

MIAMI DESIGN DISTRICT

286 NE 39th St, Miami, Florida 33137

FOR LEASE

FREESTANDING COMMERCIAL BLDG. Retail & Showroom Opportunity in the Heart of the Design District



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EXECUTIVE SUMMARY

286 At Design Circle isn't just for lease, it's a freestanding foothold at the literal entrance to the Miami Design District, where $\pm 2,092$ SF of unshared identity is nearly impossible to find. This is your own address, your own signage, your own front door, surrounded by Cosentino, Roca Tile, Circa Lighting, and Porcelanosa, inside a corridor that's already arrived, not one still hoping to.

Every showroom, retailer, or wellness brand chasing a Design District address is fighting for scraps of shared space. This one stands alone. On-site parking, direct I-195 access, and a built-in audience from Quadro's residents across the street, 286 At Design Circle isn't a space to consider. It's the address to move on before someone else does.



The Address That Stands Out

Freestanding Presence in the Design District.

PROPERTY DETAILS

BUILDING SIZE

2,092 SF ±

LEASING RATE

\$110/SF NNN

ZONING

T6-12L

SUBMARKET

Miami Design District

HIGHLIGHTS

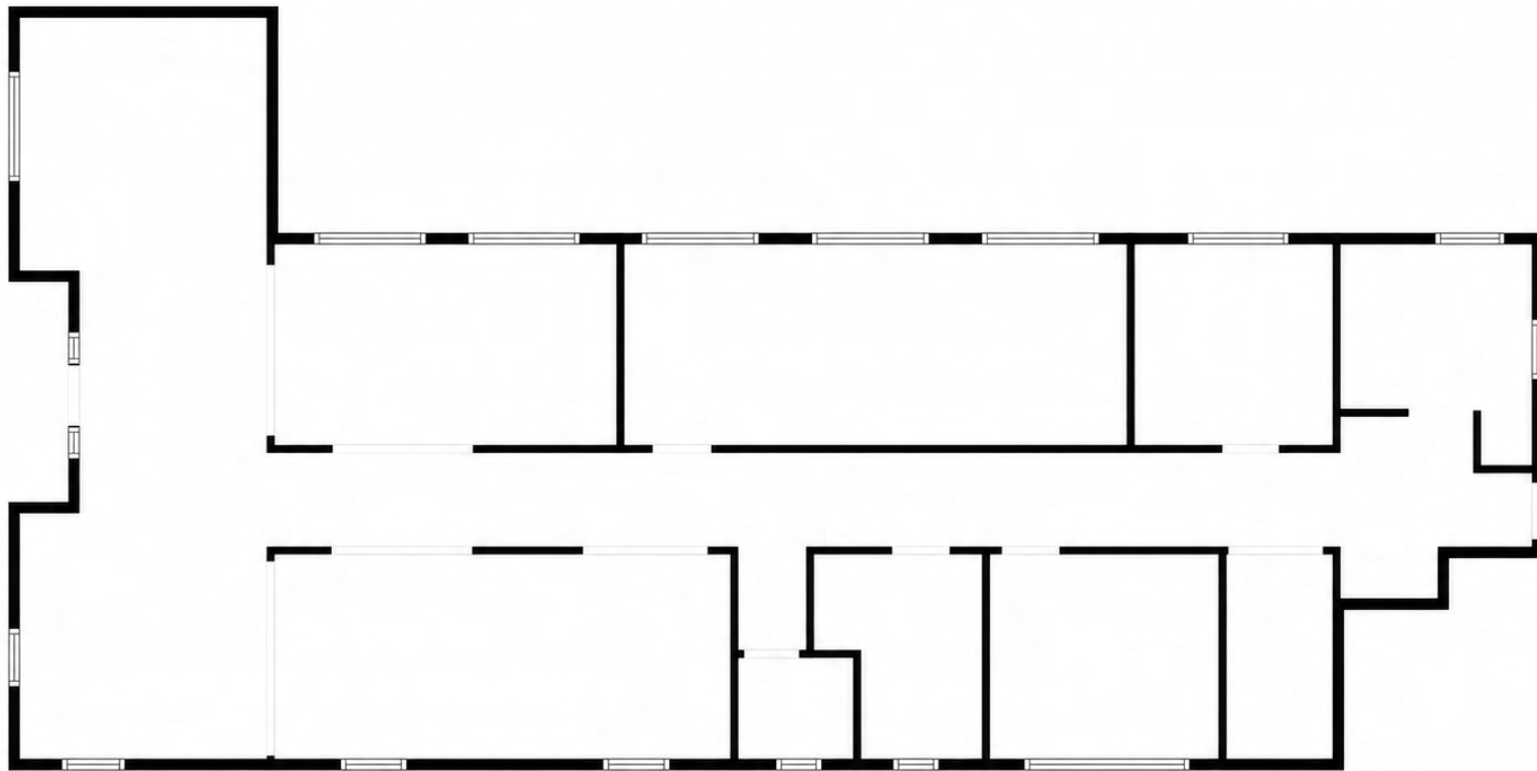
- Freestanding office/showroom/retail for lease
- Entrance to the Miami Design District
- Turn-key, ready for immediate occupancy
- Ideal for showroom, retail, day spa, or creative office use
- Neighbors include Cosentino, Roca Tile, Circa Lighting, Porcelanosa
- On-site parking + ample street parking
- Immediate access to I-195
- Minutes to Wynwood, Midtown, Downtown Miami, Miami Beach
- Built-in foot traffic from Quadro residences across the street



FLOORPLAN

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Biscayne Blvd/US1



INTERIOR PHOTOS

A modern interior space, likely a living room or lounge area, featuring a large, abstract, brown and white wall sculpture. The room has a white ceiling with track lighting, a wooden floor, and a large, patterned rug. In the center, there is a white circular coffee table with two brown vases on top. Two wooden chairs with orange seats are positioned around the table. To the left, there is a low wooden bench with several colorful pillows and a stack of folded blankets. A large window on the right side of the room offers a view of the outdoors. On the far right, a large, dark, abstract wall sculpture is visible. The overall aesthetic is contemporary and minimalist.

INTERIOR PHOTOS

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INTERIOR PHOTOS



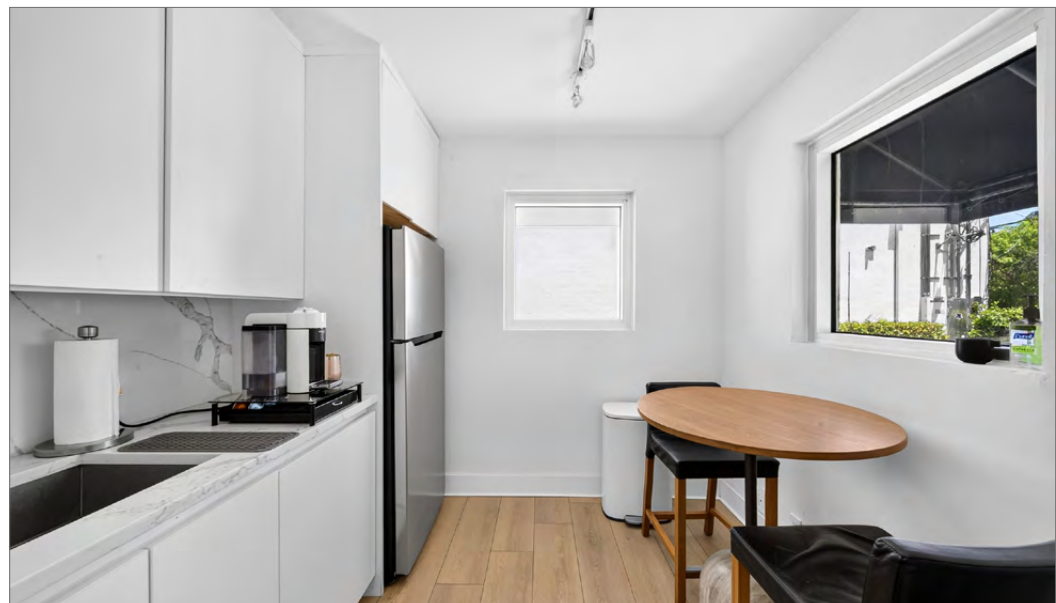
INTERIOR PHOTOS

8



PHOTOS

9



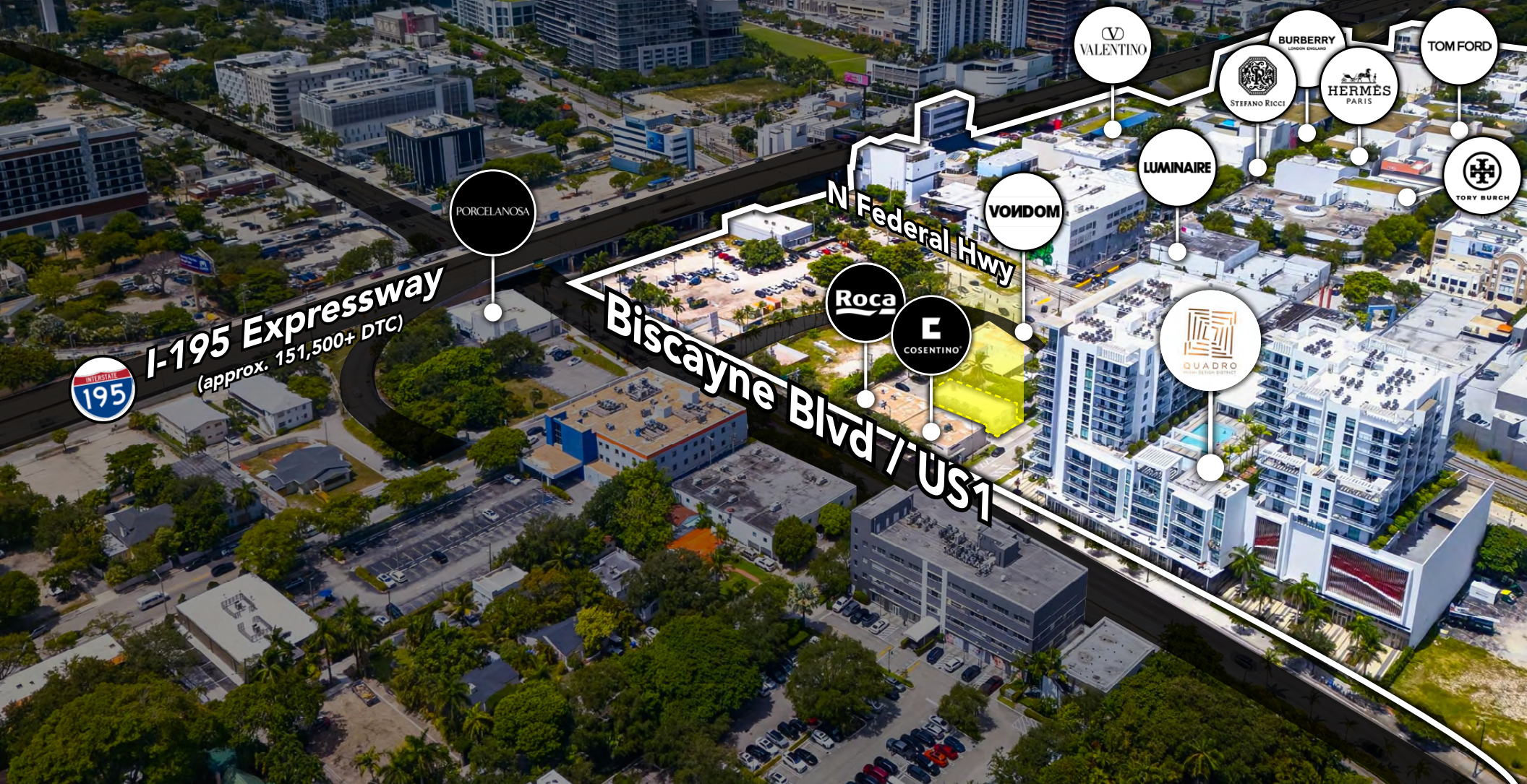
AERIAL VIEW (Top-Down)

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THIS IS IT.

LOCATION | VISIBILITY | ACCESS | POSITIONING



AERIAL VIEW (South To North View)

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AERIAL VIEW (S.W. To N.E. View)

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AERIAL VIEW (West To East View)

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