

# DEVELOPMENT SITE FOR SALE

OPPORTUNITY ZONE



CONCEPTUAL RENDERING

**15 N.E 41 STREET**  
MIAMI DESIGN DISTRICT

**INHOUSE**  
COMMERCIAL SALES

  
PGUTMAN LLC





MUSEUM GARAGE  
928 SPACES

# MIAMI DESIGN DISTRICT

15 NE 41 STREET

NORTH MIAMI AVENUE



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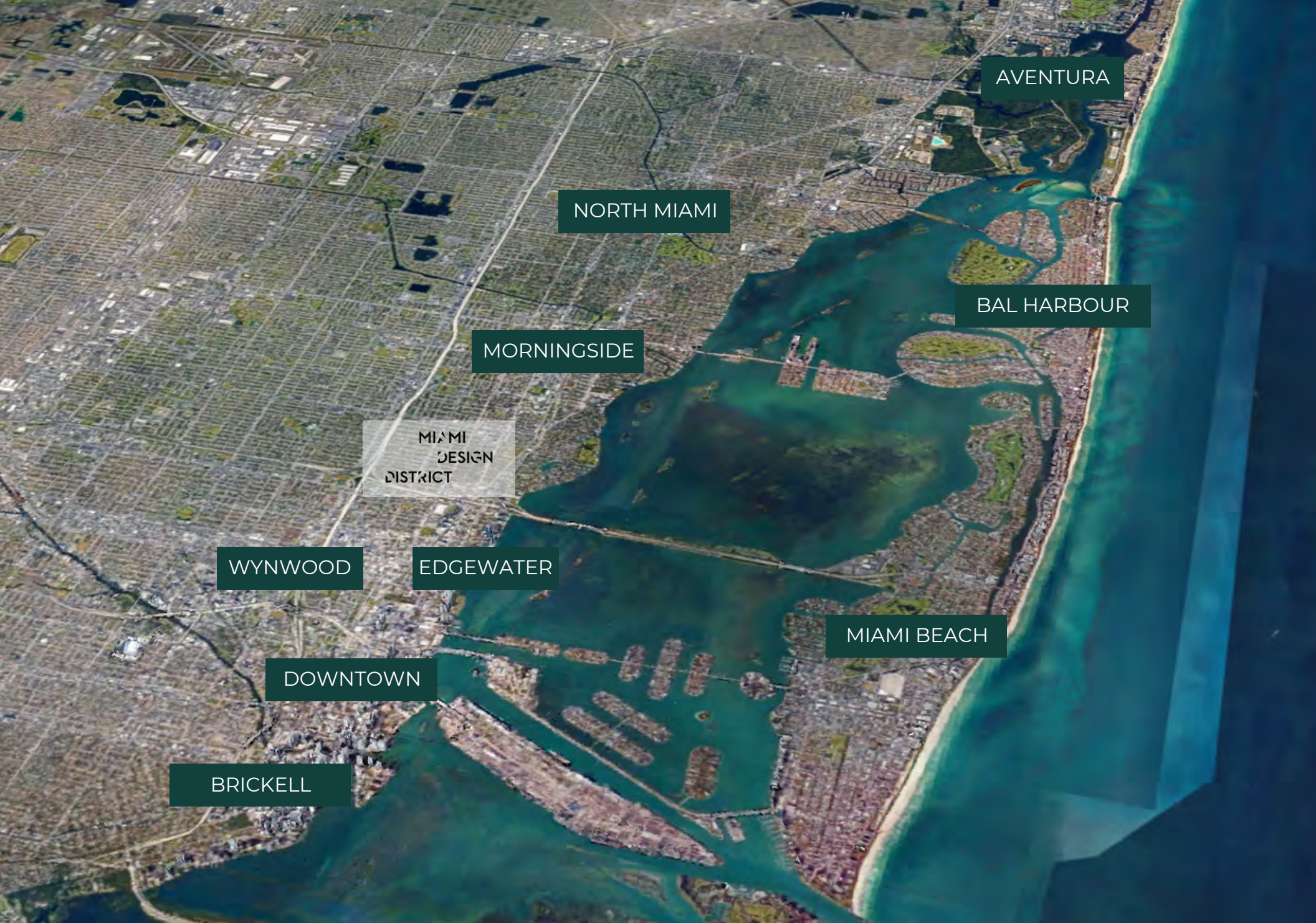
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AVENTURA

NORTH MIAMI

BAL HARBOUR

MORNINGSIDE

MIAMI  
DESIGN  
DISTRICT

WYNWOOD

EDGEWATER

MIAMI BEACH

DOWNTOWN

BRICKELL



# PROPERTY OVERVIEW

INHOUSE COMMERCIAL SALES and Phil Gutman are proud to present 15 NE 41st Street (“the Property”), a 5,102 square-foot prime development site, for sale in the Miami Design District. The property is strategically positioned at the northeast corner of North Miami Avenue.

**ADDRESS** 15 NE 41st Street, Miami, FL 33137

**SITE SIZE (LOT SIZE)** 5,102 SF or .117 acres

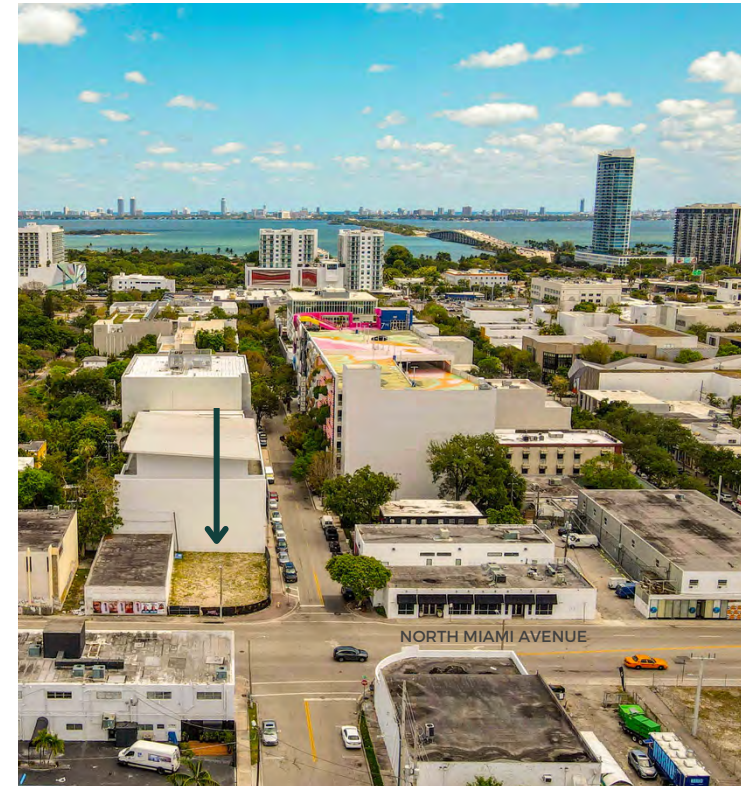
**LOCATION** The Property is located on the northeast corner of North Miami Avenue and NE 41st Street. This strategic location affords it with ample exposure to vehicular and pedestrian traffic.

**LOT DIMENSIONS** 52.6' x 97'

**FOLIO ID** 01-3124-024-1280

**MAX BUILDABLE** 9,183 SF (by right)

**ZONING** T4-O







MUSEUM GARAGE  
928 PARKING SPACES

FOGO DE CHÃO

*Mrs. Jones*

IMI  
Institute of  
Contemporary  
Art, Miami

DE LA CRUZ COLLECTION

15 NE 41 St.

# LOCATION OVERVIEW

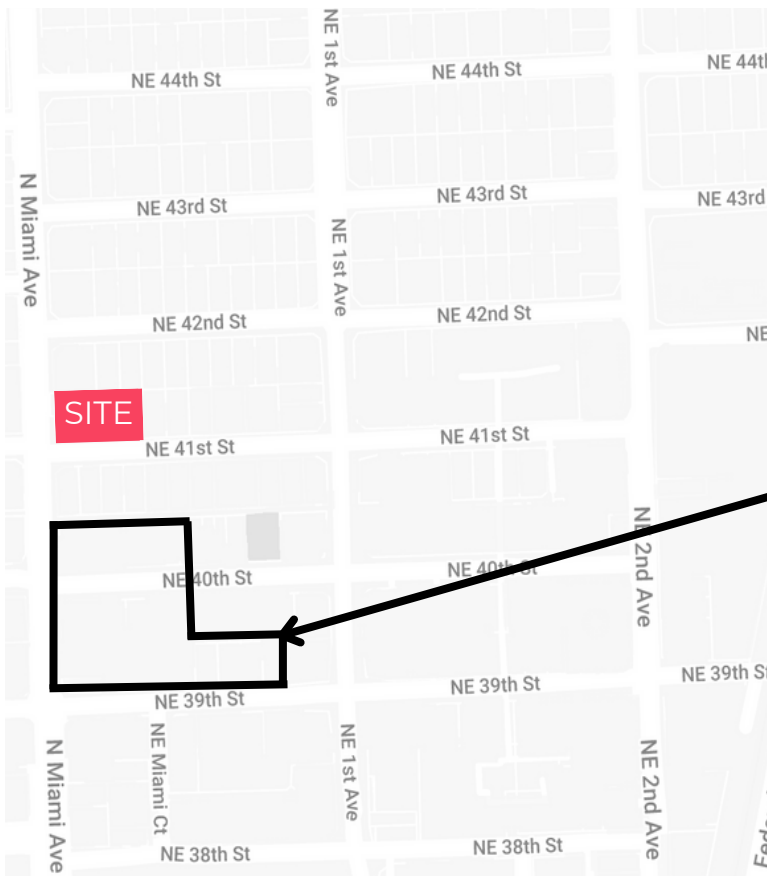




# DESIGN DISTRICT WEST

The western portion of the Miami Design District has seen a doubling in retail rent prices since 2021. For the first time, luxury and contemporary brands such as KITH, ACNE Studios, Restoration Hardware, Diesel, APC and Ksubi have expanded west of 1st Avenue.

Dacra (Craig Robins), Forte Partners, and Qatari hotelier bought 2.5 acres one block south of 15 NE 41st Street in December of 2022. They have plans for development in the upcoming years.



## THE REAL DEAL

SOUTH FLORIDA REAL ESTATE NEWS

### Craig Robins, Fort Partners and Qatari hotelier buy Apollo site in Design District

Development planned for 2.5 acres on 39th, 40th streets assemblage

Miami / By Katherine Kallergis

December 23, 2022.1





# ZONING OVERVIEW



Institute of  
Contemporary  
Art Miami

DE LA CRUZ COLLECTION

NORTH MIAMI AVENUE



# ZONING OVERVIEW

## Lot Address

15 NE 41st Street

## Zoning District

T4-O - General Urban Transect Open

## Lot Size

5,102 Square Feet (0.117 ac) (per property appraiser)

## Buildable Area

9,184 Square Feet (by right)

## Permitted General Uses

- Commercial (Food Service-Entertainment-Alcohol Beverage Service-General)
- Residential
- Lodging
- Office

## Commercial Uses Regulation

- A maximum area of 4,000 sf per establishment
- Food establishments of a maximum seating capacity of 40 patrons
- Commercial Alcohol Beverage service establishments are allowed  
by exception: Public hearing - granted by PZAR

## Lot Coverage

60% (3,061 Square Feet)

## Maximum Density

36 du/ac (4 units)

## Minimum Setback Requirements

Principal Front: 10 feet  
Secondary Front: 10 feet  
Side: 0 feet  
Rear: 20 feet  
\*Setbacks may be adjusted by Wavier by no more than ten percent (10%)

## Height

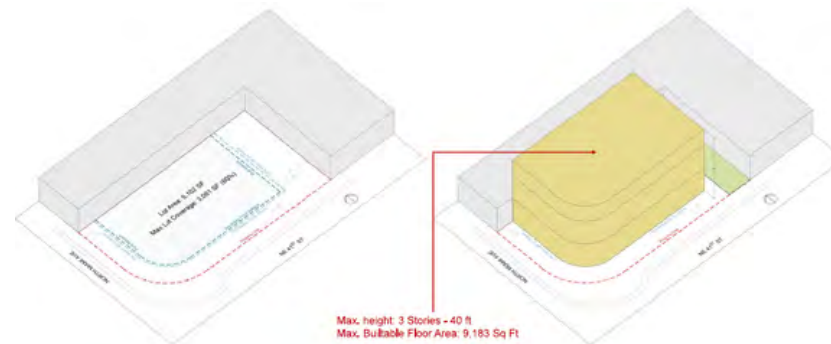
3 Stories - 40 feet max.

## Green/Open Space Requirements

15% Lot area min.

## Parking Requirements

Parking ratio may be reduced by 100% for structures with Floor Area of 10,000 sq. ft. or less





# DEVELOPMENT OVERVIEW





# DEVELOPMENT BREAKDOWN

**SITE SIZE (LOT SIZE)** 5,102 SF or .117 acres

**LOT COVERAGE** 60%

**MAX HEIGHT** 40 Feet (3 Stories)

Ground Floor 3,061 Square Feet

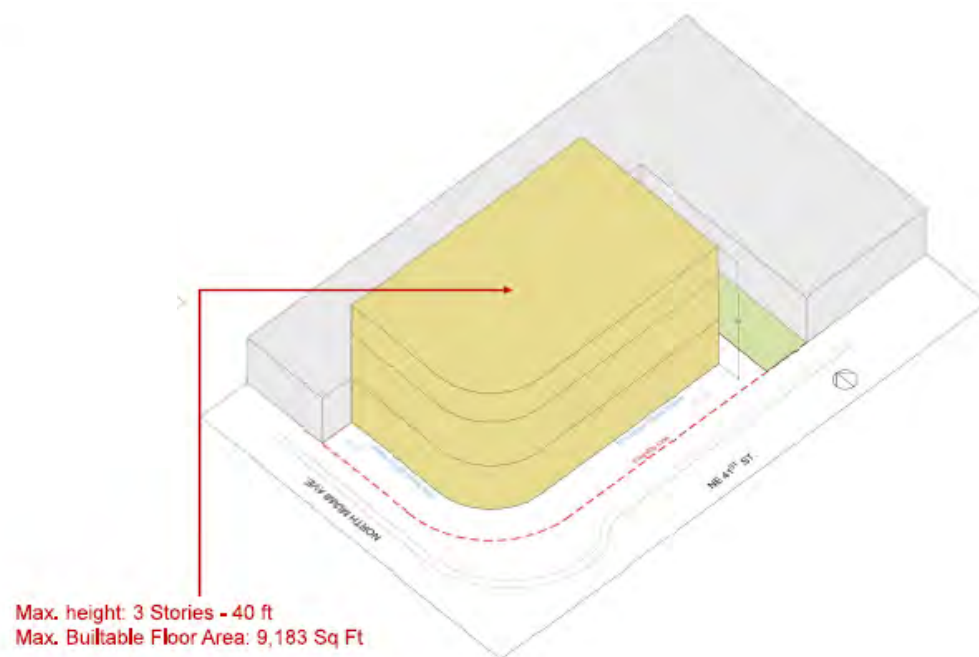
Second Floor 3,061 Square Feet

Third Floor 3,061 Square Feet

**Total GLA 9,184 Square Feet**

**IDEAL USE** Retail/Office

**IDEAL TENANT CATEGORIES** Furniture, Luxury Retail, Home Design, Showroom, Cafe, Office



# CONCEPTUAL DESIGNS





# DEVELOPMENT MAP

## HELM EQUITIES DEVELOPMENT

\$300 MILLION MIXED-USE COMPLEX CALLED PARTERRE 42 WITH 320,000 SF OF OFFICE AND 40,000 SF OF RETAIL



## FOGO DE CHÃO DEVELOPMENT

8,000 SQUARE FEET ULTRA-LUXURY RESTAURANT BY FOUNDER OF STEAKHOUSE CHAIN



## DACRA/FORT PARTNERS DEVELOPMENT

2.5 ACRES OF FUTURE DEVELOPMENT PLANNED FOR HIGH-END RETAIL, DINING AND POTENTIAL HOTEL



## DACRA OFFICE DEVELOPMENT

15-STORY BUILDING CALLED THE URSA WITH 180,000 SF OF OFFICE AND 6,730 SF OF RETAIL ON THE GROUND FLOOR



## BH3 OFFICE DEVELOPMENT

386,000-SQUARE-FOOT PROJECT WITH RETAIL AND SHOWROOM SPACE



N Miami Ave

NE 43rd St

NE 43rd St

NE 43rd St

NE 1st Ave

NE 42nd St

NE 42nd St

NE 42nd St

15 NE 41 STREET

NE 41st St

NE 41st St

NE 41st St

NE 2nd Ave

NE 40th St

NE 40th St

NE 39th St

NE 39th St

NE 39th St

NE 38th St

N Miami Ave

NE Miami Ct

NE 1st Ave

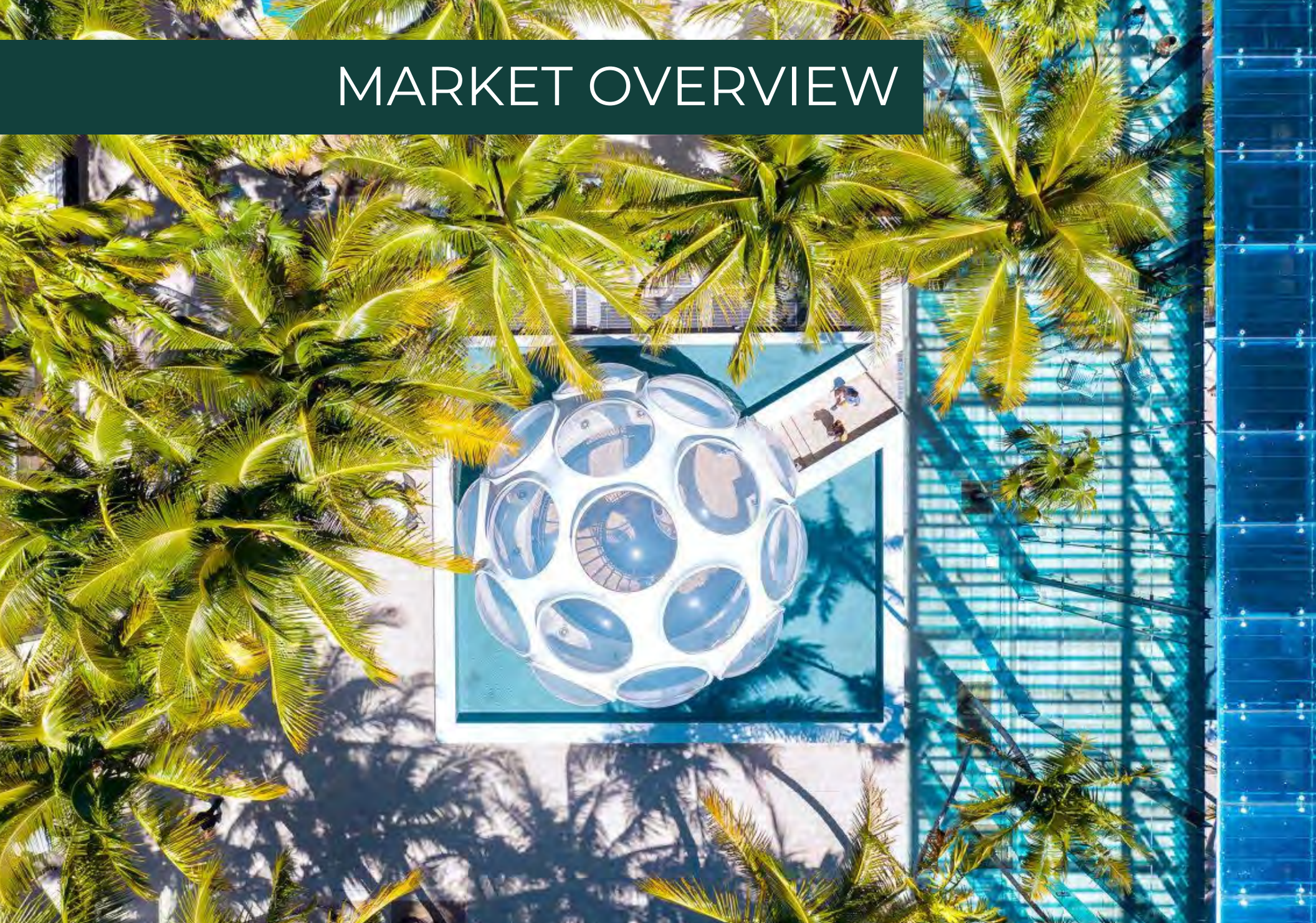
NE 2nd Ave

NE 38th St

NE 38th St



# MARKET OVERVIEW





# MIAMI DESIGN DISTRICT

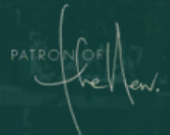
The Miami Design District is known for its sleek modern architecture, art galleries, restaurants and upscale interior design stores. It is 18 square blocks in the center of Miami and just minutes from Midtown, Wynwood and Miami Beach. Home to more than 120 flagship stores including Chanel, Balenciaga, Hermes, Fendi, Dior, Cartier, Louis Vuitton and more, the Design District is known as Miami's hub for art, design, dining and fashion.

## RECENTLY SIGNED IN THE DESIGN DISTRICT



AMIRI

RE/DONE



LOEWE



MARC JACOBS



HARBOUR





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**INHOUSE**  
COMMERCIAL SALES



FOR MORE INFORMATION, PLEASE CALL  
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