

LITTLE RIVER MIAMI CREATIVE FLEX BLDG

FOR LEASE

251 NE 69 STREET

CREATIVE FLEX BUILDING IN LITTLE RIVER



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INFO@METRO1.COM

Executive Summary

251 NE 69 St. is situated in the heart of Little River, a dynamic and rapidly evolving neighborhood just north of Miami’s Design District and the Magic City Innovation District. Recognized as one of the “coolest” neighborhoods in the country, Little River has become a magnet for entrepreneurs, artists, and innovators seeking a vibrant, community-driven environment.

The area is undergoing exponential growth, fueled by a surge of investment in creative industries, boutique hospitality, and adaptive reuse projects. One of Little River’s key assets is its collection of flexible warehouse spaces, like 251 NE 69 St., which provide a unique blend of industrial character and modern functionality. These spaces are increasingly attracting design studios, galleries, co-working collectives, and artisan workshops, contributing to the neighborhood’s rise as a cultural and commercial hub.

With its prime location, adaptable infrastructure, and proximity to Miami’s most forward-thinking districts, 251 NE 69 St. represents an unparalleled opportunity for businesses looking to be at the forefront of the city’s creative and economic renaissance.

Property Highlights

- + **Property Address:** 251 NE 69 St.
- + **Size:** 5,000 SF
- + **Rental Rate:** \$24 PSF + NNN
- + **Ceiling Height:** 18’
- + **Parking:** 4 Spaces in front of building
- 1 Garage Bay Door**
- Backyard area**



Property Photos



**LITTLE RIVER MIAMI
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Djinji Brown
Advisor
305-331-5836
dbrown@metro1.com

Juan Andres Nava
Managing Broker
786-690-7500
anava@metro1.com

Metro 1
305.571.9991
info@metro1.com

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.

Aerial Context - East View.



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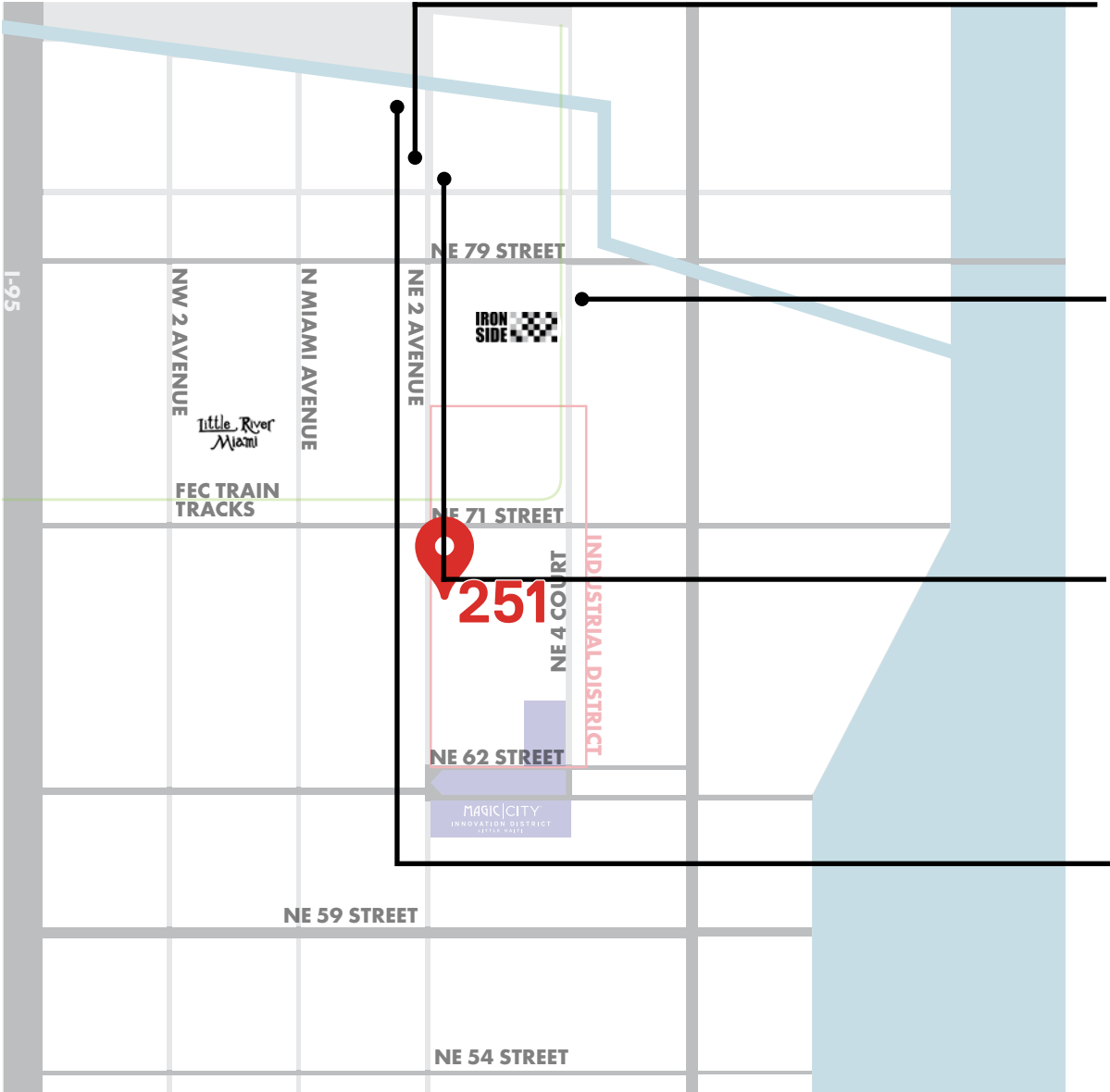
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Little River Context Map.



THE CITADEL FOOD HALL

website - thecitadelmiami.com
 30,000 SF Food Hall, Office, & Rooftop
 Fully Leased
 22,000 SF Entercom HQ



IRONSIDE

website - miamiironside.com
 50 spaces housing restaurants, offices, retailers, and services



EBB & FLOW

website - ebbandflow.miami
 34,000 SF of Restaurant, Retail, & Office
 \$35 - \$40 PSF NNN Rents



PLANT THE FUTURE

website - plantthefuture.com
 20,000 SF Retail Oasis + Upcoming F&B



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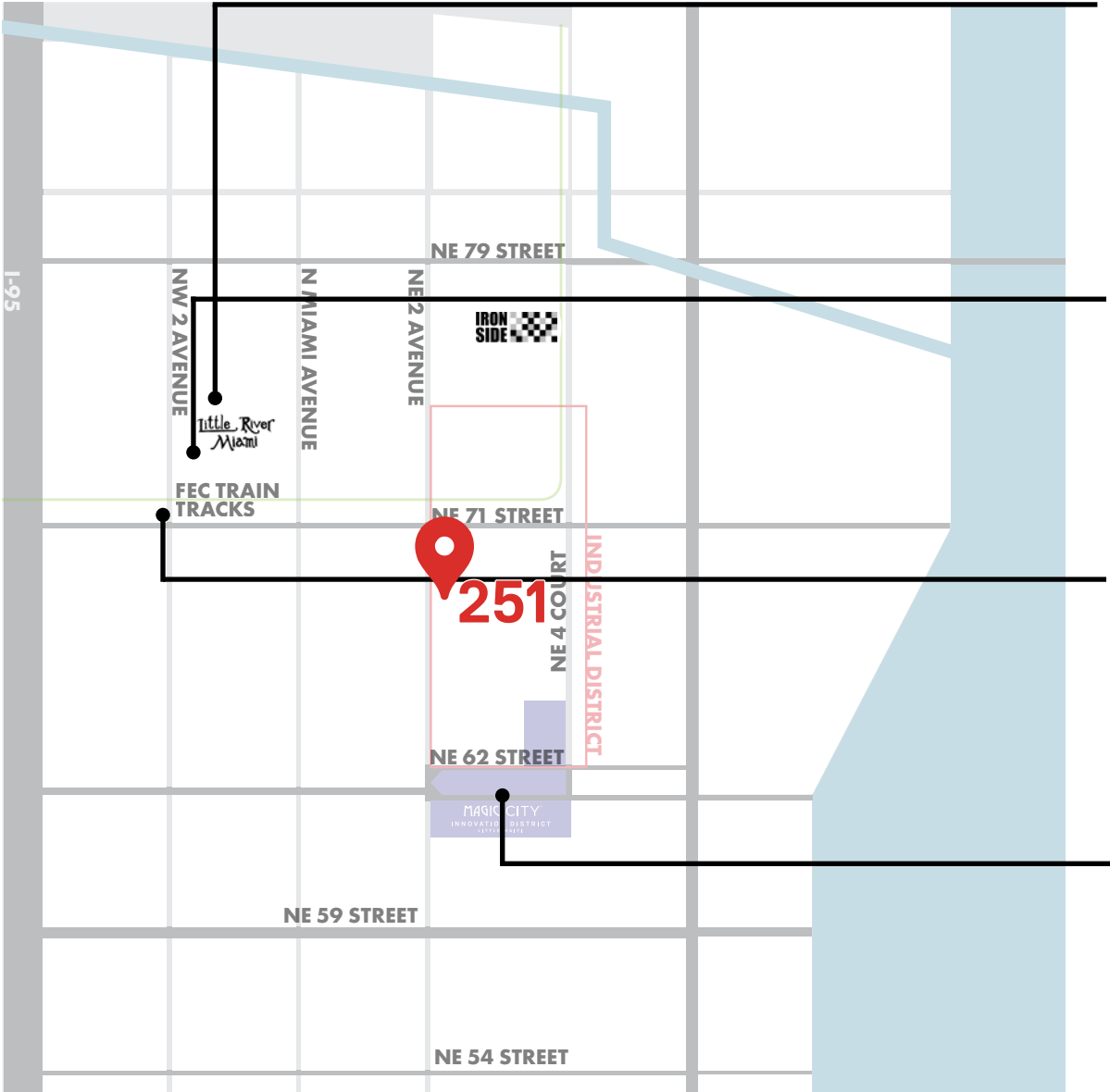
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Little River Context Map.



IMPERIAL MOTO CAFE
 website - imperialmoto.com
 Trendy coffee shop in the heart of LittleRiver.Miami



LA NATURAL
 instagram - @lanaturalmiami
 Trendy pizza spot by creator of Palmar Wynwood and Alter Wynwood



MIDS MARKET
 Premium vintage clothing store



MAGIC CITY INNOVATION DISTRICT
 website - magiccitydistrict.com
 175,000 SF of existing creative office, galleries, and restaurants
 Upcoming 2,700 residential units, 2M SF of Office, 500K SF of Retail



Market Drivers - Magic City Innovation District - Little Haiti

magiccitydistrict.com



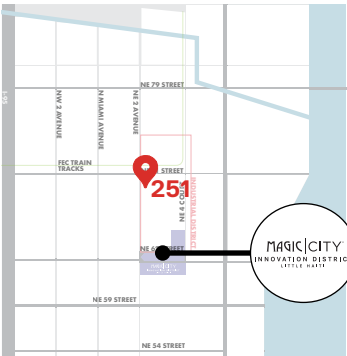
THE DISTRICT TODAY
The Magic City Innovation District - Little Haiti currently has 175,000 SF of creative office, restaurant, retail and gallery spaces. It also features activations by Heartland (Restaurant), and Space Park, a partnership between Space, Live Nation, and Broken Shaker.



ON THE HORIZON
Three towers are currently in the horizon for the District, and will be developed in the next 2-3 years. First an office tower co-developed with Motorsports.com, for 370,000 SF, where Motorsports.com will house its HQ. Second, a 25-story residential tower with 349 luxury apartments and 13,200 SF of retail space. Finally, Station M, an office tower with 215,000 square foot incubator/accelerator and over 500,000 SF.



THE LONG TERM VISION
Over the span of 10-15 years, Magic City Innovation District - Little Haiti will be developed into 2,700 residential units, 2M SF of office space, 500,000 SF of retail space, over 450 hotel units, and incorporate a commuter train station and a grand promenade.



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Market Drivers - AJ Capital - Little River Miami



THE DISTRICT TODAY

The LittleRiver.Miami district currently houses over 40 businesses spanning from restaurants to galleries to creative offices. Some of its most recognized businesses include the trendy pizzeria La Natural, national coffee roaster Counter Culture, local coffee shop



Imperial Moto Cafe, artist studios Fountainhead Studios, the Center for Subtropical Affairs, and many more.

The district is a hub for the creative class, housing many business owners that started the creative movement in Wynwood and the Design District, paving the way for LittleRiver.Miami to undergo a similar transformation



THE LONG TERM VISION

Currently, MVW Partners is seeking to rezone the 3.54 acre portfolio that comprises LittleRiver.Miami from its existing 137 units allowed, into 531 units. The maximum height would be 10 stories.

[read more here](#)

[read more here](#)





THE DISTRICT TODAY

Situated in Miami’s Upper Eastside, Ironside features a vibrant, mixed-use urban center developed by visionary Ofer Mizrahi. With 60+ design showrooms, beauty salons, , local shops, art studios, cafes, playrooms, galleries and a wellness center.

The area features Ironside Pizza, one of Miami’s best pizza spots, and a long directory of design showrooms, architecture firms, and boutique retailers.





THE DISTRICT TODAY

Mids is more than just a store—it’s a vibrant destination where style meets community, offering a curated blend of stylish clothing, vinyl records, and wellness essentials through its apothecary. Built on the belief that fashion should be accessible and fun, Mids invites you to explore and define your own unique style. Whether you’re hunting for that perfect vintage jacket, a rare vinyl for your collection, or natural remedies to enhance your well-being, Mids has something for everyone.

What sets Mids apart is our commitment to affordability without compromising on style. We offer trending secondhand fashions at thrift store prices, making cool clothes easy to find for everyone. With an innovative supply chain that taps into thousands of resellers nationwide, we constantly keep our racks full of top-tier secondhand pieces that resonate with today’s fashion trends. Our unique ability to source these items ensures our customers always have access to high-quality, sought-after styles at unbeatable prices.

But Mids is more than just a shopping experience—it’s a hub for connection. The space is designed as a community gathering spot, where people can come together, share their love for fashion, music, and holistic living, and experience a sense of belonging. Whether you’re discovering your next favorite outfit or hanging out with like-minded people, Mids is the place to connect, express, and explore. The area features Ironside Pizza, one of Miami’s best pizza spots, and a long directory of design showrooms, architecture firms, and boutique retailers.



Market Drivers - The Citadel & Neighboring projects

thecitadelmiami.com

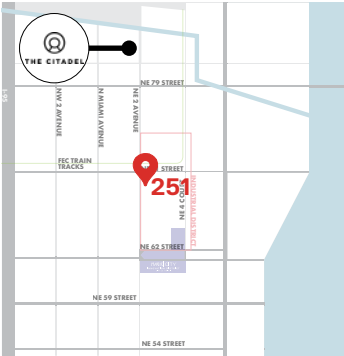


THE CITADEL COMPLEX
The Citadel encompasses a 30K SF Food Hall with a 22K SF second floor office leased by Entercom, one of the nation’s largest radio conglomerates, which runs Power 96 in SoFi. The rooftop of the Citadel is a full service bar and event space.



EBB & FLOW

Ebb & Flow features 34,000 SF of restaurant and retail space with trendy spots like La Santa Taqueria, Hachidori Ramen, Tran An Vietnamese Eatery, Lucio’s Wine Shop, and more.



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Market Drivers - Little River Center - 7924 NE 2 Avenue



THE CITADEL COMPLEX
Little River Center is located at 7924 NE 2 Avenue and features 70 live/work units on 59,400 rentable SF plus 45,000 SF of ground level retail and 15,000 SF of second level retail/office.

Located along NE 2 Avenue in Little River, this corridor features some of the coolest retail concepts in the neighborhood including the Citadel Food Hall, Sherwoods Bistro, the Ebb & Flow Retail Complex, and more



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Market Drivers - Cedarst Multifamily Project - 7737 NE 2 Ave



CEDARst

Cedar Street acquired the property at 7737 NE 2 Avenue earlier in 2022 which includes 65,520 SF of land allowing 204 residential units.

CEDARst is known for being a trailblazer in micro-unit multifamily developments in the Chicago area, recognizing an unfulfilled need for quality, comfortable living spaces at an affordable price. All CEDARst properties provide a consistent experience that residents appreciate, centered around their thoughtfully designed, hospitality-driven, and community-oriented spaces.



Market Drivers - The Kavista - Barrington Brothers

THE KAVISTA

THE KAVISTA

The Kavista is an eight-story, 282-unit project on almost 2 acres at 495 Northeast 83rd Street.

Barrington Brothers scored a \$60 million construction loan for The Kavista multifamily project in El Portal,

as the hot apartment market prompts development in traditionally single-family enclaves.

Construction on The Kavista started in April and is expected to be completed by the fall of 2023





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