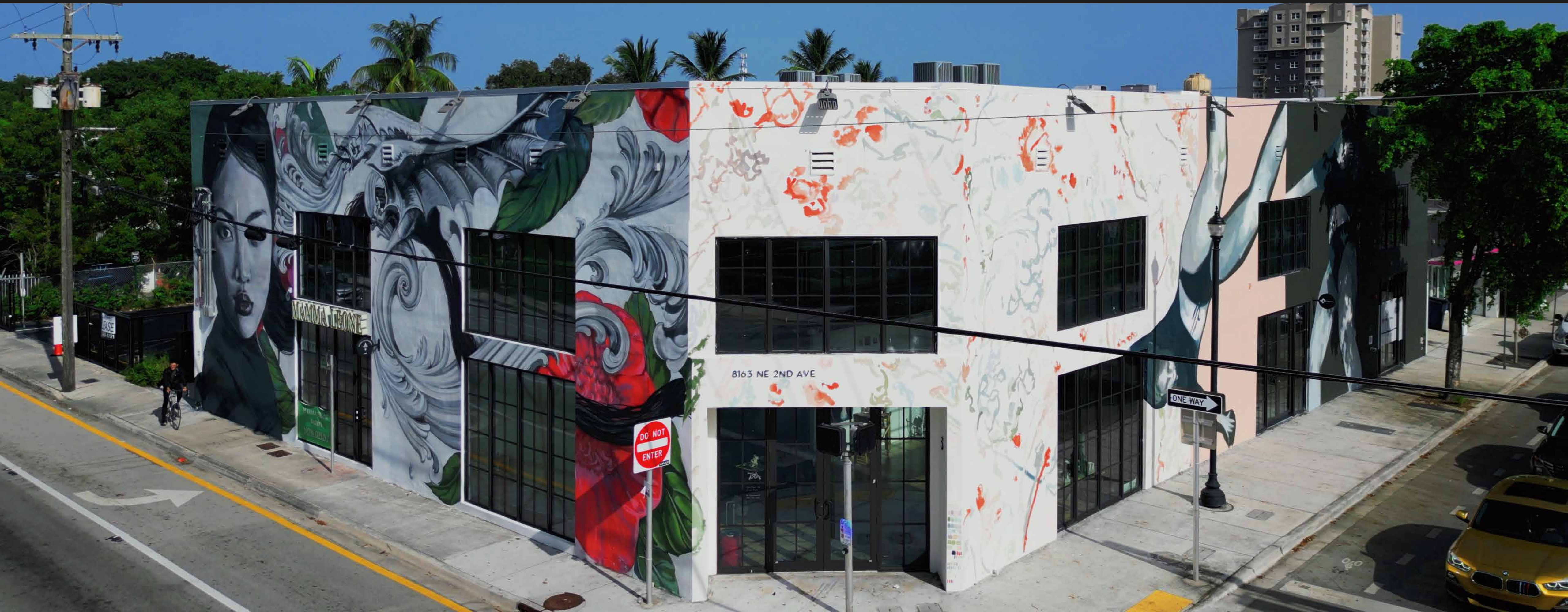


FOR LEASE

GRIDLINE
PROPERTIES

8163 NE 2ND AVE

MIAMI, FL 33138



EXECUTIVE SUMMARY

Gridline Properties is proud to announce 8163 NE 2nd Ave for lease. Located down the block from the Citadel, Pasta Market, Gaucho Ranch, and M-Power Gym, you will never feel more in touch with the direction Miami is headed.

The unit provides ample natural light, a fully built-out mezzanine, and beautiful finishes throughout. This location is an ideal fit for a creative studio, professional businesses with boutique teams, and more. Don't miss your opportunity to situate yourself in Miami's fastest growing sub-market of Little River.

Contact us to schedule a tour or find out more information.



PROPERTY HIGHLIGHTS



FOR LEASE

TYPE	NNN
BUILDING SIZE	1,486 SF
NUMBER OF PARKING SPACES	Private Gated Parking
TOTAL LOT SIZE	9,370 SF
ZONING	T6-8-O
OCCUPANCY	Occupied until January 2026
PRICE	\$40 NNN

FEATURES



Unit facing NE 2nd Ave



Private parking



Natural Light



Mezzanine



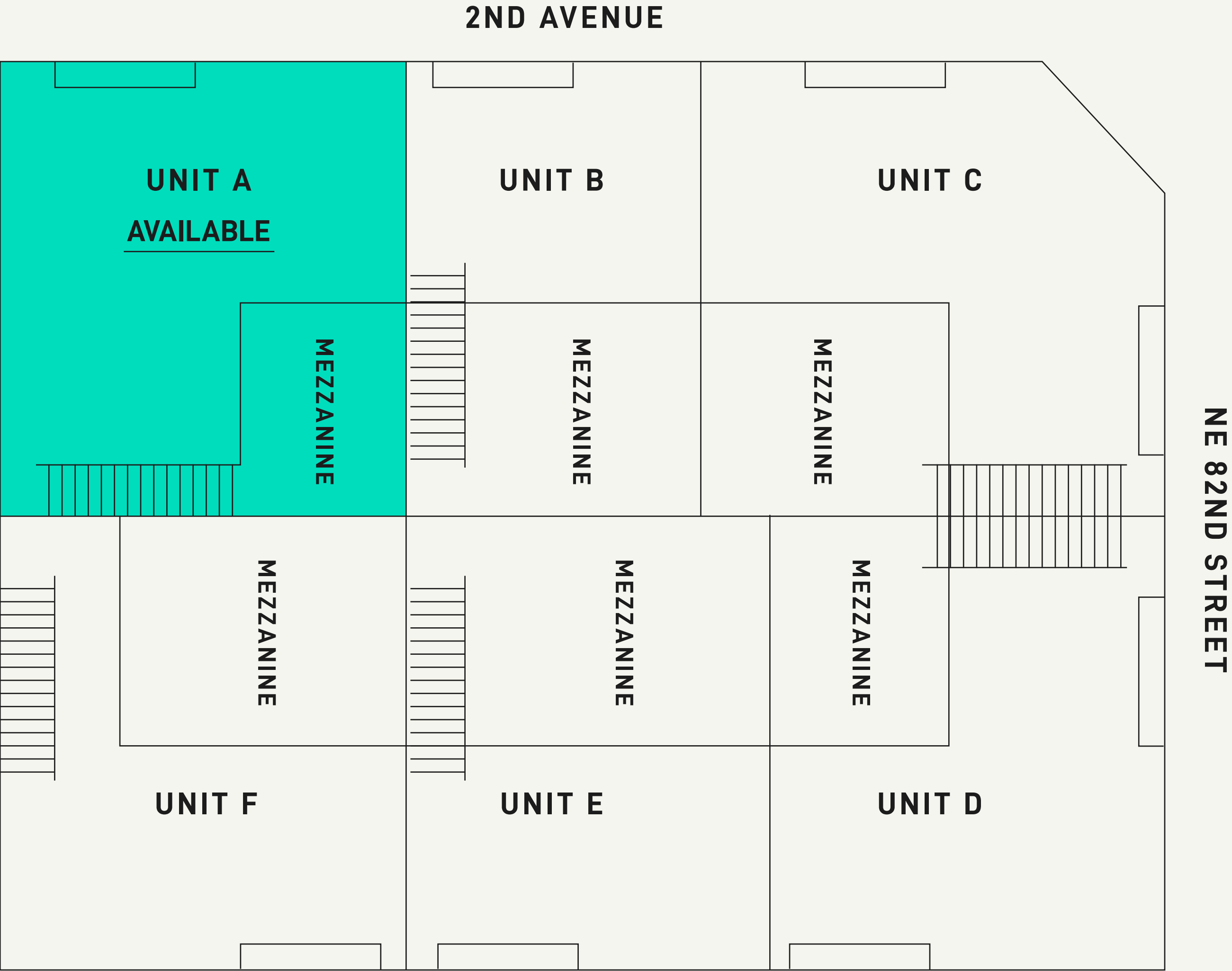
INTERIOR IMAGES



EXTERIOR IMAGE

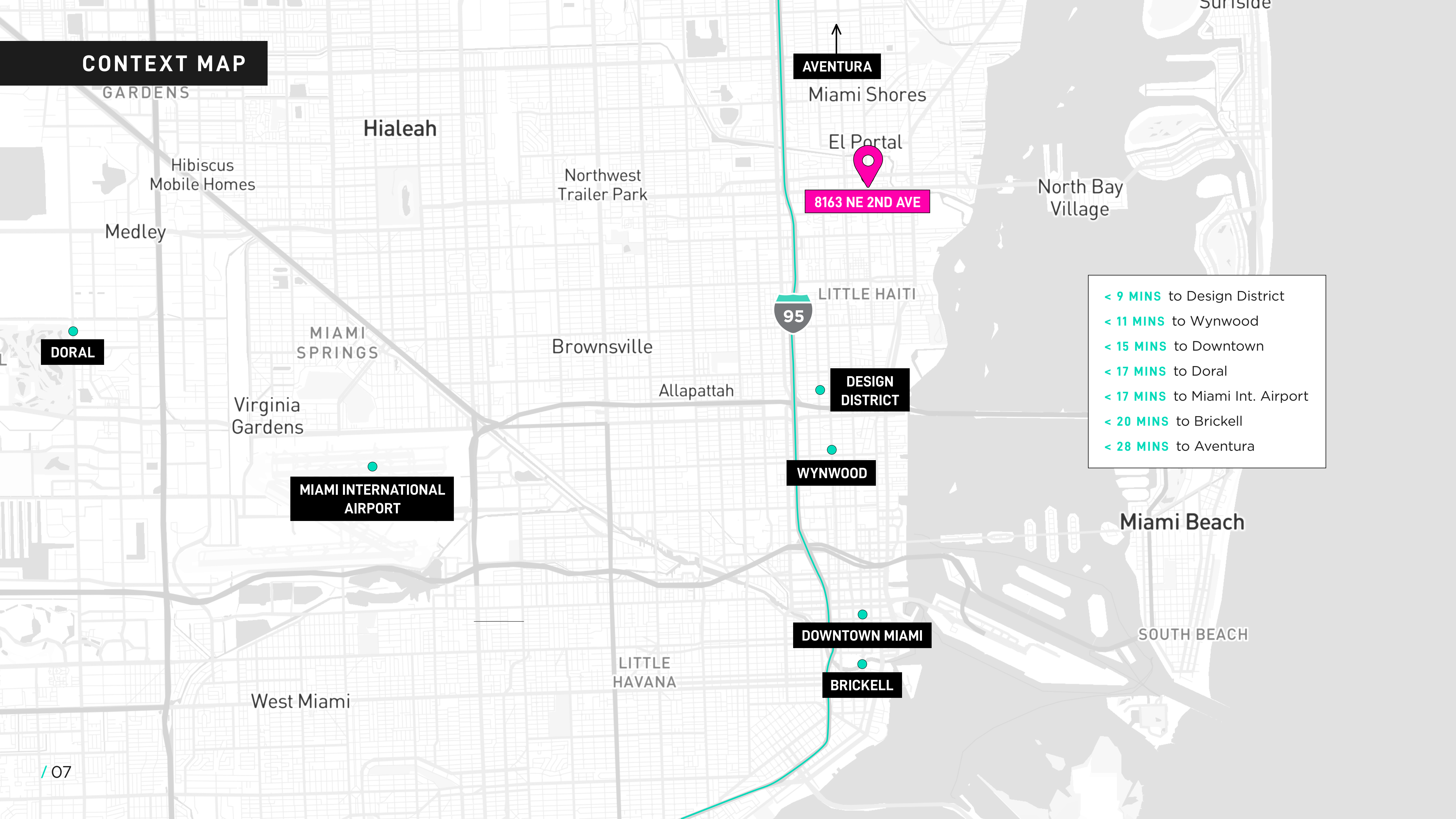


PROPERTY LAYOUT



UNIT A	1,486 SF	\$40.00 NNN
UNIT B	1,296 SF	
UNIT C	1,734 SF	
UNIT D	1,453 SF	

CONTEXT MAP



AVENTURA

Miami Shores

El Portal

8163 NE 2ND AVE

North Bay
Village

LITTLE HAITI

95

DESIGN
DISTRICT

WYNWOOD

DOWNTOWN MIAMI

BRICKELL

Miami Beach

SOUTH BEACH

- < 9 MINS to Design District
- < 11 MINS to Wynwood
- < 15 MINS to Downtown
- < 17 MINS to Doral
- < 17 MINS to Miami Int. Airport
- < 20 MINS to Brickell
- < 28 MINS to Aventura

Hialeah

Northwest
Trailer Park

Brownsville

Allapattah

LITTLE
HAVANA

Virginia
Gardens

MIAMI INTERNATIONAL
AIRPORT

West Miami

GARDENS

Hibiscus
Mobile Homes

Medley

DORAL

NEIGHBORHOOD MAP



EDGEWATER

DOWNTOWN

WYNWOOD

MAGIC CITY

MIAMI DESIGN DISTRICT

IRONSIDE

CEDAR ST CAPITAL
188 RESIDENTIAL UNITS

MORGAN REED
DEVELOPMENT

AJ CAPITAL
DEVELOPMENT

8163 NE 2ND AVE

INFINITY COLLECTIVE
DEVELOPMENT

EBB & FLOW

EBB & FLOW

GAUCHO RANCH

THE CITADEL

MADE AT THE CITADEL

FABIEN CASTANIER
GALLERY



8163 NE 2ND AVE

READY TO SCHEDULE A TOUR?
CONTACT US

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FOLLOW US



Non-Endorsement & Disclaimer Notice

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.