



2041-2045 NW 1st Ave

2041-2045 NW 1st Ave, Miami, FL 33127

COMPASS



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Compass

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2041-2045 NW 1st Ave

\$60.00 /SF/YR



Rental Rate: \$60.00 /SF/YR

Min. Divisible: 9,685 SF

Property Type: Flex

Property Subtype: Light Manufacturing

Building Class: B

Rentable Building Area: 19,000 SF

Year Built: 1946

Rental Rate Mo: \$5.00 /SF/MO

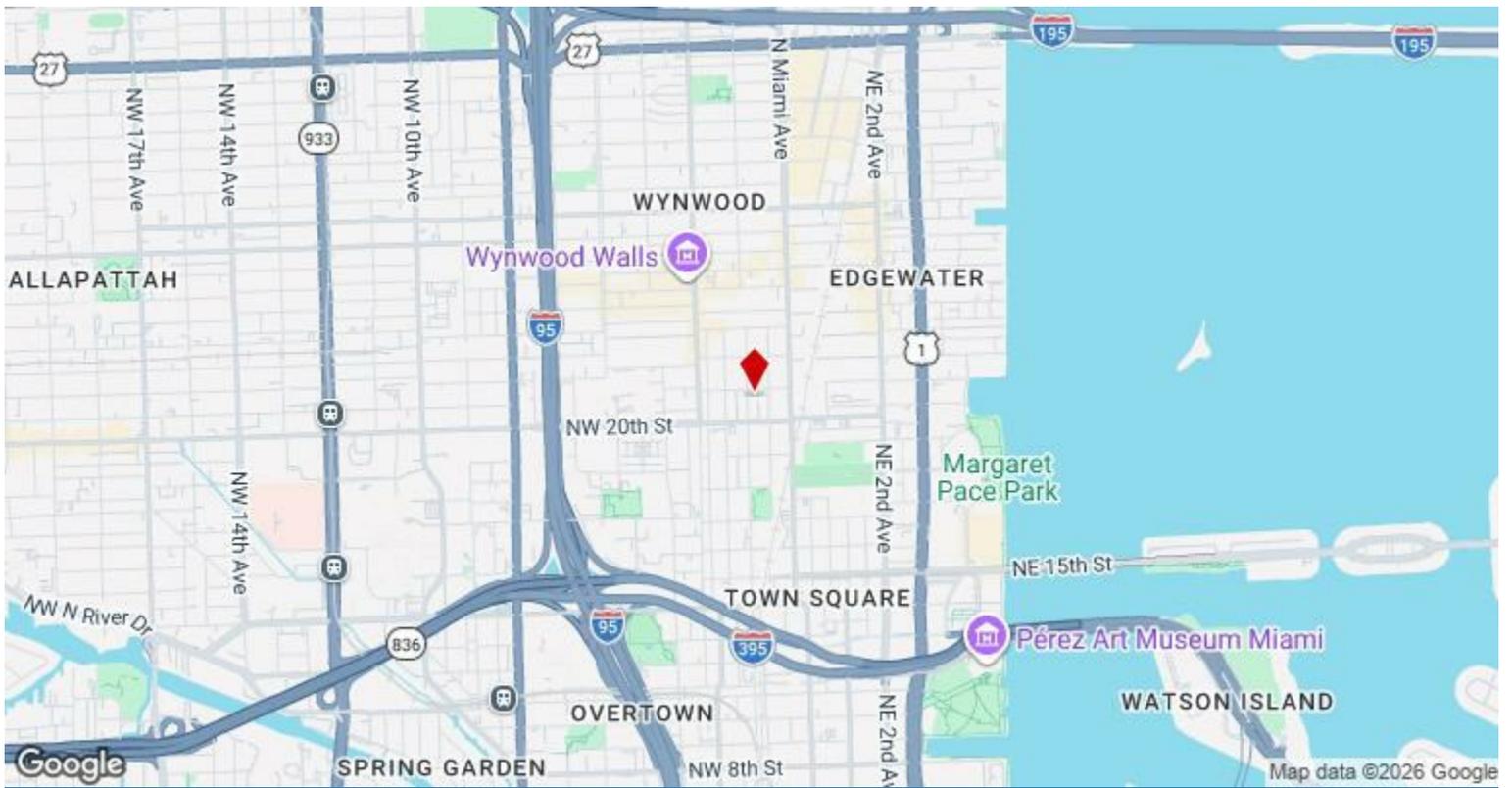
1st Floor Ste 2045

Space Available	9,685 - 9,695 SF
Rental Rate	\$60.00 /SF/YR
Date Available	January 31, 2026
Service Type	Double Net
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

New A/C unit, Renovated in 2024, new floor throughout

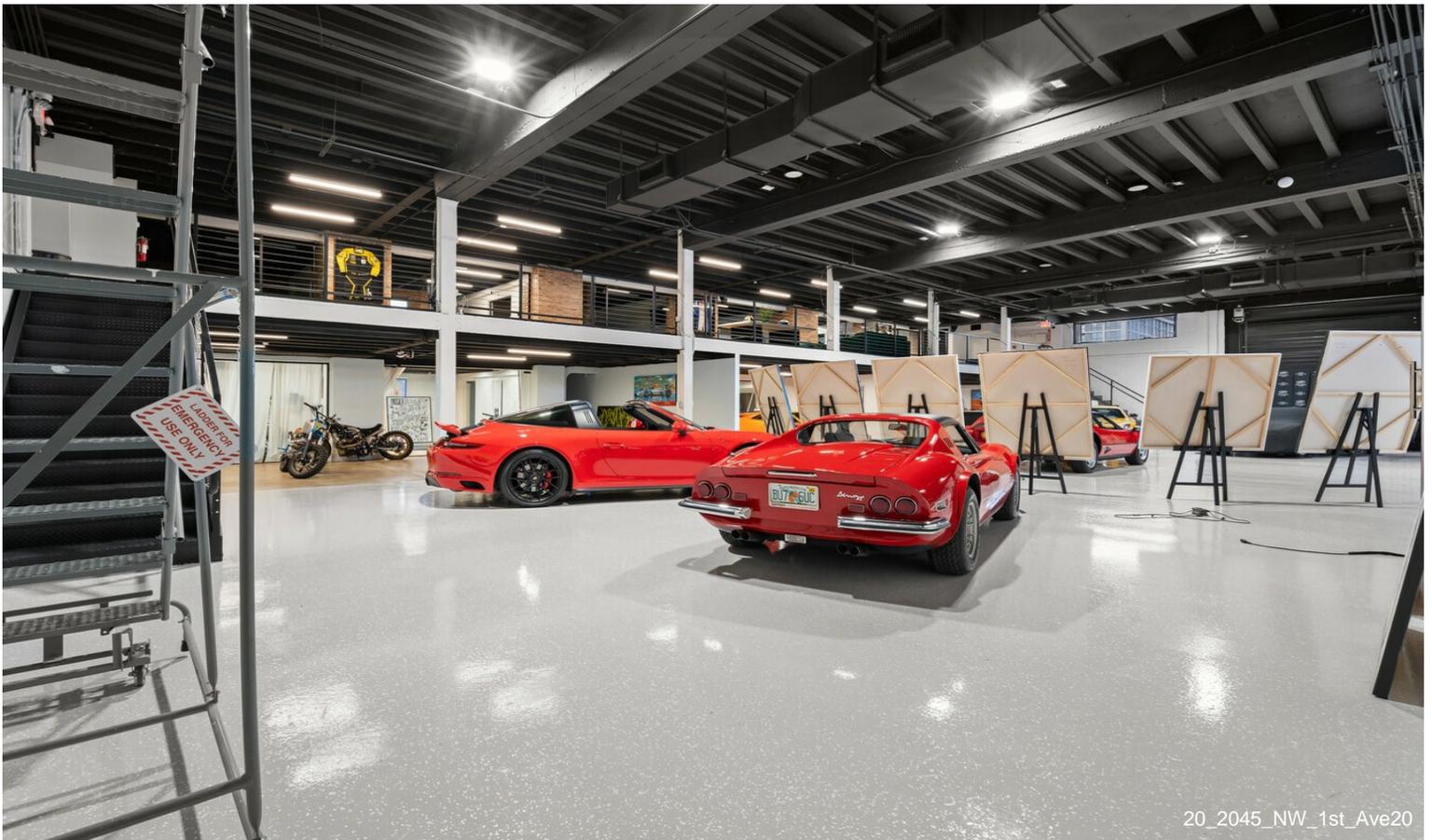
Major Tenant Information

Tenant	SF Occupied	Lease Expired
CANB Corp	-	June 2022
Impress DC Media	-	
Laser Shop Inc	-	
Spark & Spark	-	
Stricker Winwood LLC	-	August 2026



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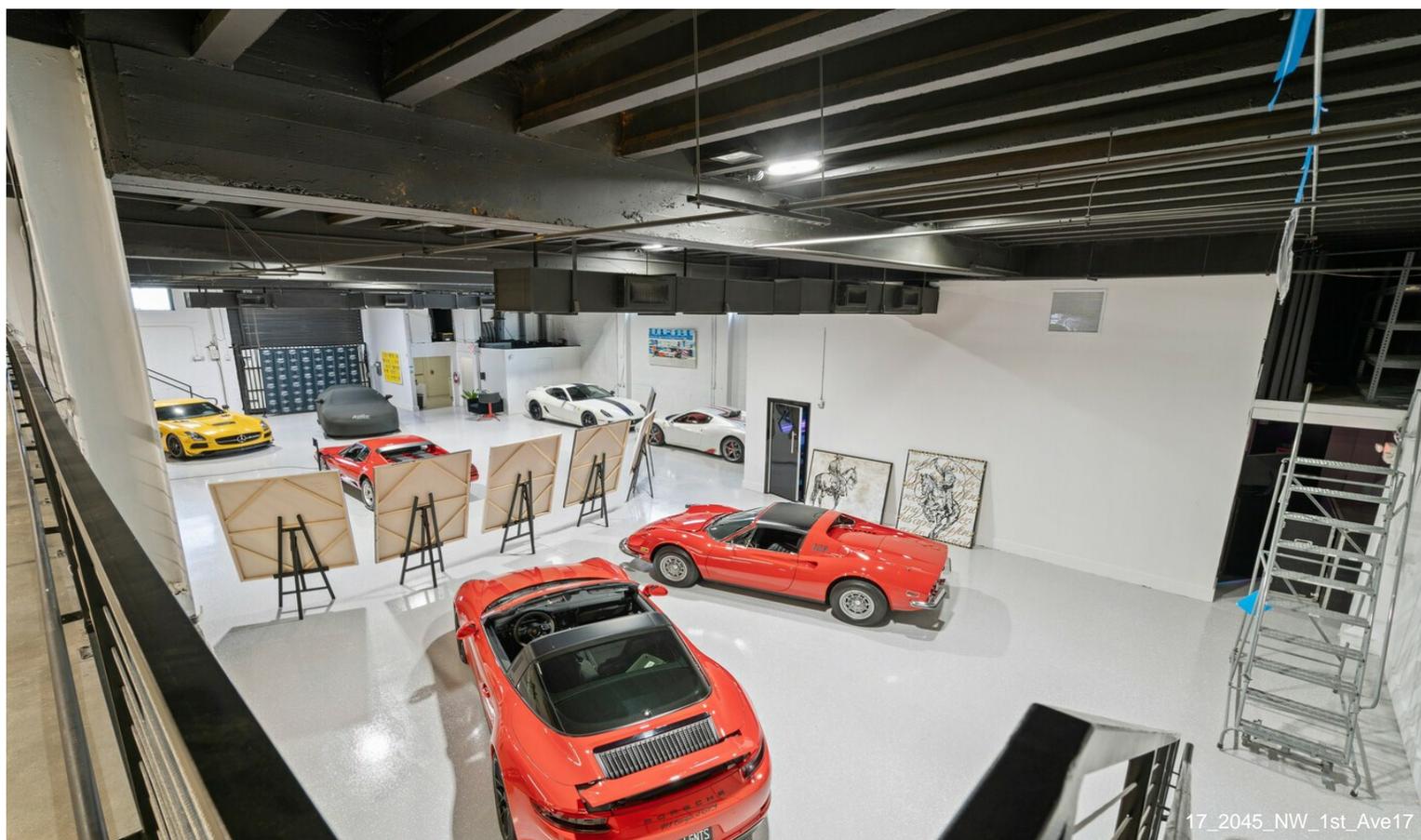
Property Photos



Property Photos

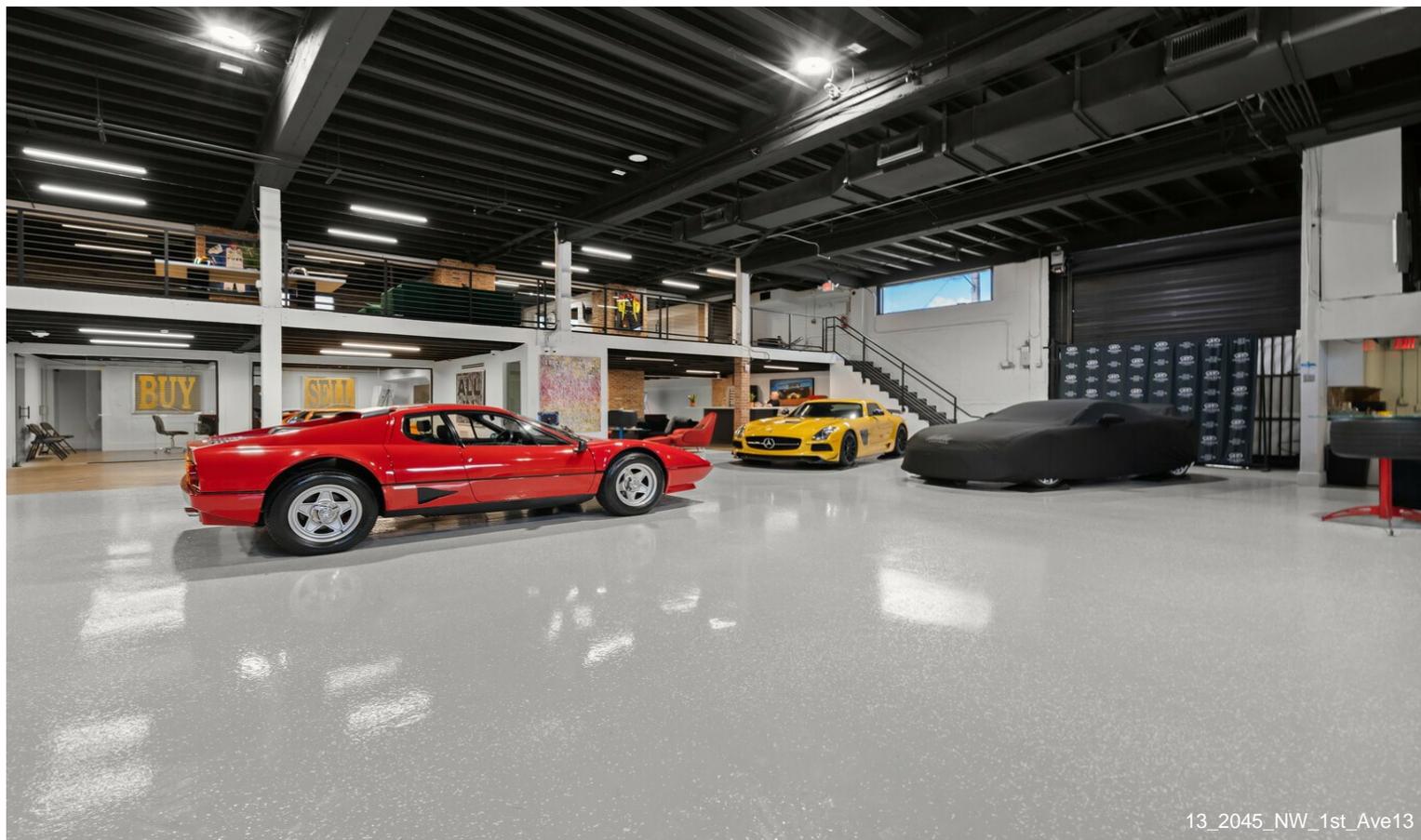


18_2045_NW_1st_Ave18



17_2045_NW_1st_Ave17

Property Photos

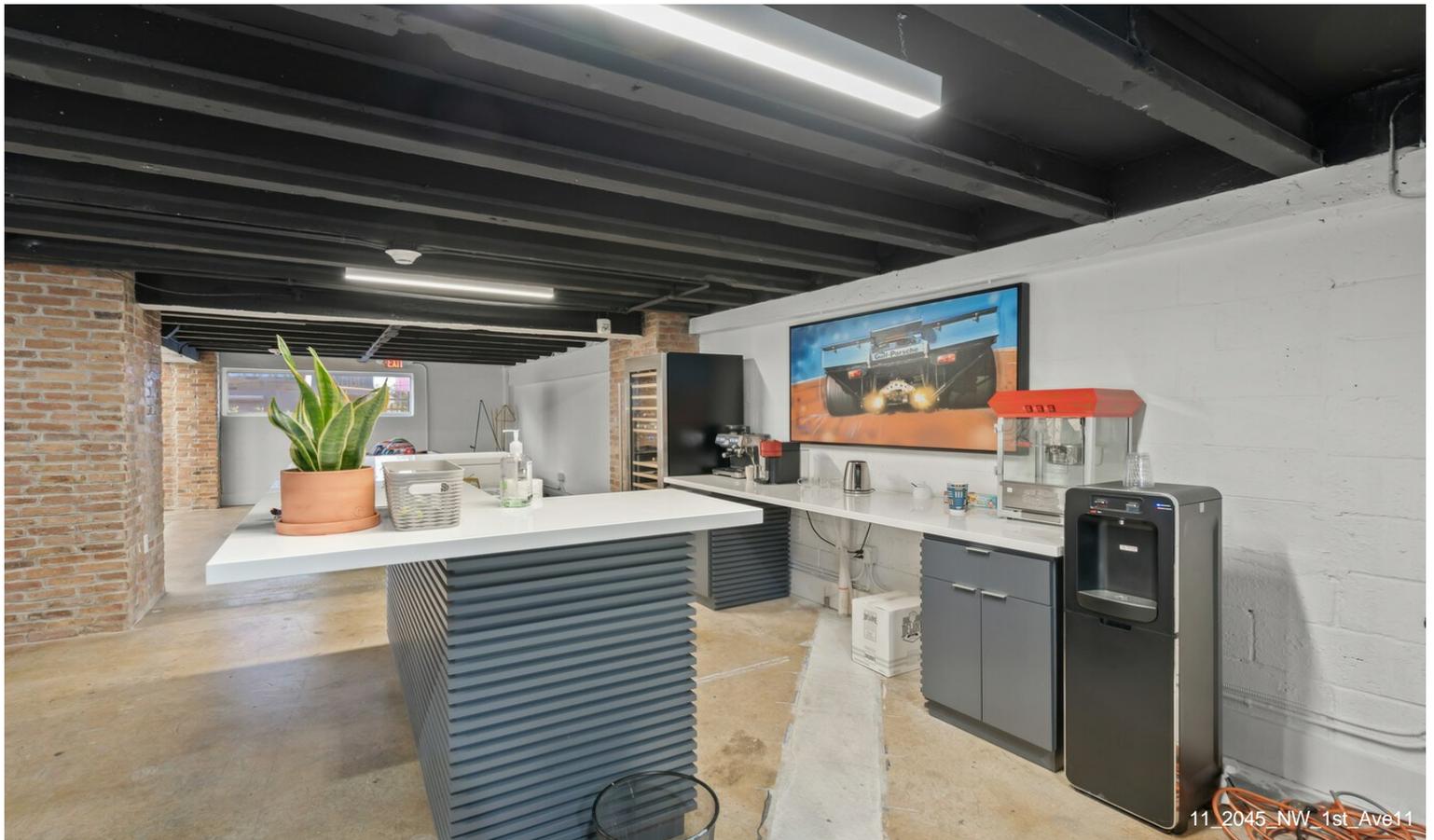


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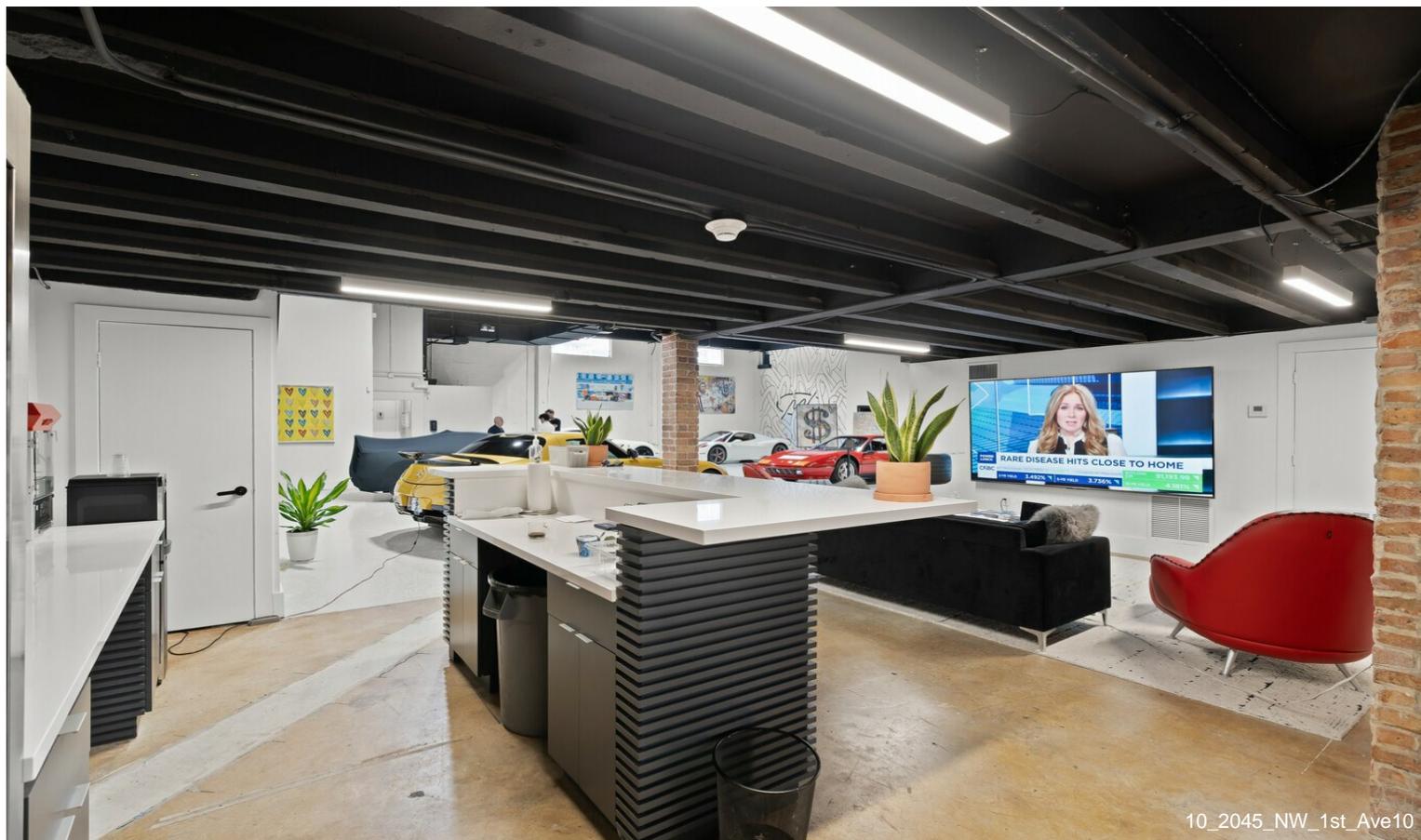


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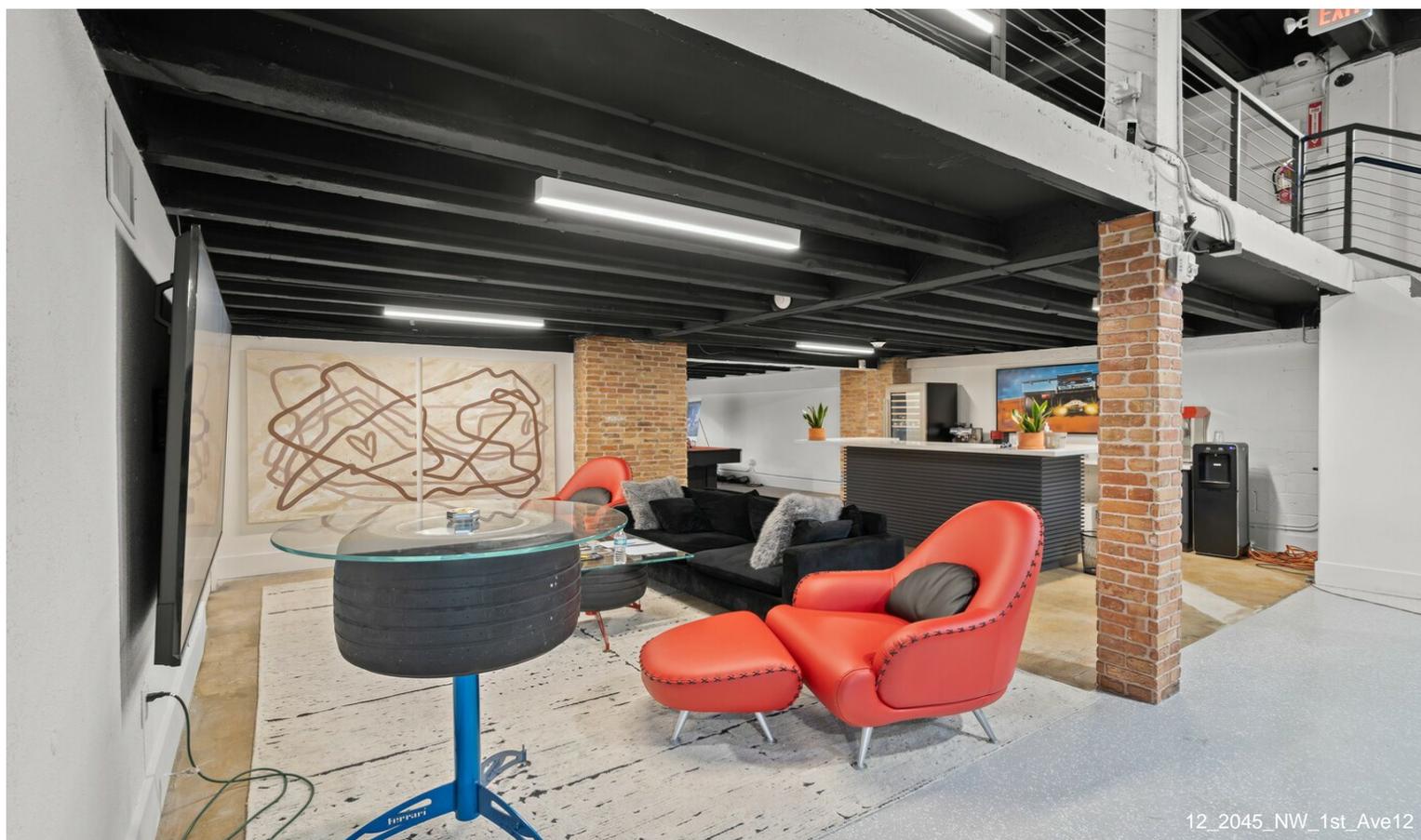
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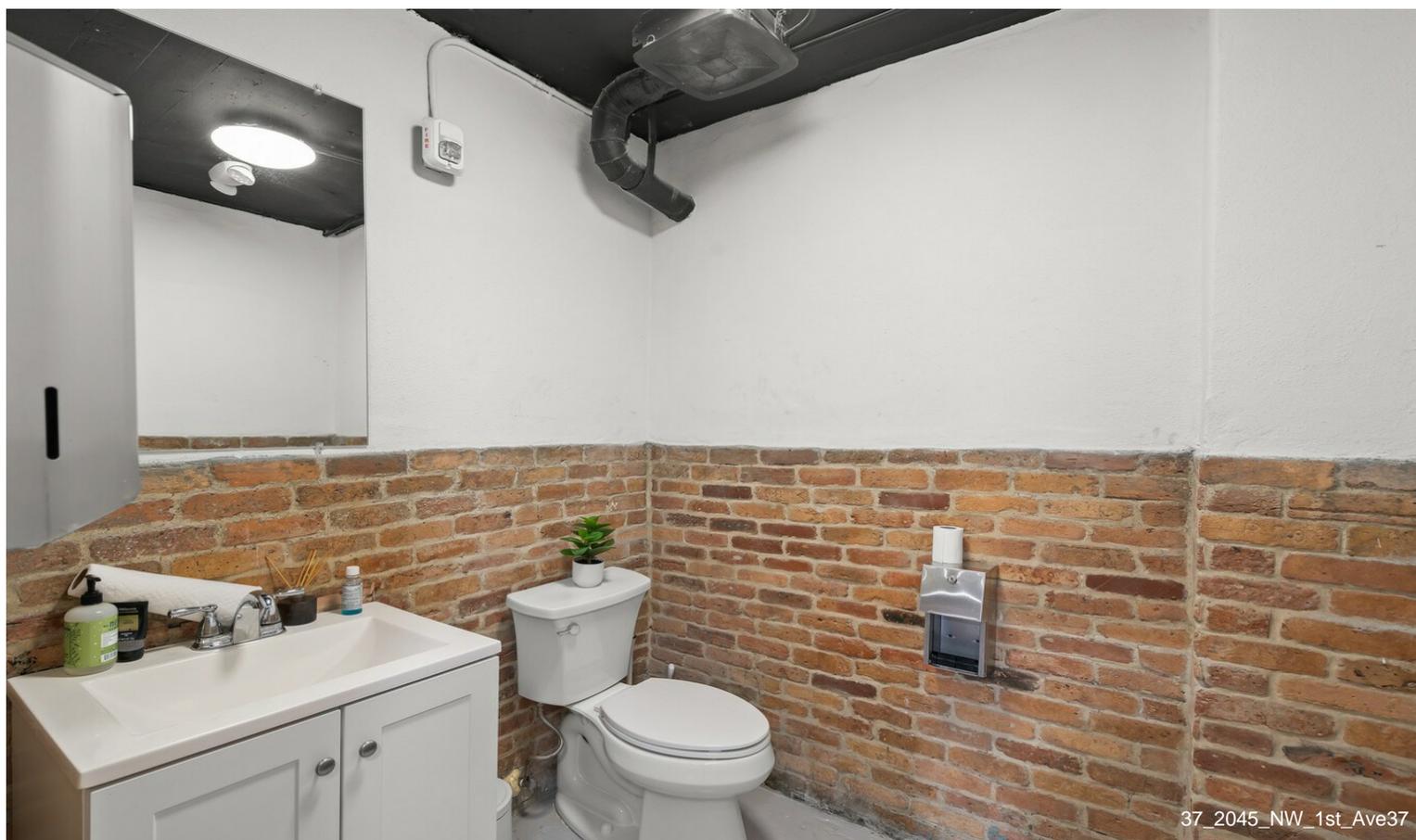


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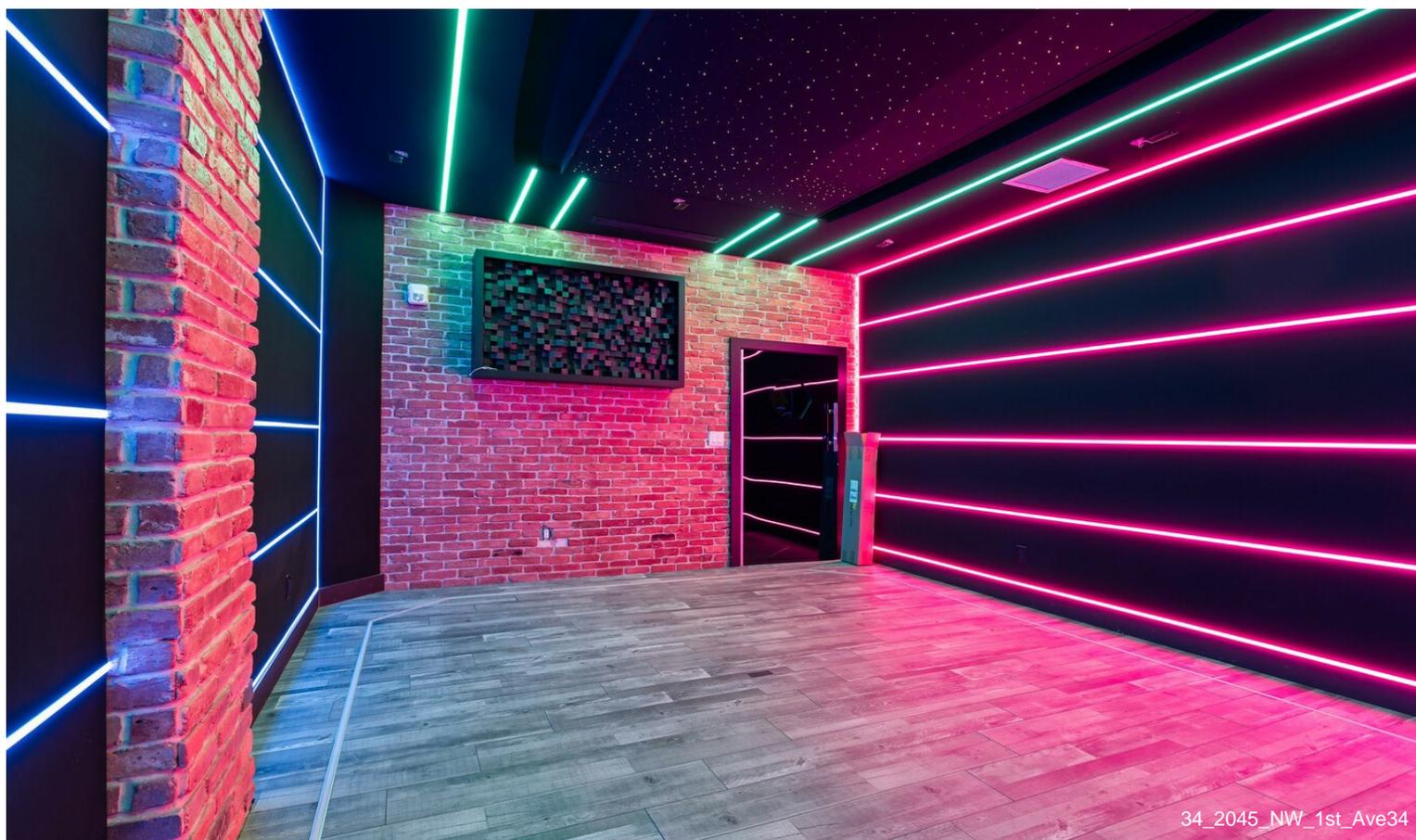
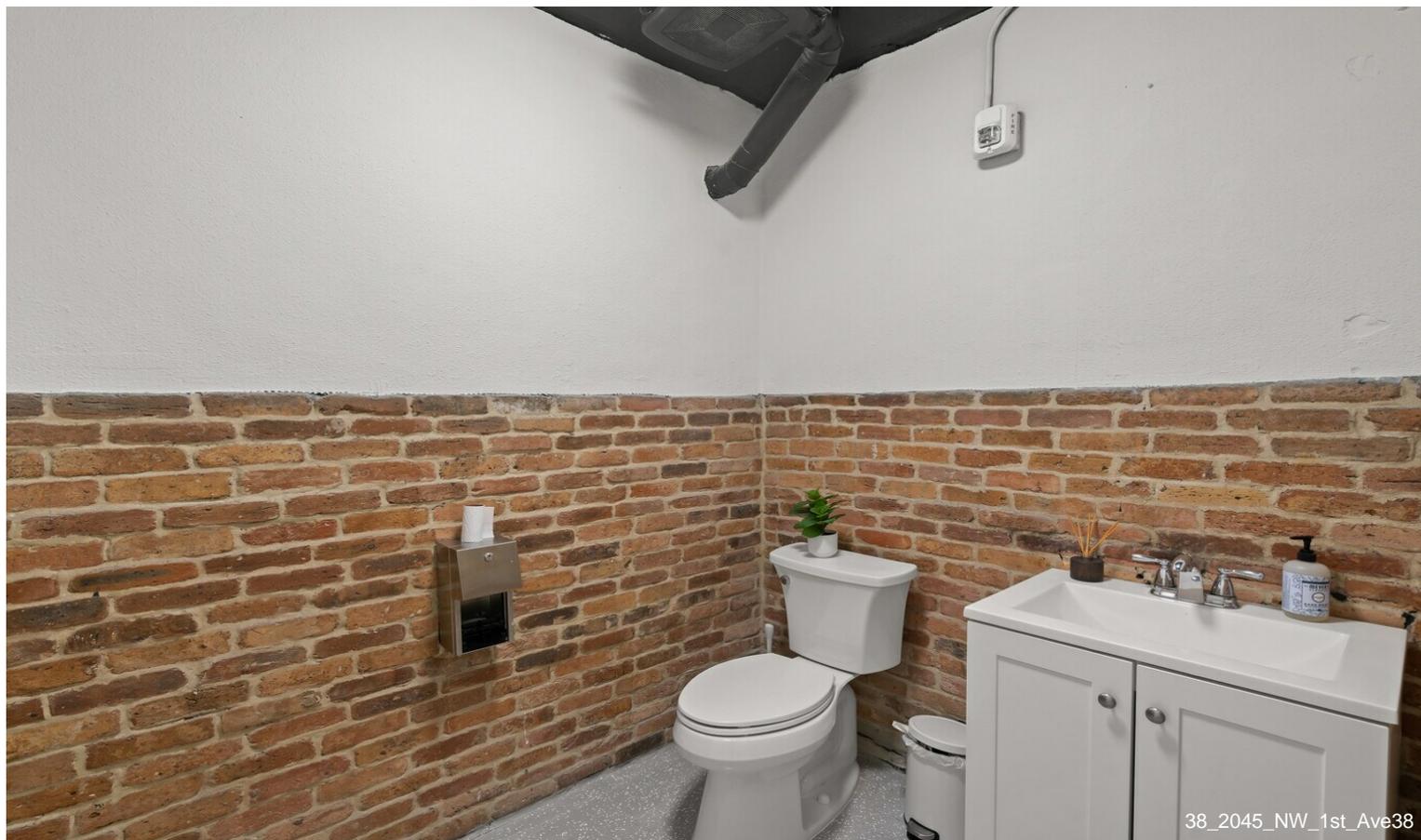


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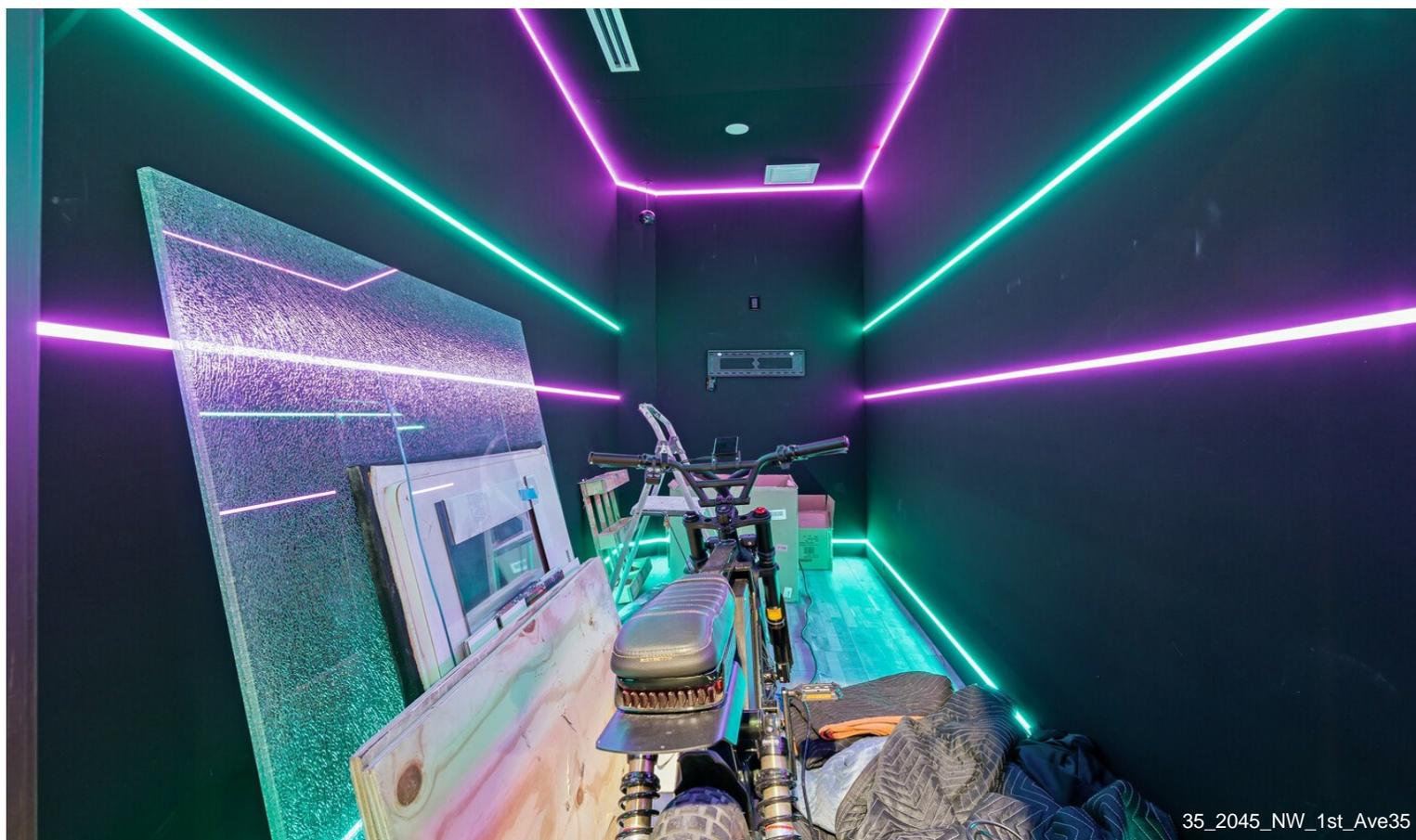
Property Photos



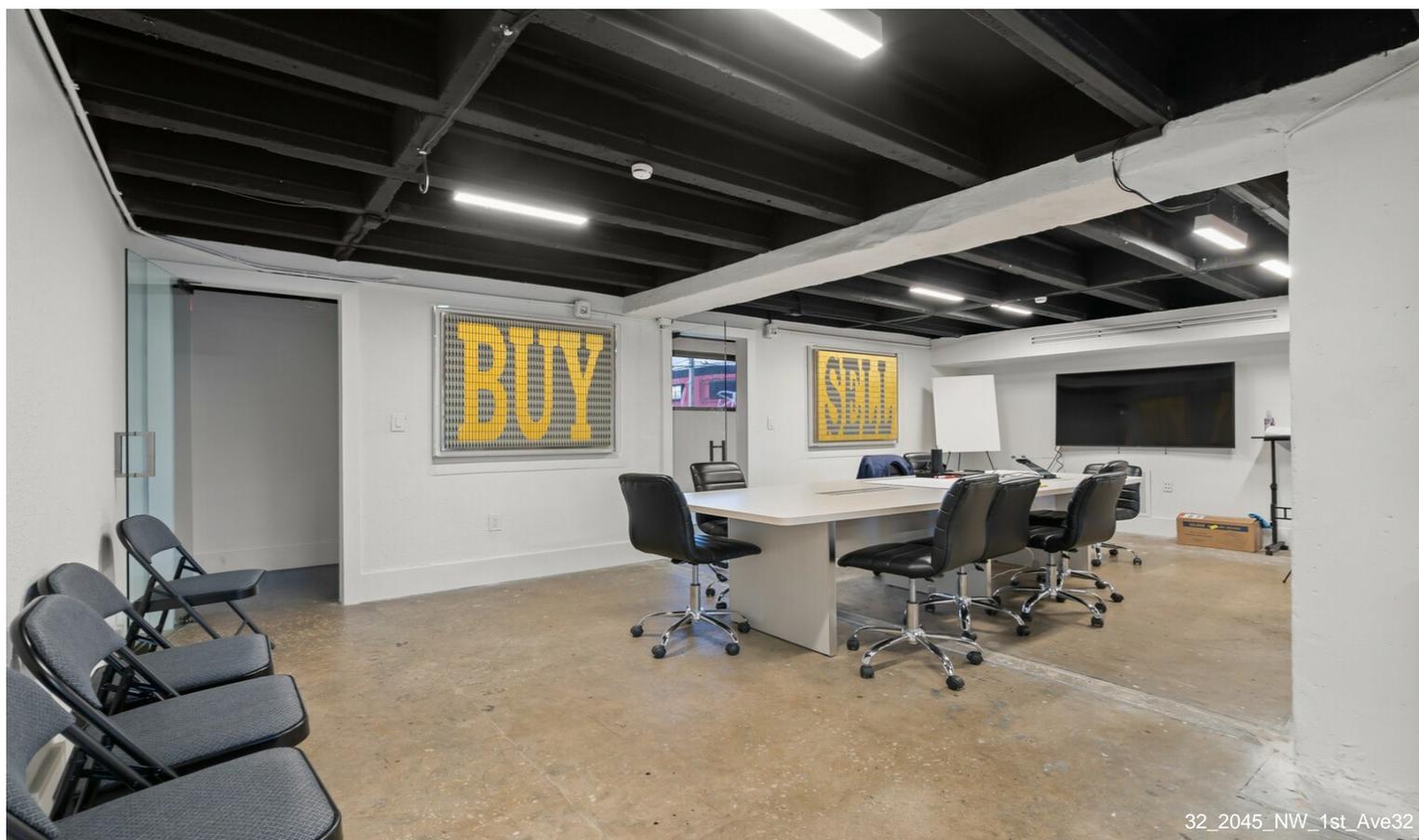
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Property Photos



35_2045_NW_1st_Ave35



32_2045_NW_1st_Ave32

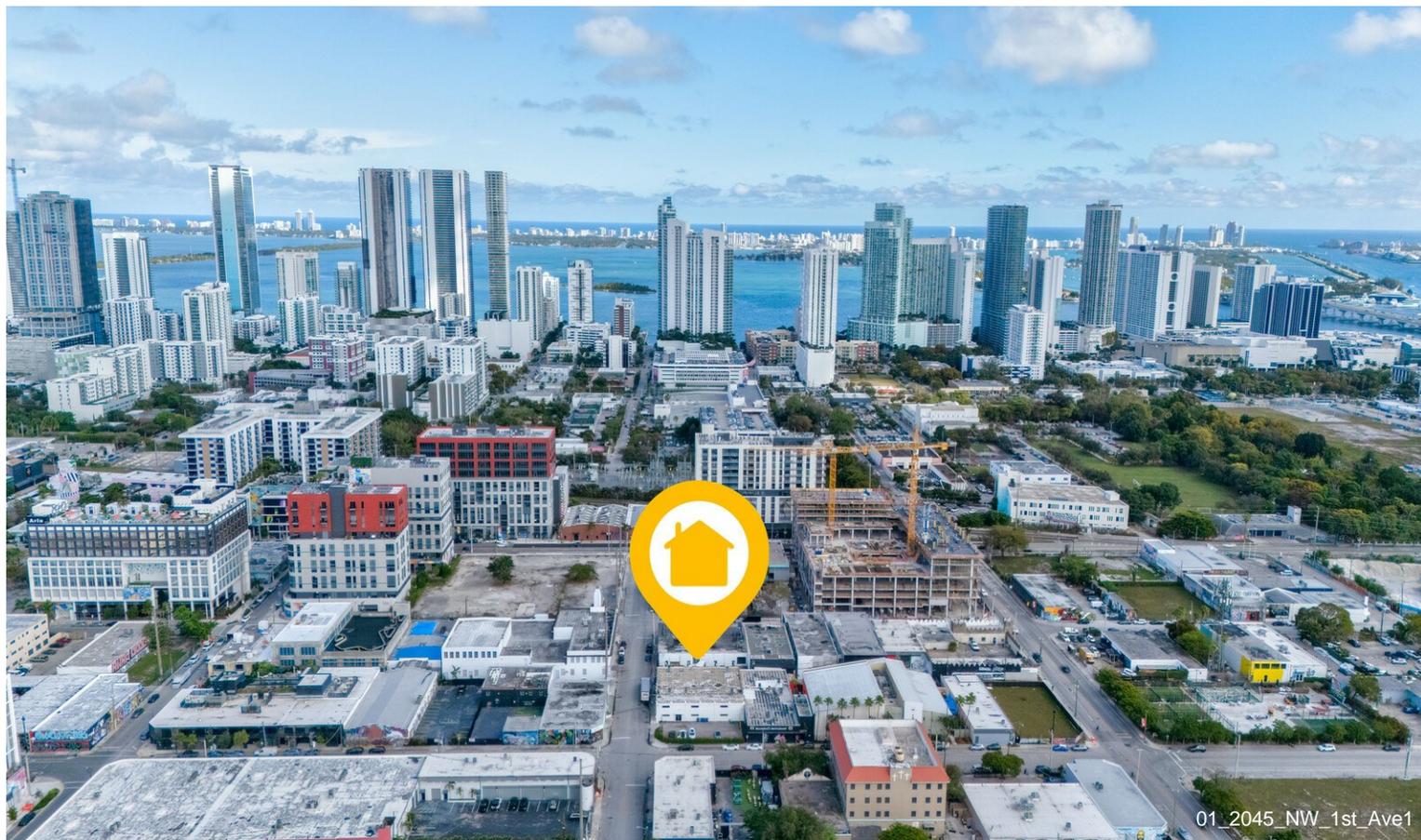
Property Photos



Property Photos



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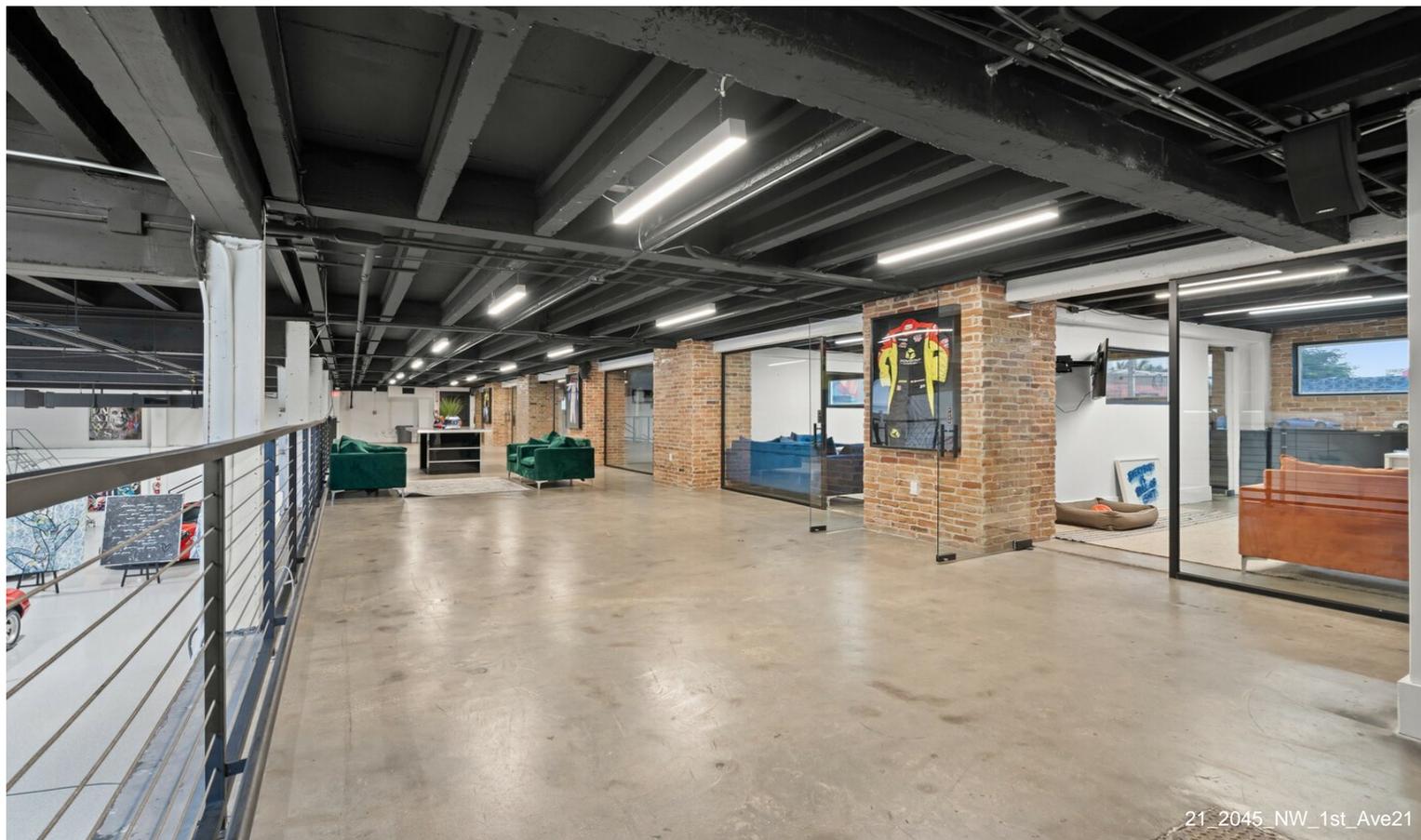


01_2045_NW_1st_Ave1

Property Photos

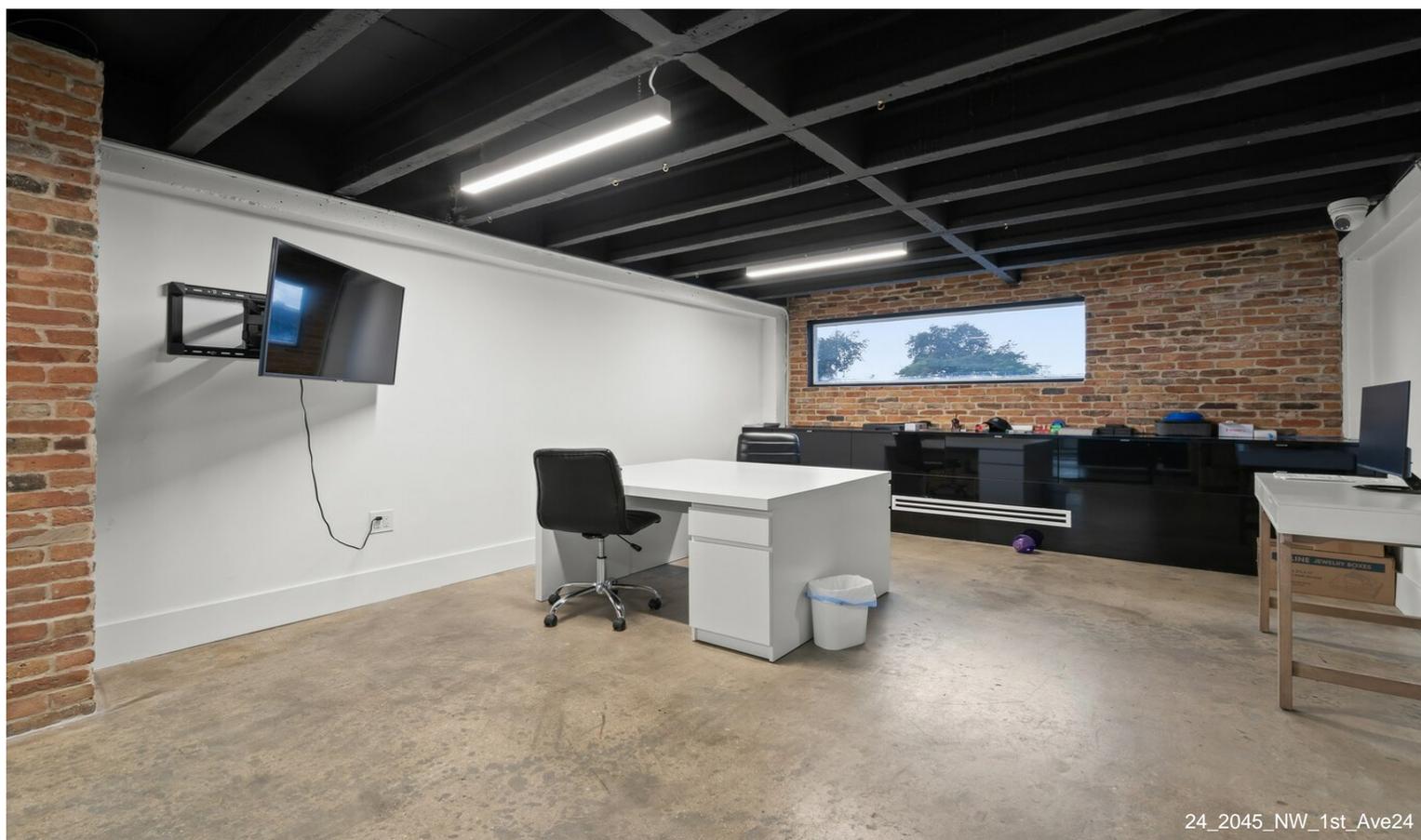
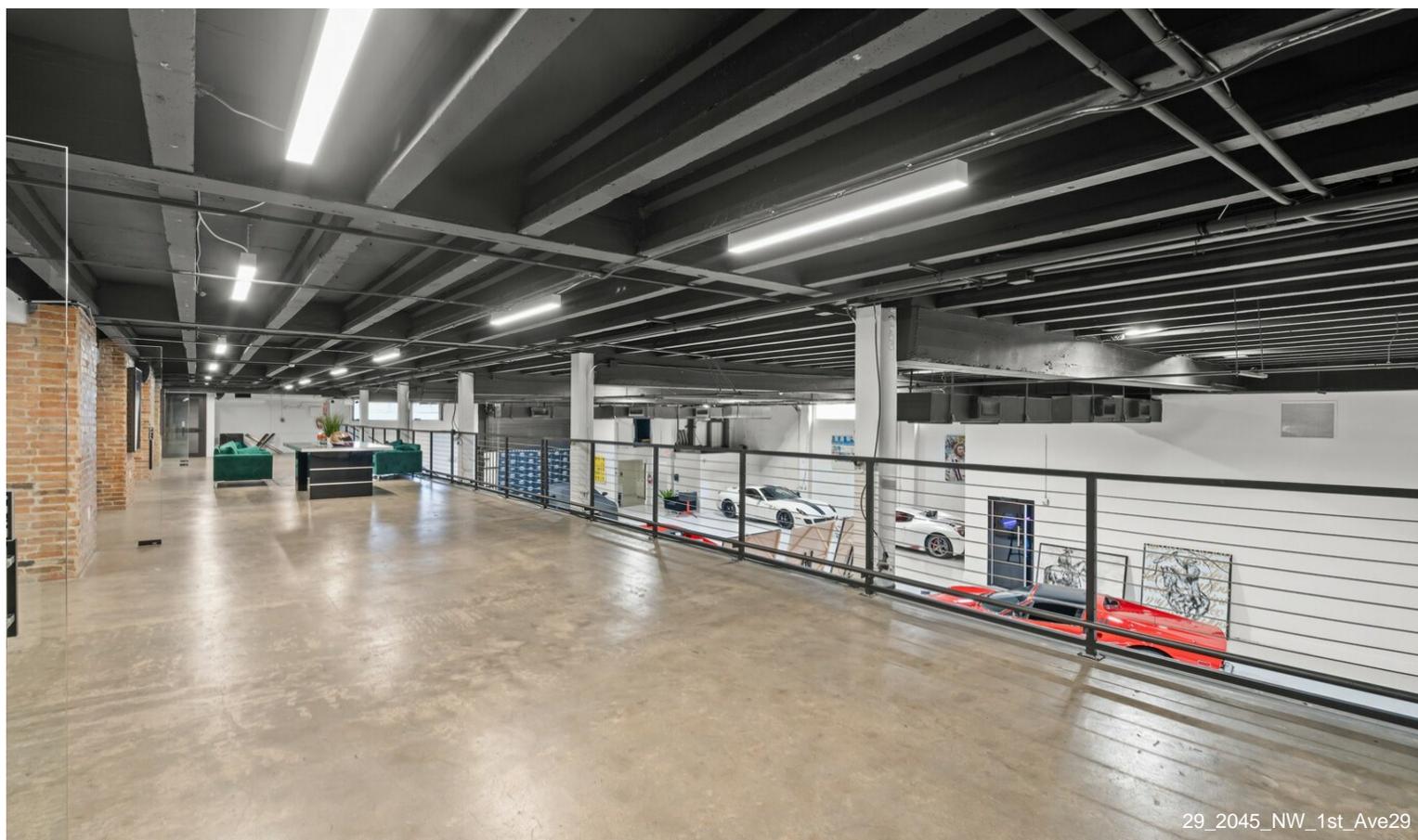


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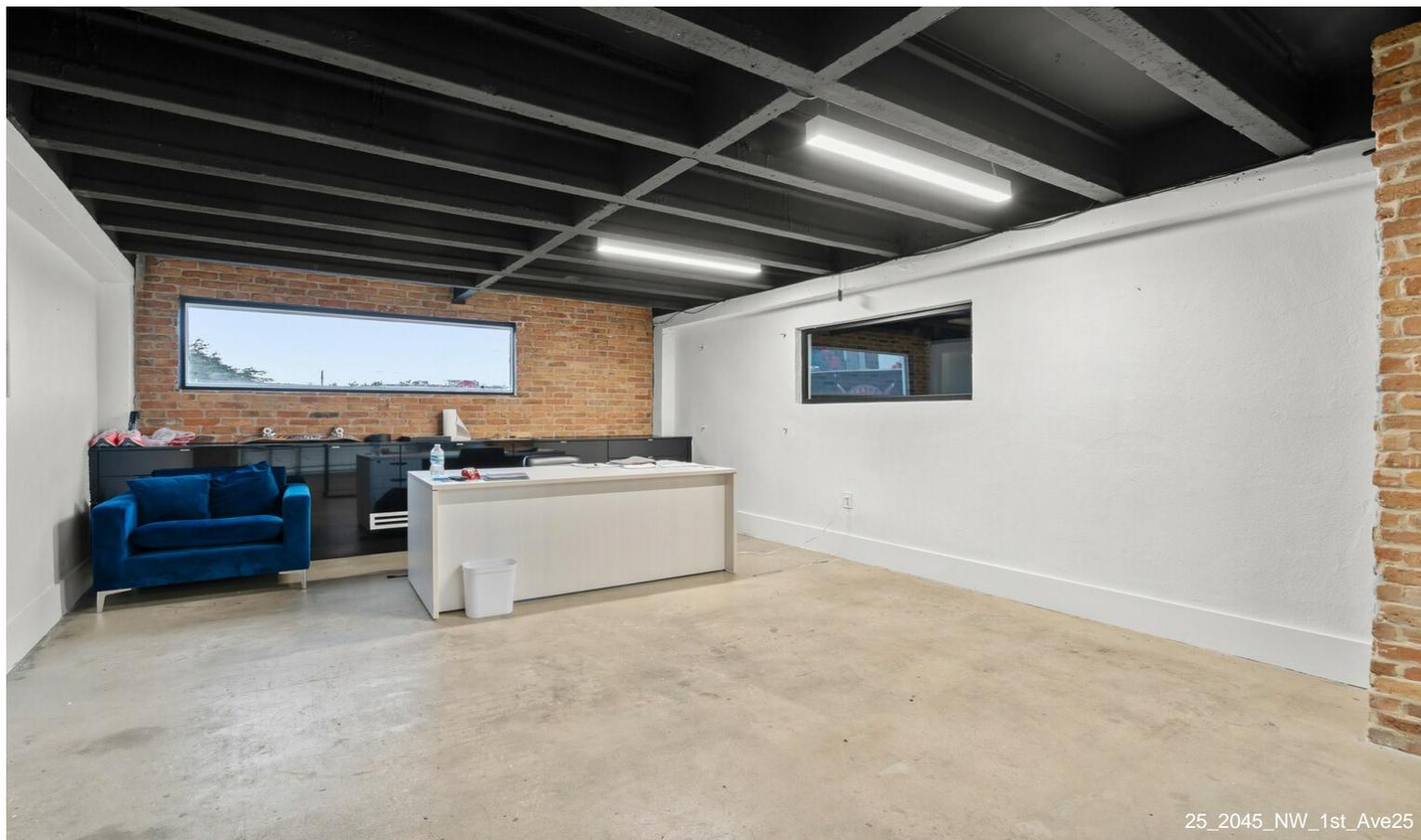


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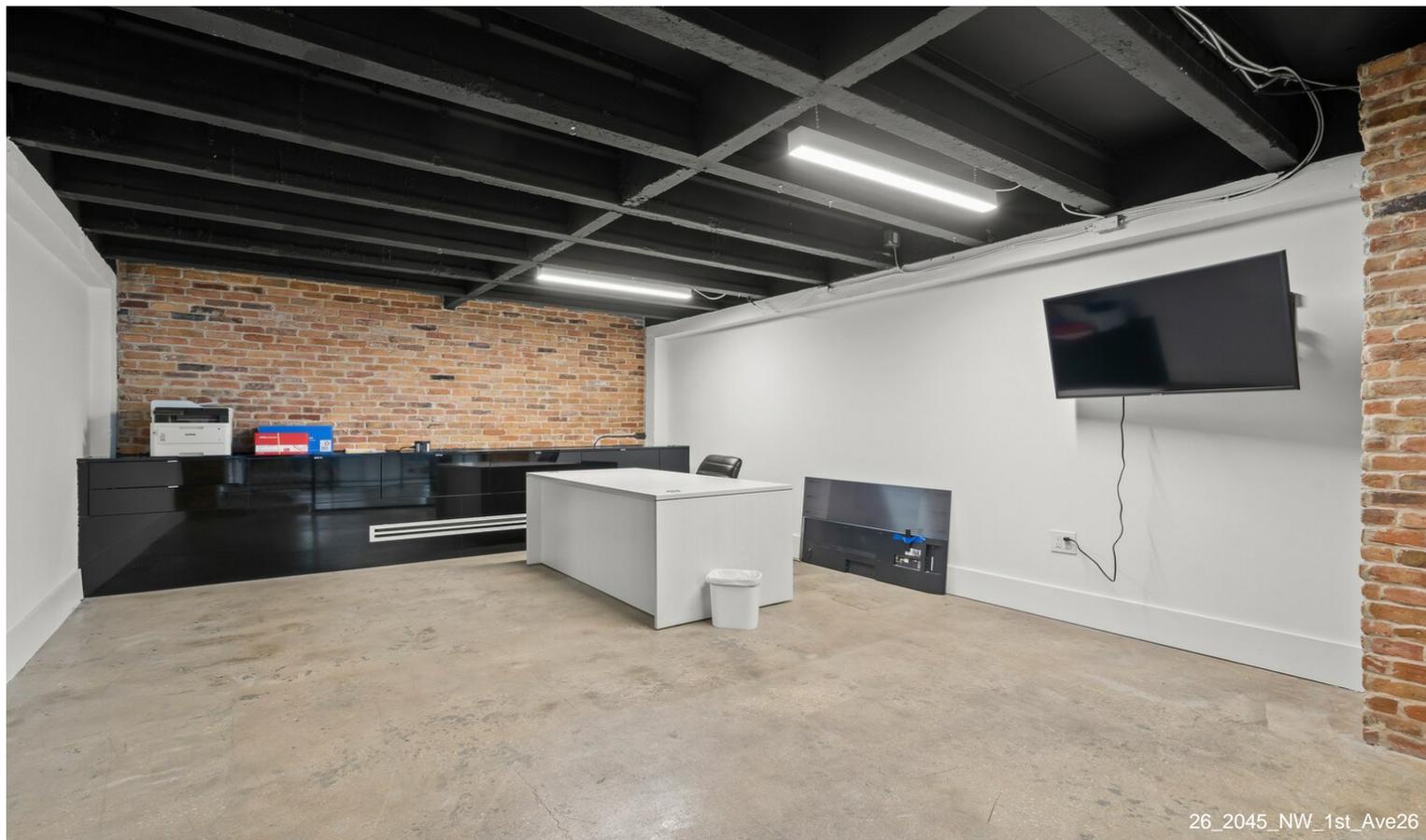
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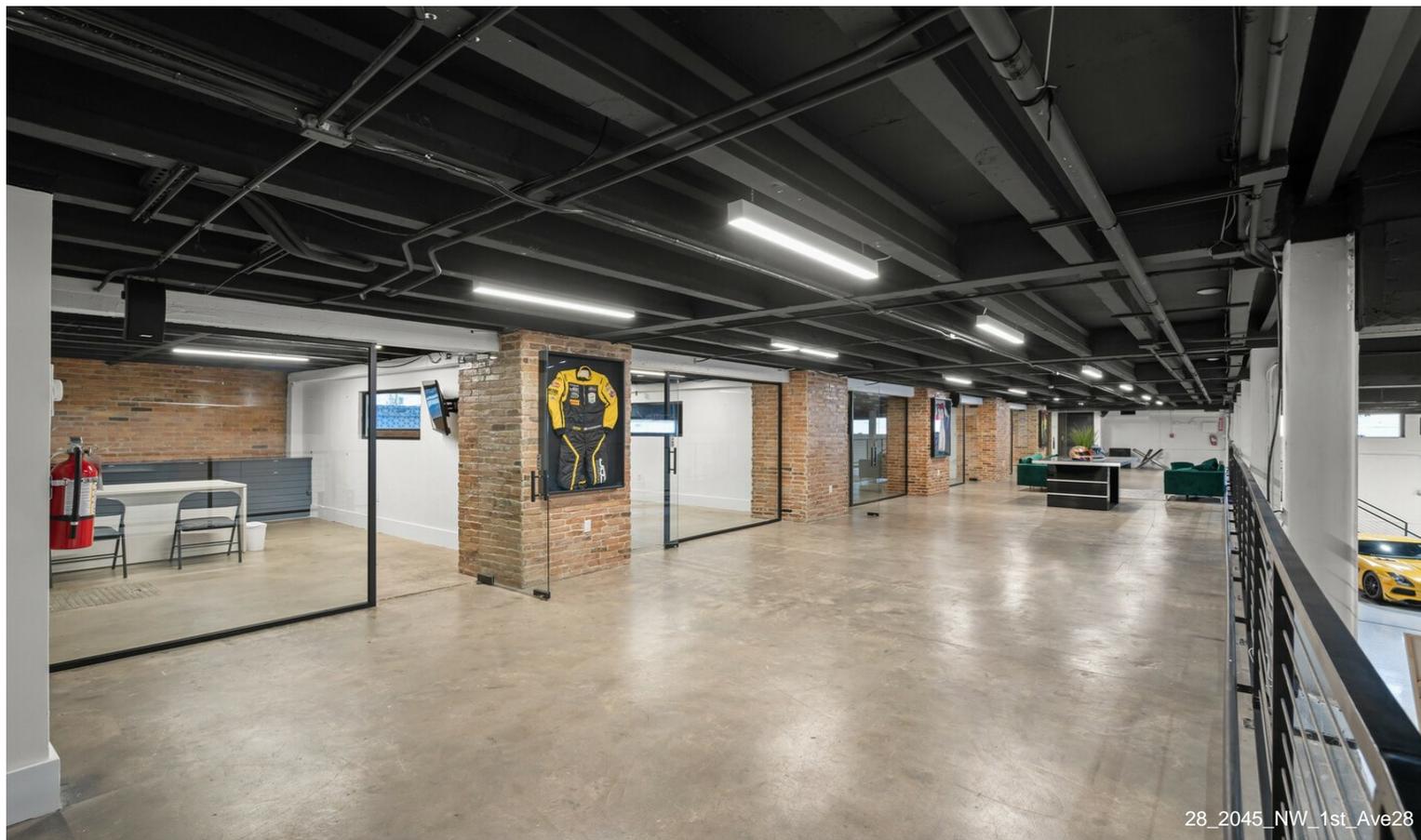
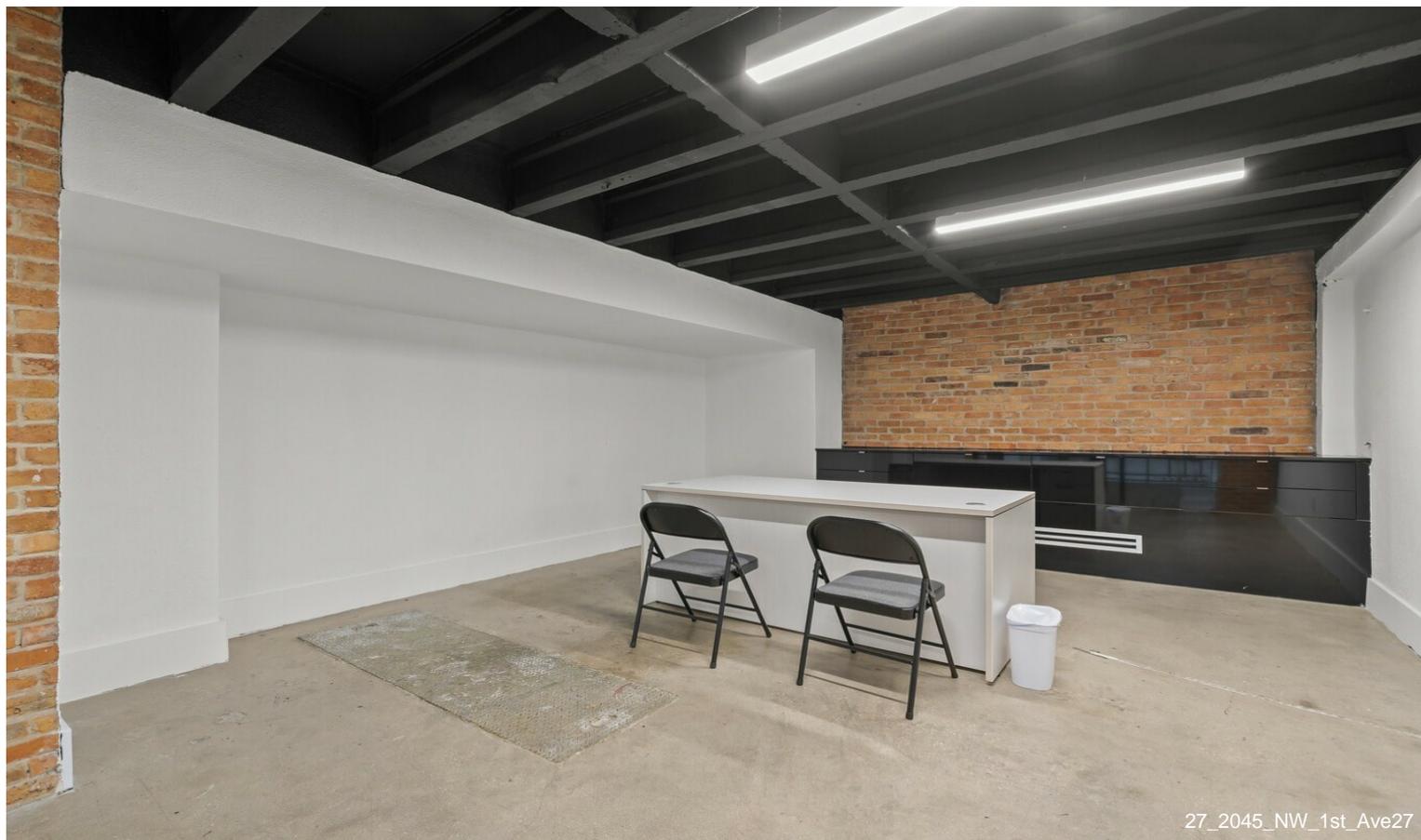


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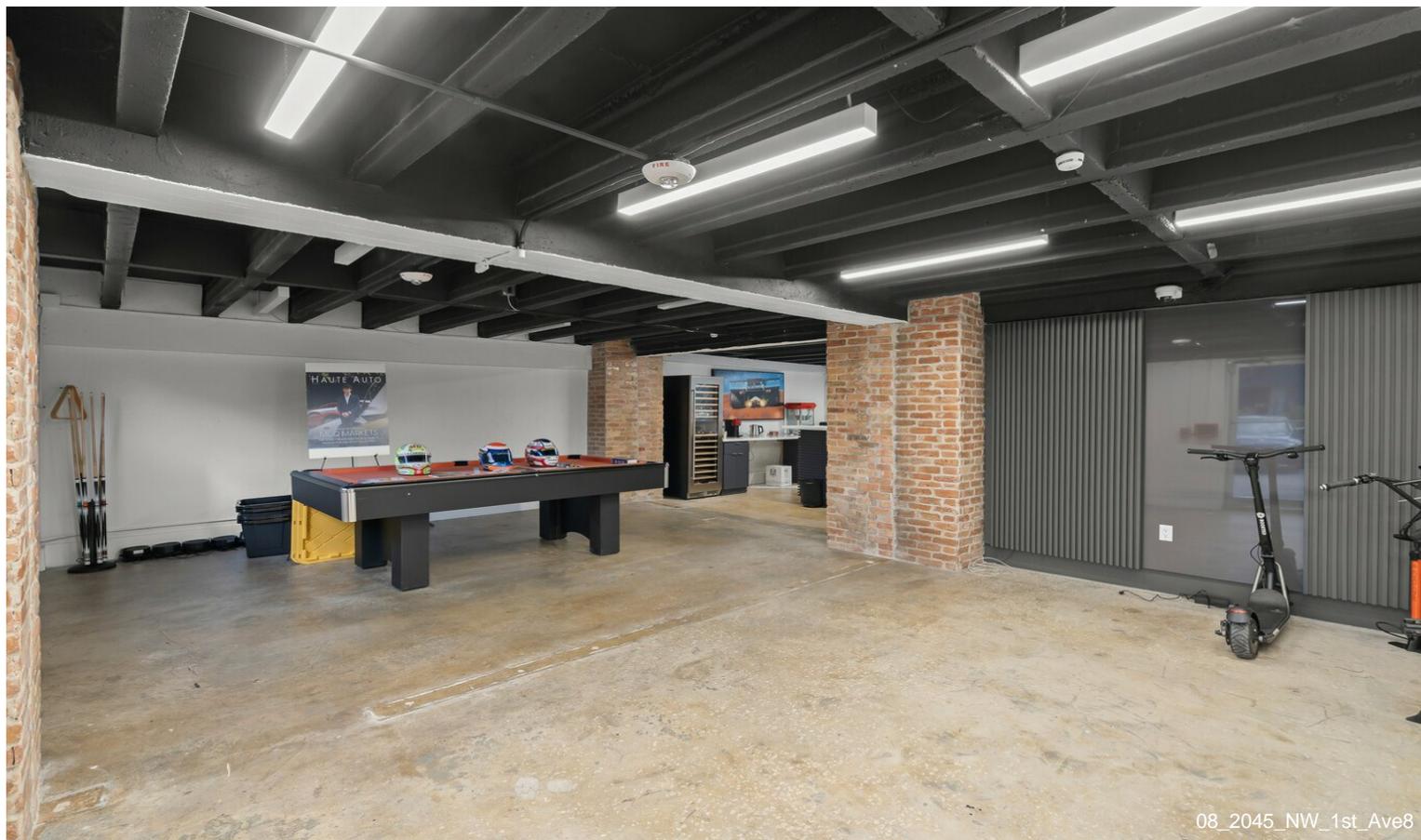


26_2045_NW_1st_Ave26

Property Photos



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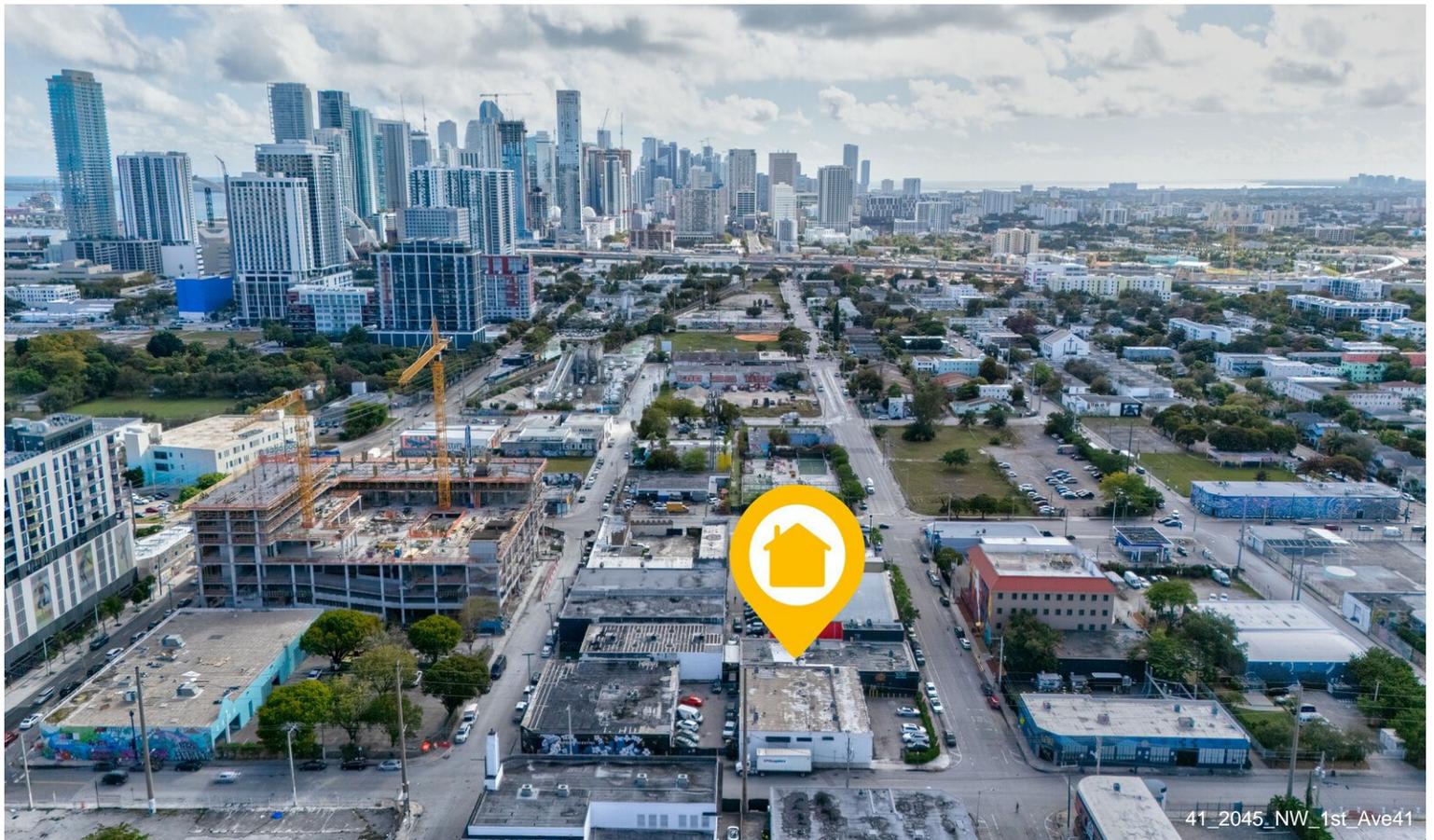
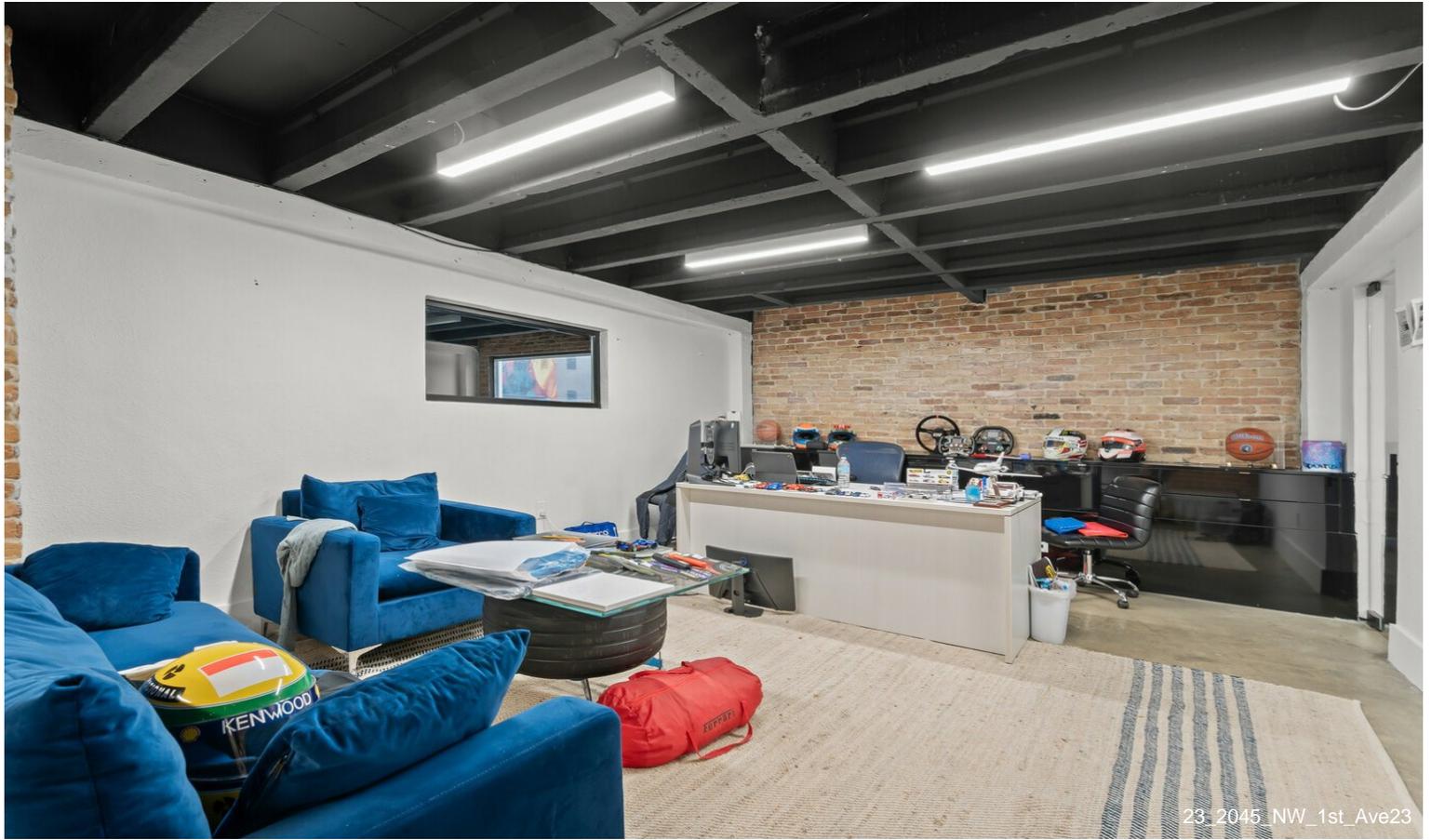


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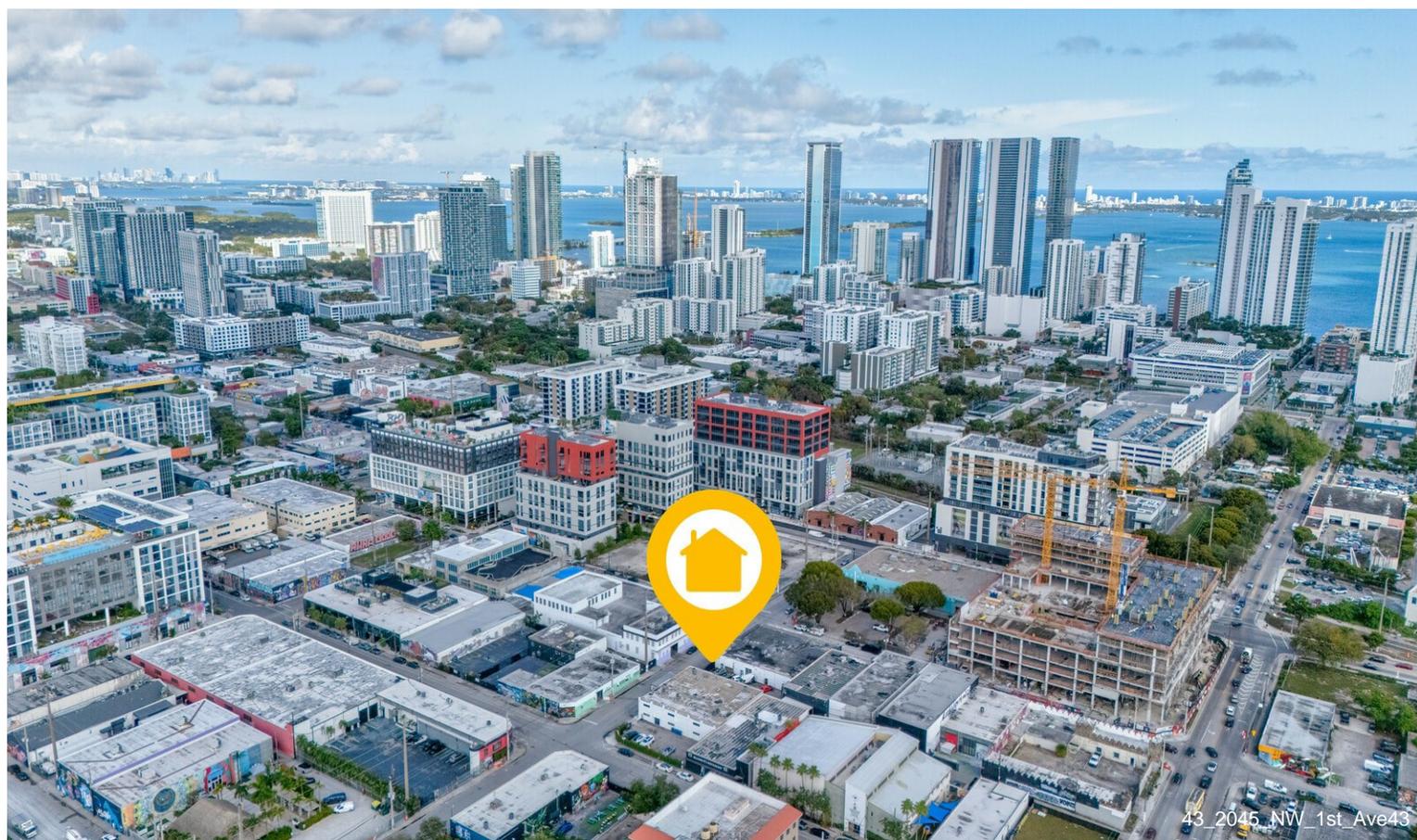


22_2045_NW_1st_Ave22

Property Photos



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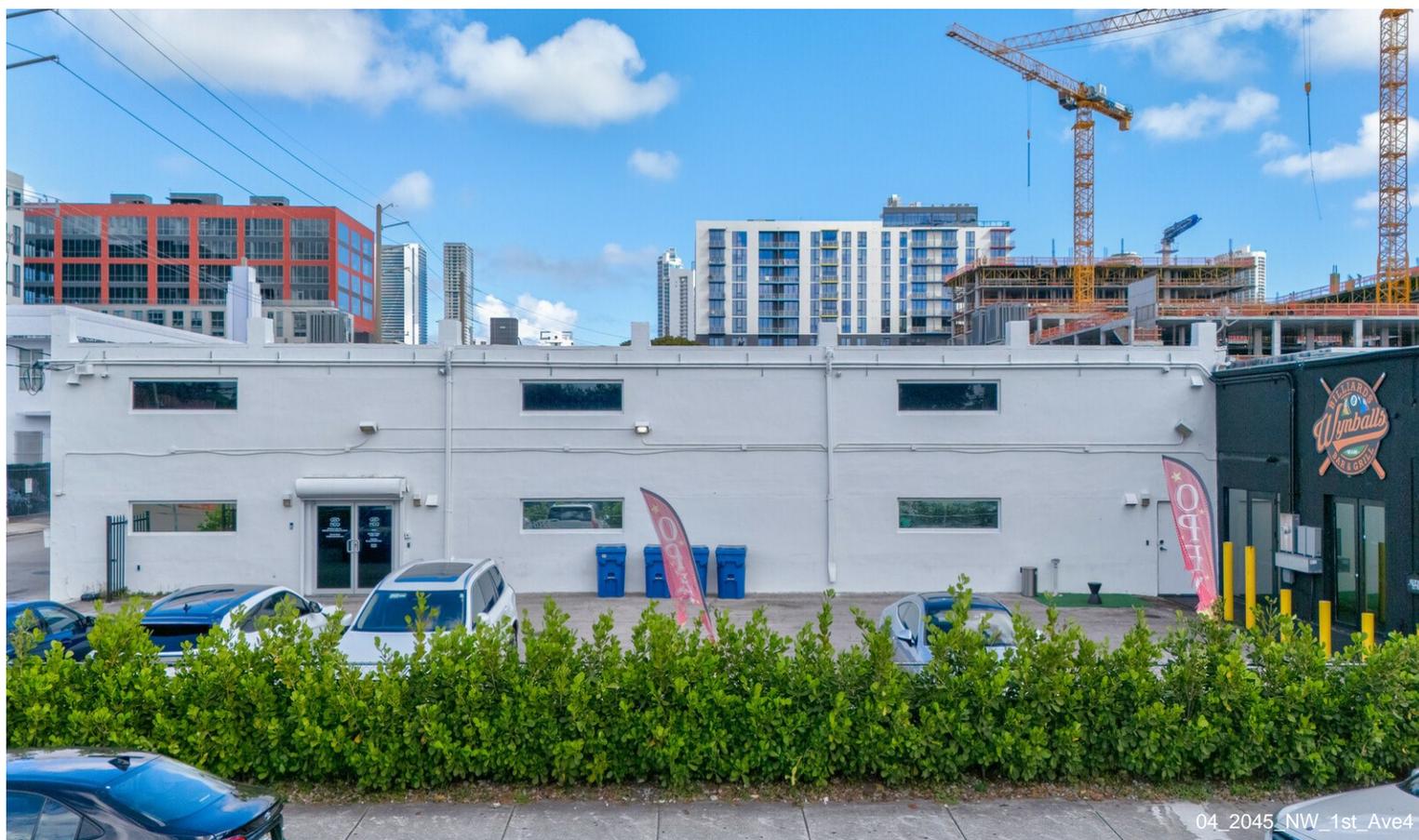
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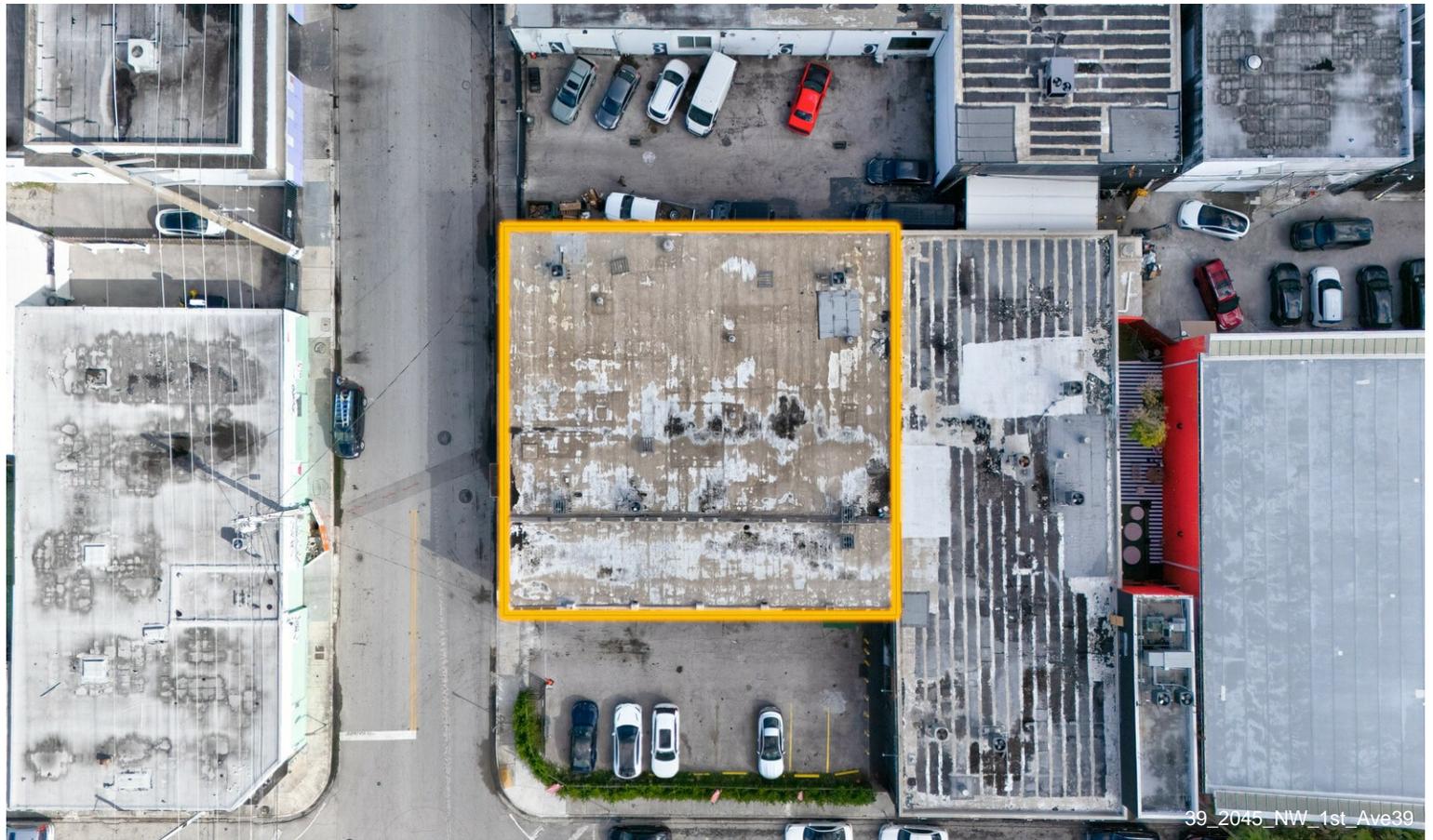


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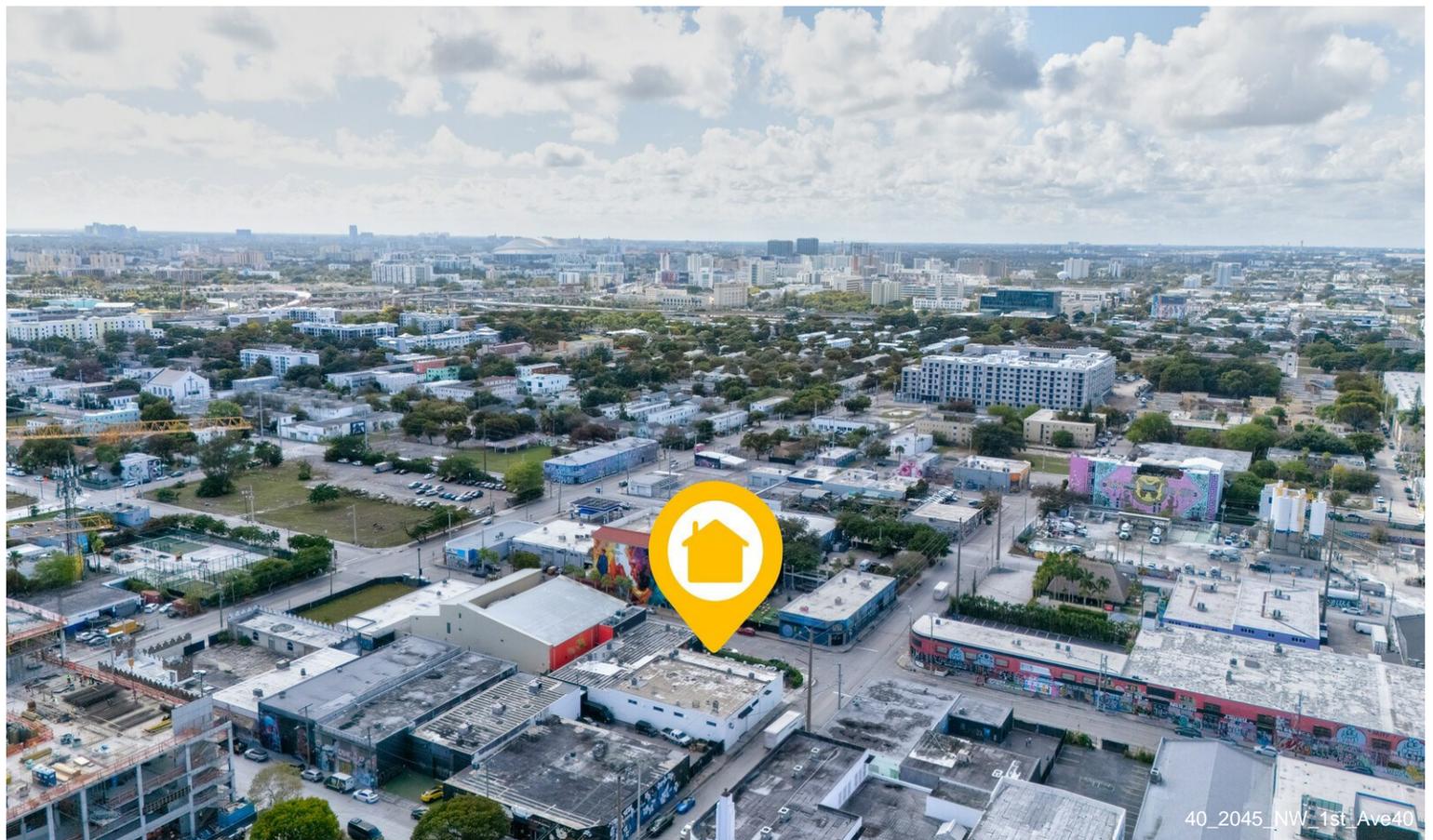


04_2045_NW_1st_Ave4

Property Photos



39_2045_NW_1st_Ave39



40_2045_NW_1st_Ave40

Property Photos

