



FOR LEASE

Design District Luxury Showroom + Office Space

112 NE 41st Street, Miami, FL 33137

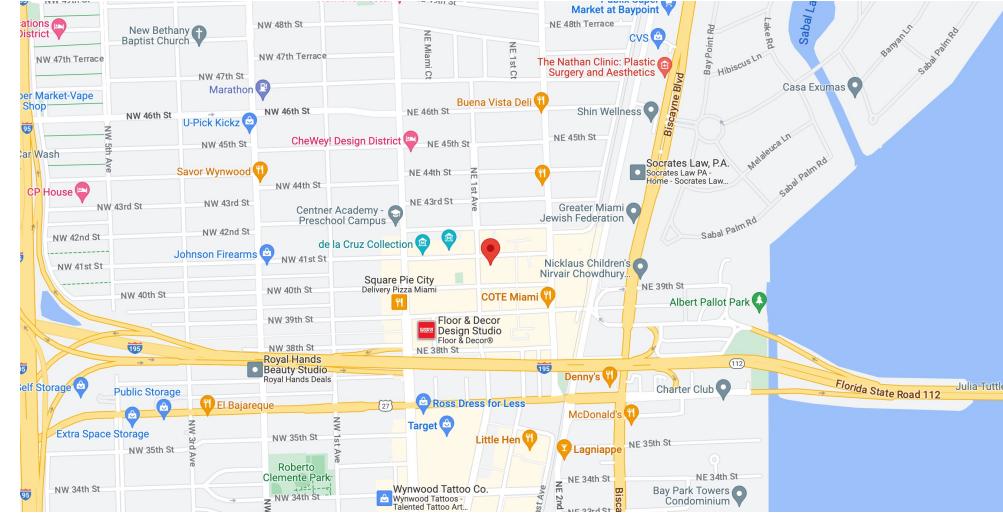
**DWN
TWN**
REALTY ADVISORS
25.77°N -80.19°W

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$75 NNN
CAM Estimate:	\$28
Building SF:	44,029 SF
Available SF:	5,210 SF
Type:	Showroom, Office
Submarket:	Miami Design District

PROPERTY OVERVIEW

DWNTWN Realty Advisors is pleased to announce an exclusive leasing opportunity at Design 41. The Seven-story building is located in the heart of the luxurious high street Design District on NE 41st Street between NE 2nd and 1st Ave. The building features 44,029 SF of office space, retail and showroom space. Currently, the 4th Floor office is available with 5,210 SF. Dolce& Gabbana and Chanel are located next door, Gucci and Contessa are across the street. Join some of the world's most stylish and desired retailers in Miami's premier high street retail location.

PROPERTY HIGHLIGHTS

- High Street Retail Location
- In The Heart Of The Luxury District
- Neighbors Include Prada, Gucci, Chanel, Off-White, Saint Laurent, etc

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LOCATION DESCRIPTION



LOCATION OVERVIEW

The Property is located in the Design District, one of Miami's up-and-coming downtown neighborhoods. A creative neighborhood and luxury shopping destination, the District is dedicated to innovative fashion, design, art, architecture and world-class dining. Located between 38th and 46th Street and bounded by I-95 to the west and Biscayne Boulevard to the east, the neighborhood is one of the most unique in Miami.

This thriving neighborhood, located just north of downtown Miami, has undergone a remarkable transformation over the years, evolving into a premier destination that seamlessly blends creativity, luxury, and commerce. It is home to a diverse mix of upscale boutiques, art galleries, showrooms, design studios, and trendy eateries. Its distinctive character and artistic flair make it a magnet for both locals and visitors who appreciate cutting-edge fashion, interior design, and contemporary art.

The Design District offers a remarkable shopping experience. Internationally recognized luxury brands, such as Louis Vuitton, Gucci, Prada, and Hermès, have set up their flagship stores here, attracting fashion enthusiasts from around the world.

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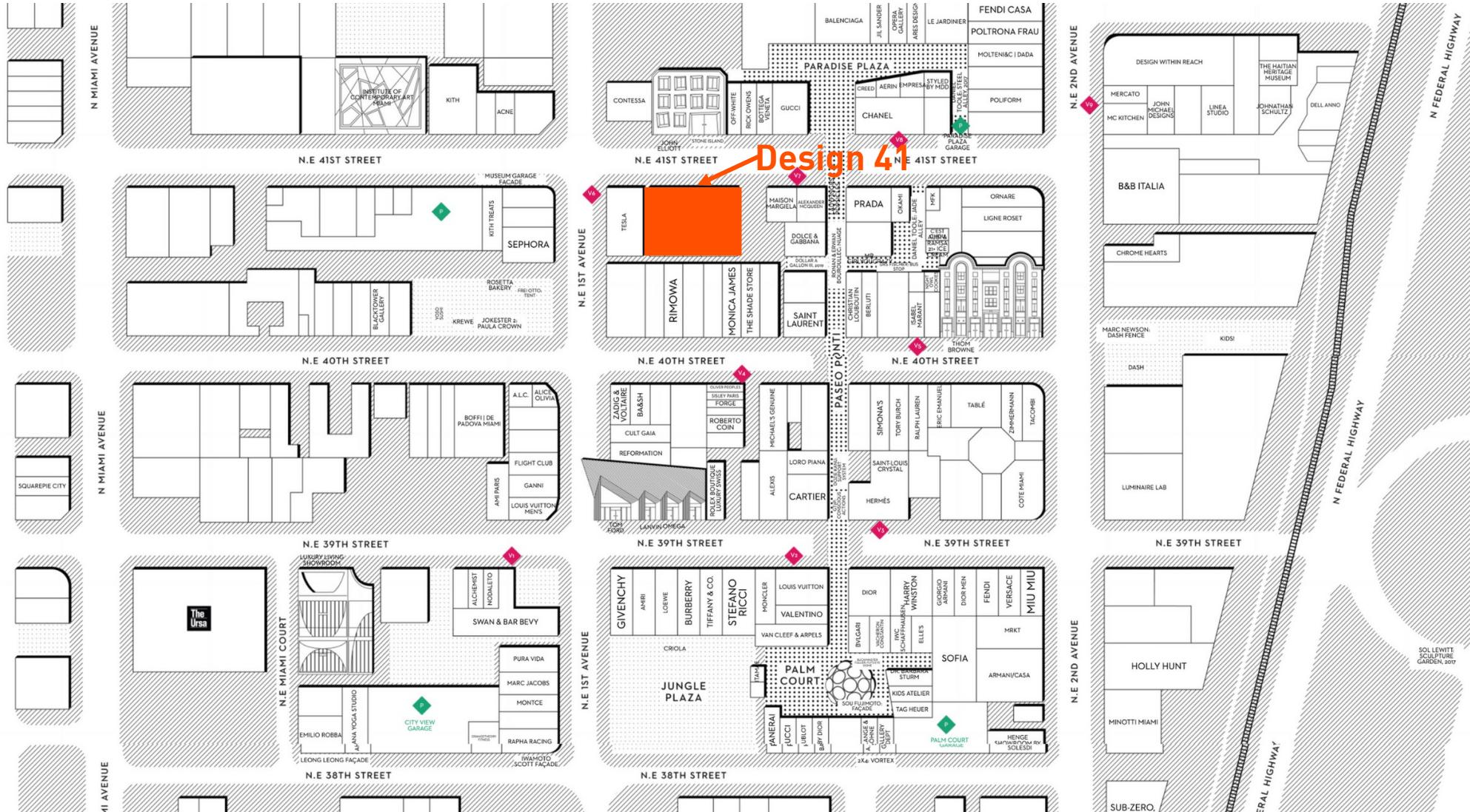
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DESIGN DISTRICT CONTEXT MAP



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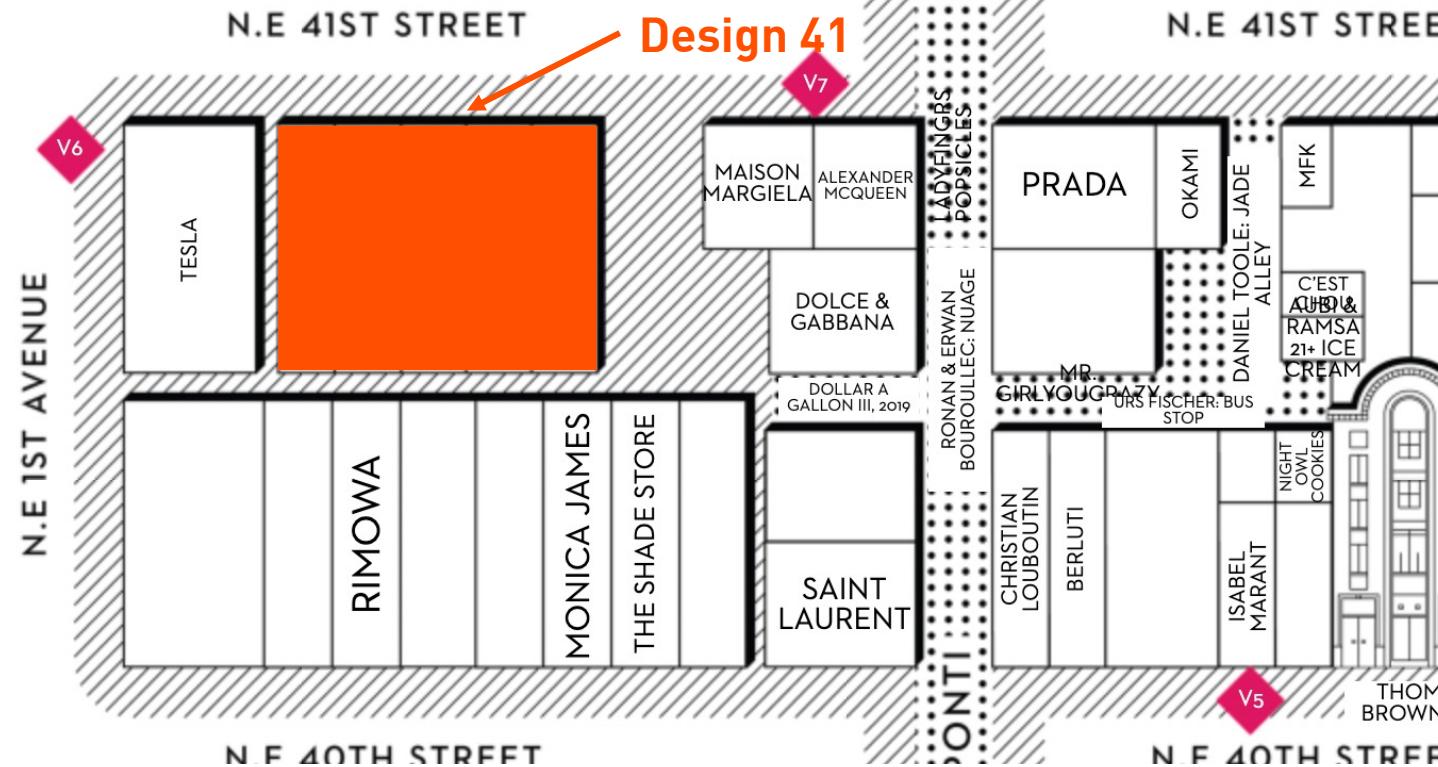
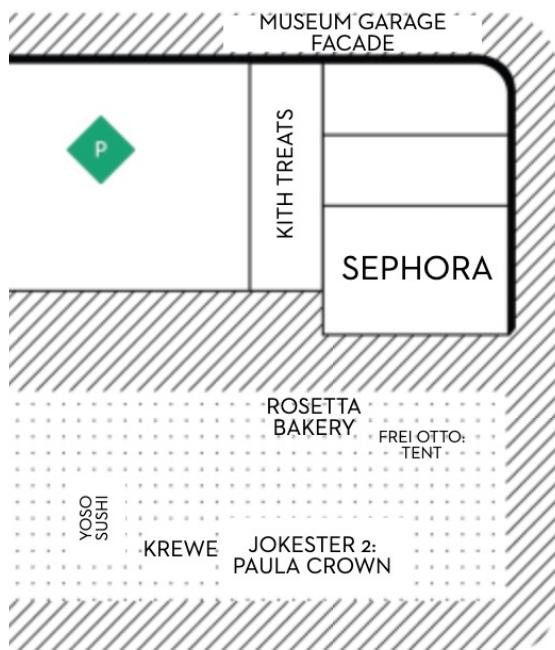
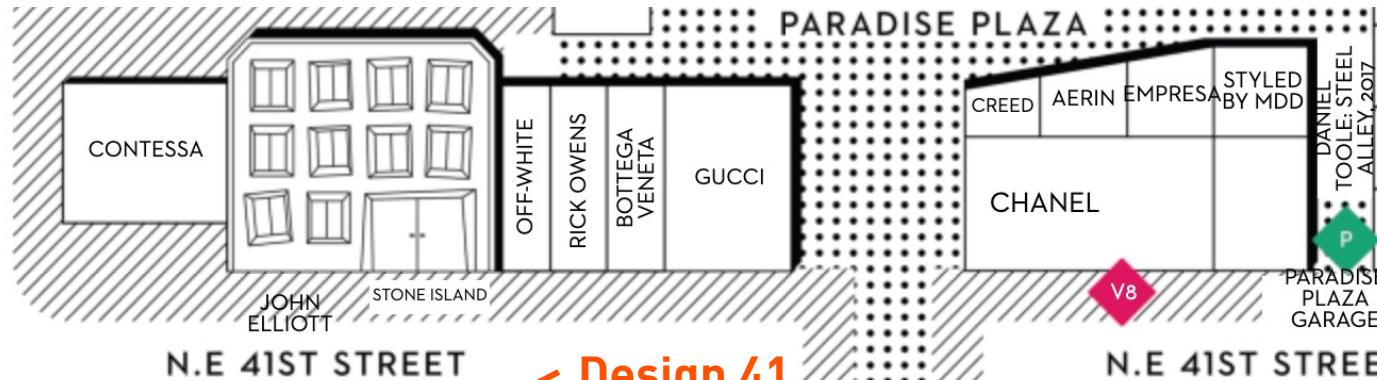
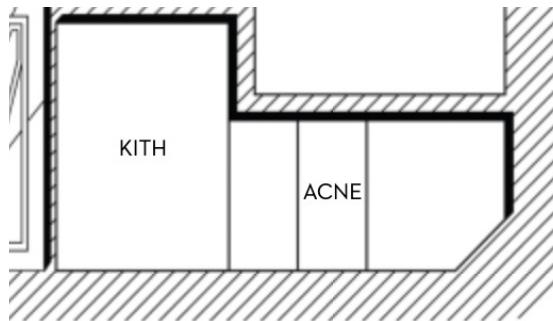
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SPACE LOCATION



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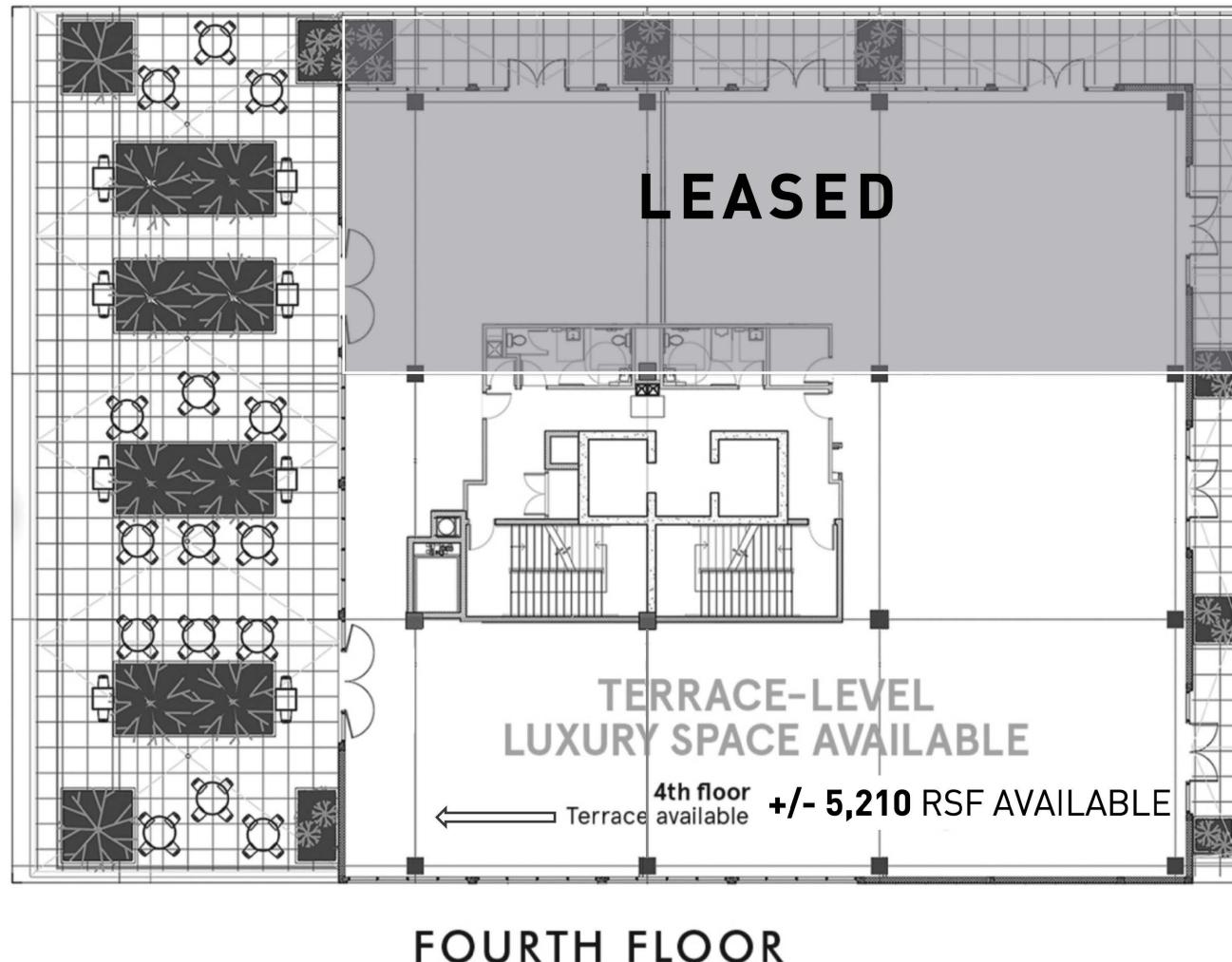
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FLOOR PLAN



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OUTSIDE PICTURES



4th Floor Terrace and
Balconies



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HIGH END RETAIL SHOWROOM CONCEPT



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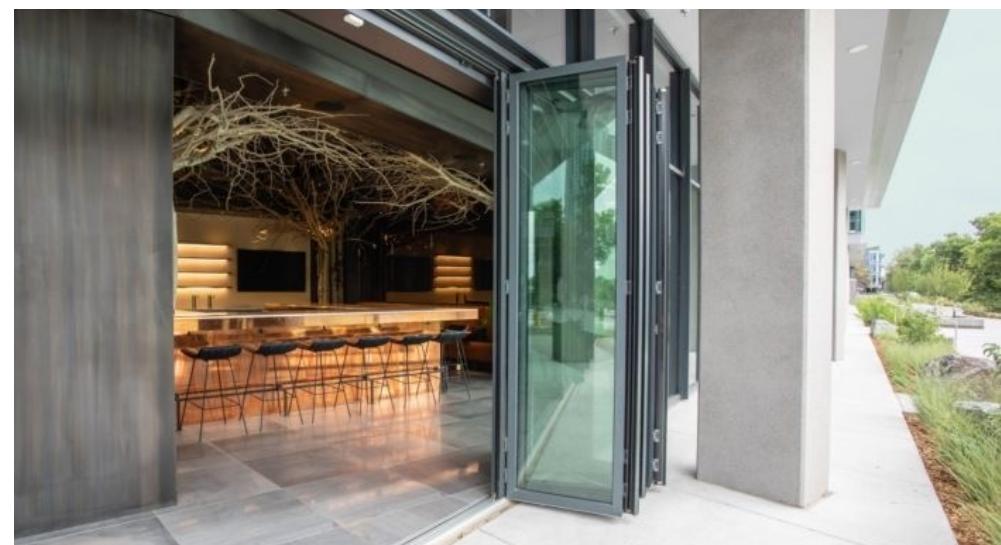
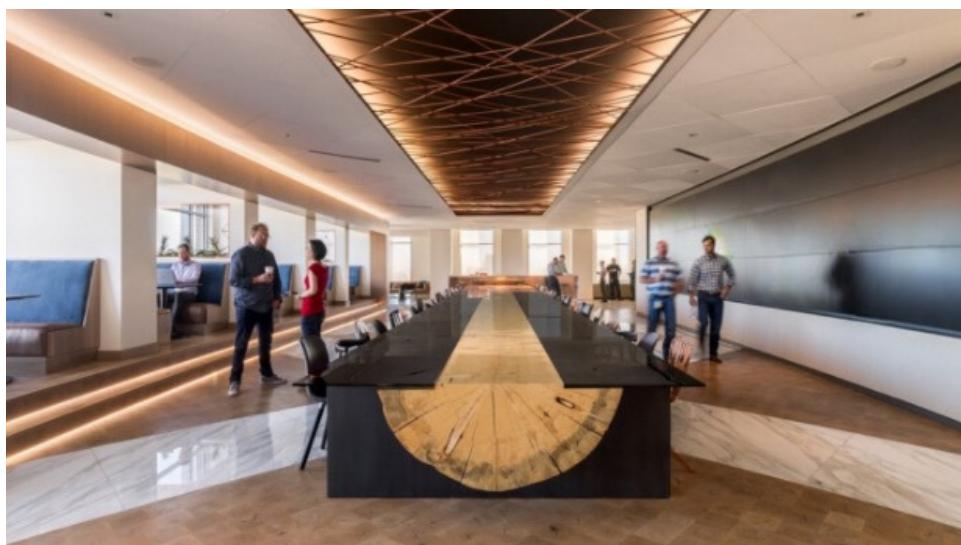
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LUXURY OFFICE CONCEPT



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