



FOR LEASE

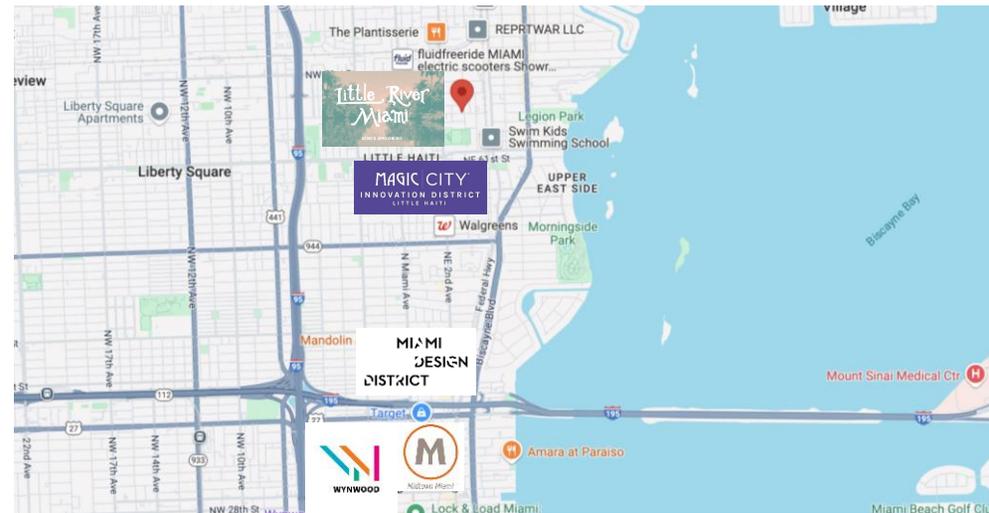
Little River Creative Flex Space

297 NE 67th St, Miami, FL 33138

Little River Creative Flex Space

297 NE 67th Street, Maimi, FL 33138

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$22/SF + \$10.50 NNN
Total Gross Rent Estimate:	\$32.50/RSF
Available SF:	8,188 SF + 2,476 SF Mezzanine
Rentable Area:	8,188 RSF
Total USF:	10,644 USF
Lease Type:	NNN
Space Type:	Class A Creative
Submarket:	Little River
Format:	Sublease with Long Term Potential
Initial Term Expiration:	August 2027 Est.
Option Term:	+5 at FMV

LEASING OVERVIEW

DWNTWN Realty Advisors has been retained exclusively to arrange the lease of 8,188 square feet at 297 NE 67th Street, Miami, FL 33138, located within The Campus at Little River, one of Miami's most well-known creative flex destinations. The space features soaring 17-foot ceilings, an open floor plan, and access to a large enclosed courtyard, a combination that is rarely available in Miami's urban core at this price point. Little River has quickly developed into one of Miami's leading creative corridors and was recognized by the New York Post as one of the top 10 coolest neighborhoods in the country. The area is also the focus of a recently approved \$3 billion mixed use development, creating a strong opportunity for businesses looking to establish themselves in a neighborhood that continues to see rapid growth and investment.

LEASING HIGHLIGHTS

- Soaring 17-Foot Ceilings With Open Floor Plan
- Access to Large Enclosed Courtyard
- Minutes From Wynwood, Design District & Midtown

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LOCATION DESCRIPTION



- **Traffic Patterns:**
 - **Foot Traffic:** The area is becoming a bustling spot, especially with new developments like Dink Miami and the growing Magic City Innovation District nearby. Expect a gradual increase in foot traffic, particularly during events and weekends as more people come for recreational activities and dining options.
 - **Car Traffic:** Close to main arteries like Biscayne Boulevard and NE 2nd Avenue, this area sees moderate car traffic during peak hours, with easy access to I-95, bringing commuters and visitors from across Miami. Parking may get busier as the neighborhood continues to grow.
- **Creative Energy:**
 - The area around 297 NE 67th Street benefits from the artistic vibe of Little Haiti and the expanding Magic City Innovation District. Local murals, art installations, and cultural spaces contribute to a colorful and dynamic neighborhood, attracting both creatives and young professionals.
- **Recreational Hotspot:**
 - With Dink Miami bringing in pickleball enthusiasts and the proximity to other social spots like Space Park and The Citadel, this address is central to a growing number of leisure and fitness activities. The mix of recreation and social experiences makes it a key destination for locals.
- **Residential and Commercial Growth:**
 - The area is seeing an influx of new businesses, creative offices, and residential spaces as developers target this up-and-coming neighborhood. It's quickly becoming a trendy spot for Miami's young professionals and entrepreneurs.
- **Cultural Influence:**
 - Surrounded by the rich cultural history of Little Haiti, the area offers a unique blend of Haitian culture and modern Miami trends. You'll find a mix of Caribbean markets, restaurants, and local art, creating a distinct cultural footprint.
- **Connectivity:**
 - The nearby Brightline station makes it easier for residents and visitors to travel around South Florida, adding to the neighborhood's appeal for those looking for quick commutes. This location combines Miami's creative edge with new growth and recreational spaces, making it an exciting and evolving neighborhood.

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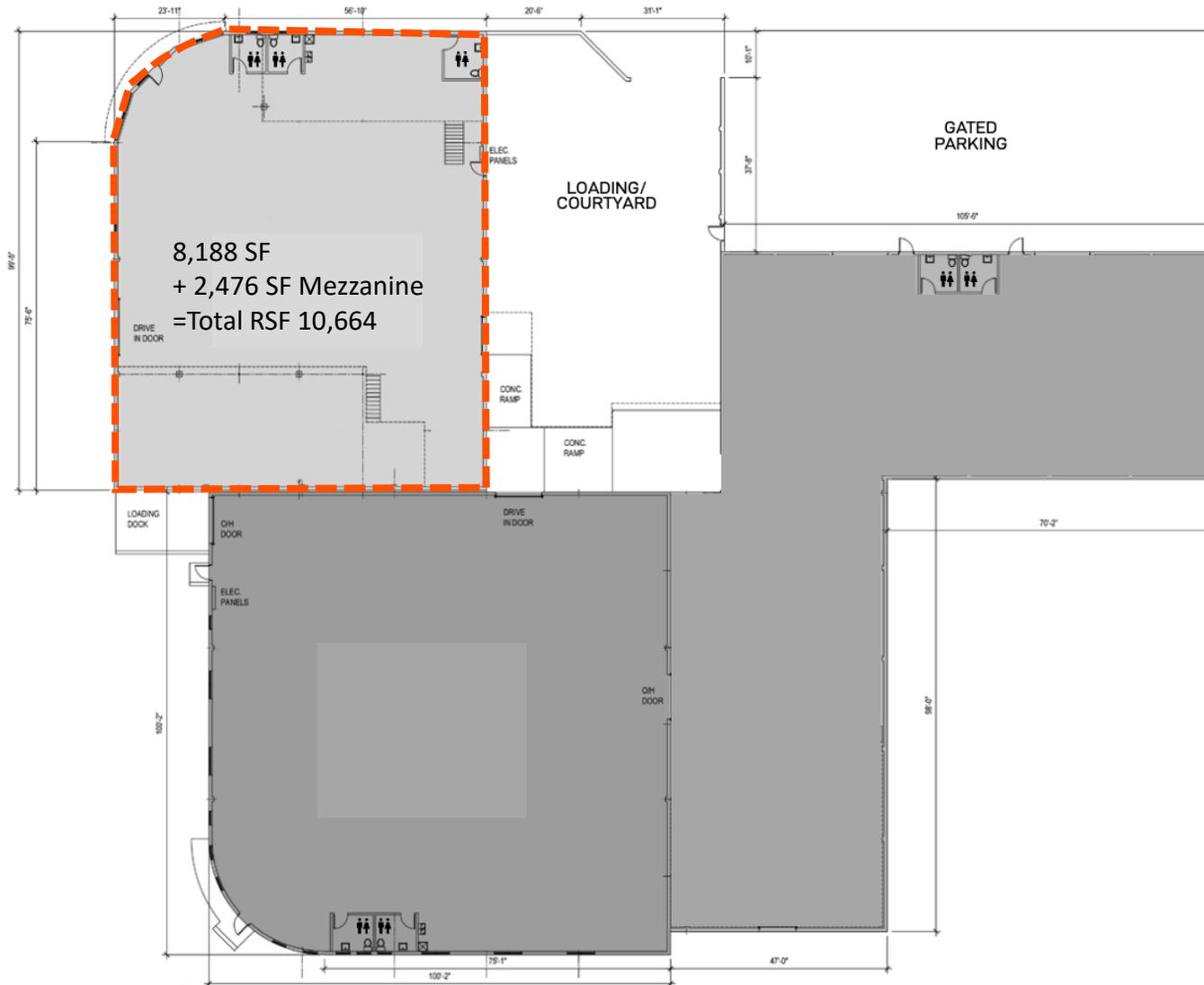
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BUILDING FLOORPLAN



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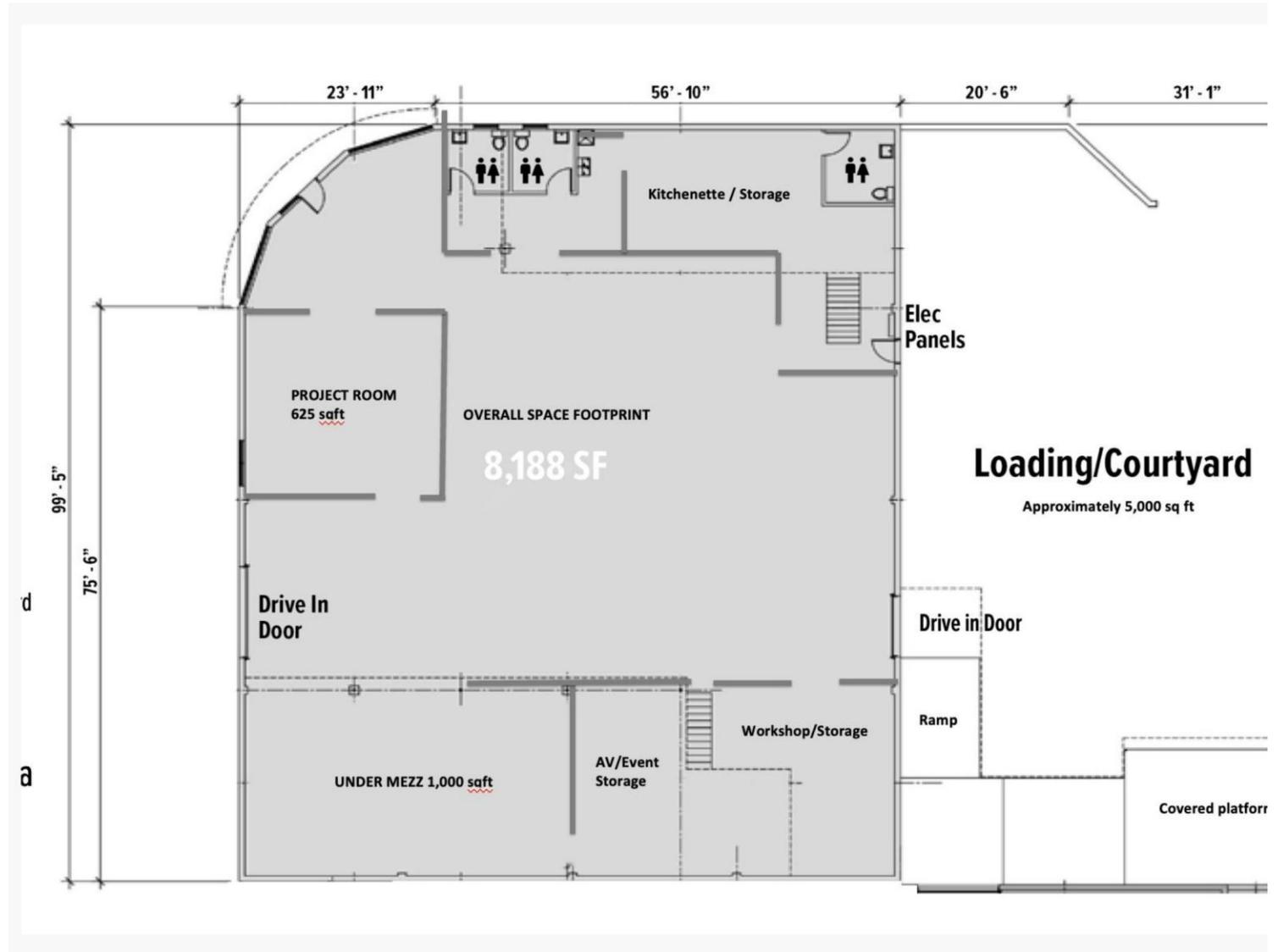
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UNIT FLOORPLAN

Total Venue SF:

- 8,188 SF
- + 2,476 SF Mezzanine
- =Total RSF 10,664
- Ceiling Height: 17'
- ADA Restrooms: 2 Public; 1 Staff
- Kitchenette, Prep Area, Lockers
- Two Loading Bays // Roll-up doors



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PROPERTY PHOTOS



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INTERIOR PHOTOS



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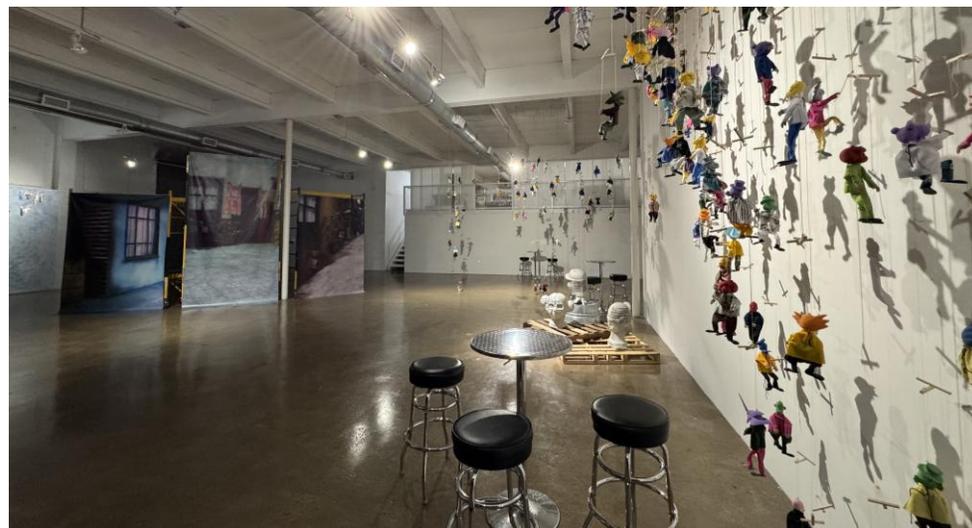
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INTERIOR GALLERY & OFFICE



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OVERHEAD VIEW



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NORTH AERIAL CONTEXT



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SOUTH AERIAL CONTEXT



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LITTLE RIVER CONTEXT



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LITTLE RIVER NEIGHBORHOOD MAP



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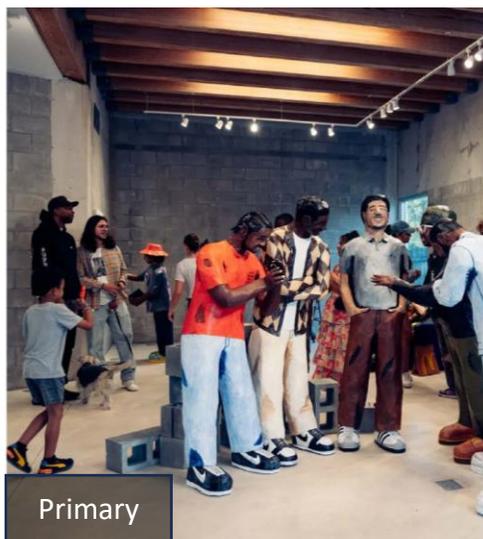
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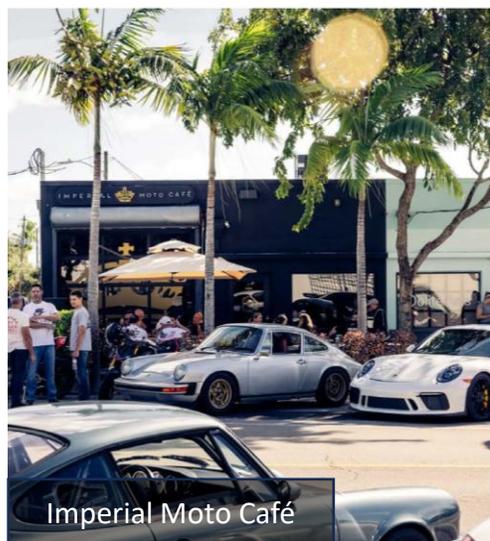
NEW YORK TIMES ARTICLE



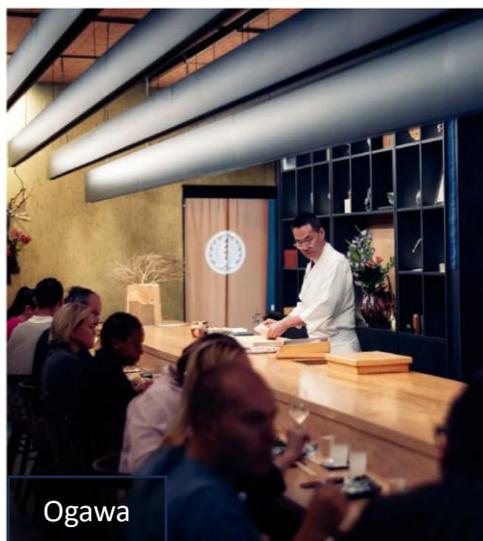
Sunny's Steakhouse



Primary



Imperial Moto Café



Ogawa

The New York Times

NYT Little River Overview: A Thriving Creative Enclave

Once a grid of neglected warehouses and strip malls, Little River has transformed into one of Miami's most vibrant cultural and creative enclaves. At its heart is Sunny's Steakhouse, a whimsical and lively hotspot where live-fire steaks and twinkle-light-covered banyan trees attract trendsetters and visitors alike. Culinary excellence abounds with Michelin-starred Ogawa, offering Tokyo-imported omakase artistry, and La Natural, renowned for its neo-Neapolitan pizzas and natural wines. Anchoring the neighborhood is The Citadel, a bustling food hall with rooftop cocktails and a communal atmosphere. This dynamic energy extends to the arts, with galleries like Primary and the upcoming Oolite Arts campus, promising to cement Little River's status as a creative hub.

Meanwhile, the MiMo District, stretching along Biscayne Boulevard, revitalizes 1950s Miami Modern architecture into a buzzing lifestyle destination. Retro gems like the Vagabond Hotel and reimagined motels such as the New Yorker blend nostalgic charm with modern amenities. Community spaces like Legion Park, with its farmers' market and yoga classes, underscore the district's welcoming vibe, while culinary favorites like Blue Collar and El Bagel define its growing reputation as a foodie haven. MiMo's low-rise charm and boutique appeal make it a sought-after destination for both residents and visitors.

Together, Little River and MiMo exemplify Miami's transformation through vision and investment. From Little River's artistic pulse to MiMo's retro-modern allure, these neighborhoods combine culture, commerce, and community, offering compelling growth stories that redefine Miami's urban landscape.

[The New York Times Article](#)

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