



FOR SALE

Free-Standing Miami Design District Building

3620 NE 2nd Avenue, Miami, FL, 33137

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$9,800,000
Submarket:	Design District
Building SF:	5,385 SF
Lot SF:	6,195 SF
Price/SF Building:	\$1,820
In-Place Gross Income:	\$242,700
Lease Term:	Short Term // < 1 year
Floors:	2
Units:	4
Zoning:	Urban Core T6-12-O

INVESTMENT OVERVIEW

DWNTWN Realty Advisors has been retained exclusively to arrange the sale of 3620 NE 2nd Avenue. Positioned at the gateway to the Miami Design District in a high-visibility location with excellent access and ample parking, the property is ideal for luxury flagship retail and offers significant development potential under T6-12-O zoning, allowing mixed-use projects up to 12 stories. Currently configured with 4 retail and creative office spaces, it features private parking and access to over 100 nearby spaces. With its prime location in one of Miami's most vibrant hubs for art, design, and commerce, this property presents a rare opportunity to establish a landmark presence.

INVESTMENT HIGHLIGHTS

- Prominent Miami Design District Address
- Flagship Retail
- Free-Standing Building with F+B Component

Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtyadvisors.com // (P) 786.235.8330

Devlin Marinoff // Managing Partner & Broker
dm@dwntwnrealtyadvisors.com // (P) 305.909.7343

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A Commercial Brokerage Firm

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DESIGN DISTRICT

DWNTWN
REALTY ADVISORS
25.77°N -80.19°W



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DESIGN DISTRICT RETAIL AND DEVELOPMENT CONTEXT

RETAIL F&B



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EXISTING + CONCEPTUAL



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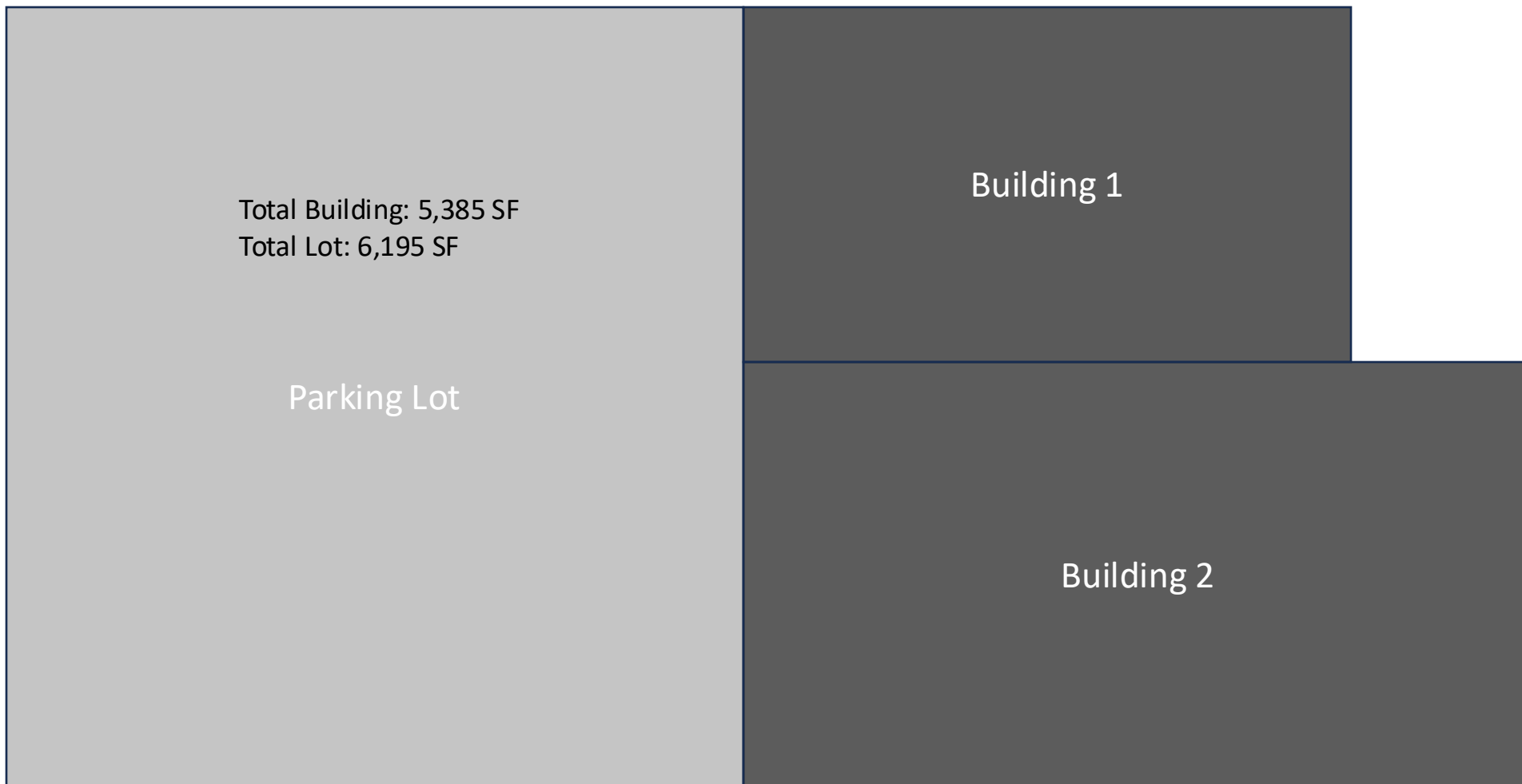
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SITEPLAN



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DESIGN DISTRICT CONTEXT MAP



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LOCATION DESCRIPTION



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Nestled in the heart of the Miami Design District, 3620 NE 2nd Avenue is situated in one of Miami's most dynamic and upscale neighborhoods. Known for its fusion of luxury, art, and innovation, the Design District has become a premier destination for high-end shopping, art galleries, and distinctive dining experiences, attracting thousands of visitors daily. The neighborhood's unique blend of cutting-edge fashion, architecture, and culture draws a diverse crowd of locals, tourists, and design enthusiasts who appreciate the area's creative and luxurious ambiance.

Surrounded by internationally recognized brands like Louis Vuitton, Hermès, and Dior, as well as renowned restaurants such as Swan and Michael's Genuine, the property benefits from consistent foot and vehicle traffic, which continues to increase as the District expands in popularity. Nearby cultural landmarks like the Institute of Contemporary Art and the visually striking Museum Garage add to the neighborhood's appeal, making it a must-visit locale in Miami. Positioned at the gateway to this creative hub, 3620 NE 2nd Avenue presents an unparalleled investment opportunity, offering a foothold in one of the city's most sought-after and rapidly growing districts, where luxury and commerce thrive.

MIAMI
DESIGN
DISTRICT®

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LOCAL COMPS



Property Address	Buyer (True) Company	Sale Price	Sale Date	Building SF	Price Per SF	Land Area SF	Price Per SF Land
70-74 NE 40th St		\$14,000,000	4/19/2024	4,500	\$3,111	5,000	\$2,800.00
80 NE 40th St		\$18,000,000	3/5/2024	6,524	\$2,759	7,500	\$2,400.00
3946 N Miami Ave		\$12,500,000	5/7/2024	9,710	\$1,287	21,400	\$584.11
254 NW 36th St		\$3,077,504	2/20/2024	2,600	\$1,184	5,663	\$543
230-246 NE 33rd St		\$6,500,000	7/25/2023	8,106	\$802	13,939	\$466
Miami Design District - Midtown		\$10,450,000	4/17/2023	12,500	\$836	10,454	\$1,000
Miami Design District Assemblage		\$165,250,000	12/28/2022	125,617	\$1,316	111,078	\$1,488
111 NE 40 Street		\$21,500,000	3/21/2016	8,794	\$2,445	5,227	\$4,113
70, 78 & 80 NW 36th Street		\$5,000,000	10/19/2022	3,408	\$1,467	19,166	\$261
20 NE 41st St		\$6,200,000	7/13/2022	3,172	\$1,955	5,227	\$1,186
3740 NE 2nd Ave		\$8,450,000	4/1/2022	4,431	\$1,907	5,227	\$1,617
23 NW 33rd St / 30 NW 34th St / 3300 N Miami Ave		\$23,000,000	3/31/2022	25,318	\$908	40,946	\$562
Wynwood / Design District Redevelopment		\$6,500,000	9/7/2021	3,240	\$2,006	10,454	\$622
4000 NE 2nd Ave		\$8,504,371	8/26/2020	2,287	\$3,719	3,485	\$2,440
45 NE 41 St		\$9,700,000	1/14/2020	8,370	\$1,159	5,227	\$1,856
21 NW 36th St		\$11,150,000	12/23/2019	12,140	\$918	15,682	\$711
3415 NE 2 Ave		\$22,500,000	12/12/2019	52,499	\$429	47,480	\$474
3921 NE 2nd Ave		\$6,000,000	6/19/2019	8,304	\$723	9,148	\$656
Poltrona Frau		\$6,700,000	5/21/2019	12,966	\$517	28,314	\$237
3801 NE 2 Ave		\$15,500,000	2/11/2019	9,770	\$1,586	12,632	\$1,227
4128 N Miami Ave & 20 NW 42nd St		\$5,000,000	9/20/2018	4,089	\$1,223	12,197	\$410
3915 Biscayne Blvd		\$17,400,000	7/27/2018	45,051	\$386	12,632	\$1,377
Disegno Piazza		\$10,100,000	7/11/2018	22,365	\$452	20,000	\$505
3622 NE 2nd Ave		\$5,500,000	3/7/2018	4,837	\$1,137	5,837	\$942
Brown Jordan - Miami		\$13,000,000	5/24/2016	8,600	\$1,512	3,485	\$3,730
3819 N Miami Ave (Design District)		\$6,100,000	9/29/2017	5,093	\$1,198	4,356	\$1,400
38th St Retail (Design District)		\$9,000,000	3/16/2017	4,211	\$2,137	8,276	\$1,087
140 NE 40th Street		\$10,000,000	11/22/2016	2,700	\$3,704	2,614	\$3,826
3650 N Miami Ave		\$13,380,000	10/19/2016	12,783	\$1,047	16,553	\$808

Total Sale Comparables	29
Average Price PSF BUILDING	\$1,511.30
Median Price PSF BUILDING	\$1,222.79
Max Price PSF BUILDING	\$3,718.57
Min Price PSF BUILDING	\$386.23
Average Price PSF LAND	\$1,356.18
Median Price PSF LAND	\$999.58
Max Price PSF LAND	\$4,113.10
Min Price PSF LAND	\$236.63
Total Sale Volume	\$469,961,875
Total Building Sq Ft	433,985
Total Land Acres	10.77

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CONTACT

Tony Arellano P.A.

Managing Partner

(C) 786.333.7199

(O) 786.235.8330

ta@dwntwnrealtyadvisors.com

Devlin Marinoff

Managing Partner & Broker

(C) 917.312.2219

(O) 305.909.7343

dm@dwntwnrealtyadvisors.com

