

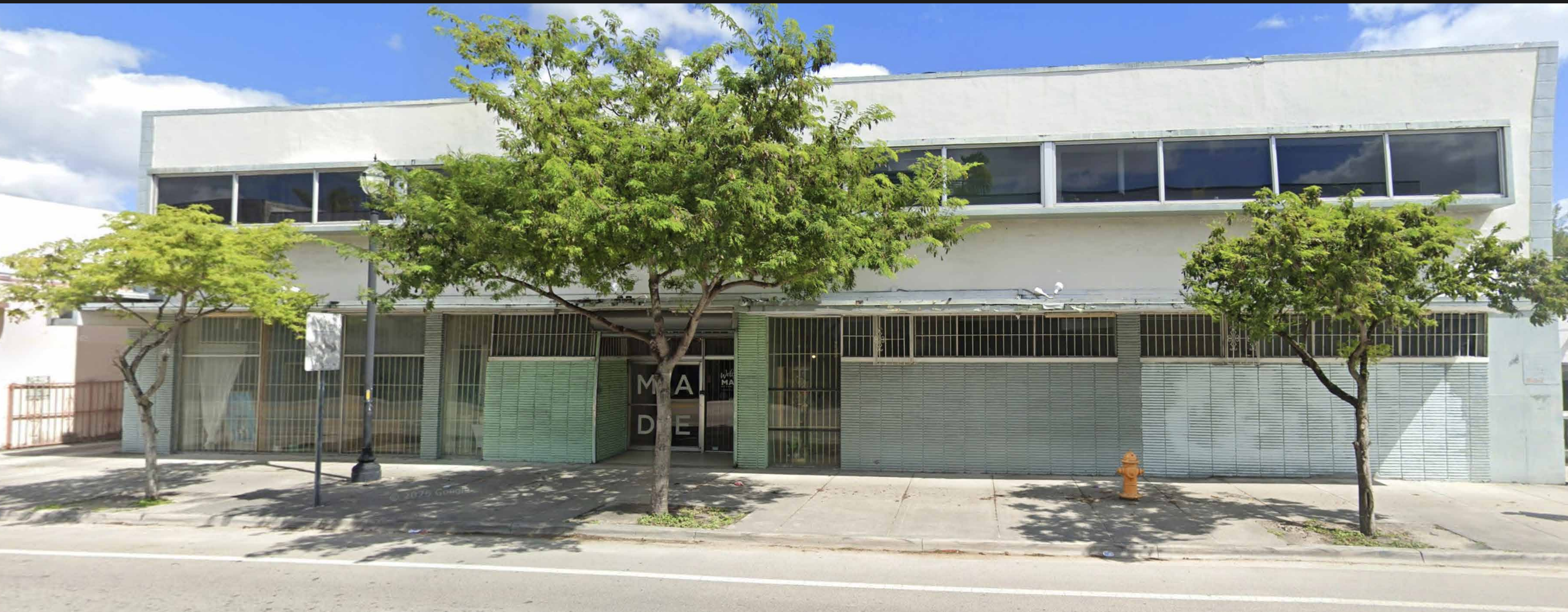
FOR LEASE

OFFICE / RETAIL

GRIDLINE
PROPERTIES

MADE AT UPTOWN LITTLE RIVER

8325 NE 2ND AVE ■ MIAMI, FL 33138



LITTLE RIVER'S MOST ANTICIPATED ADDRESS IS NOW BEING REIMAGINED.

What began as one of Miami's original creative co-working hubs, housed in a storied former BellSouth building on NE 2nd Avenue is now being transformed into a curated office and retail destination for the next generation of Miami businesses. Street-level retail

with direct NE 2nd Avenue frontage paired with modern private office suites ranging from 1,000 to 6,000+ SF.

Every space designed for tenants who want more than square footage and would benefit from a neighborhood.

DELIVERING Q3 2026.
PRE-LEASING NOW.



OFFICES WORTH COMING TO.

Flexible suites from 1,000 to 6,000+ SF offer modern finishes, open layouts, and a professional environment calibrated for businesses that value both function and setting.

Steps from The Citadel and Little River's established commercial corridor, Made at Uptown Little River provides the kind of address that supports client relationships, attracts talent, and signals that your business is intentional about where it plants its flag.

STORIES	2
SUITES AVAILABLE	12
SPACE AVAILABLE	From 1,000 SF to 6,000+ SF
PARKING	On-Site Available

FEATURES



High Ceilings



Efficient Layouts



Convenient Parking



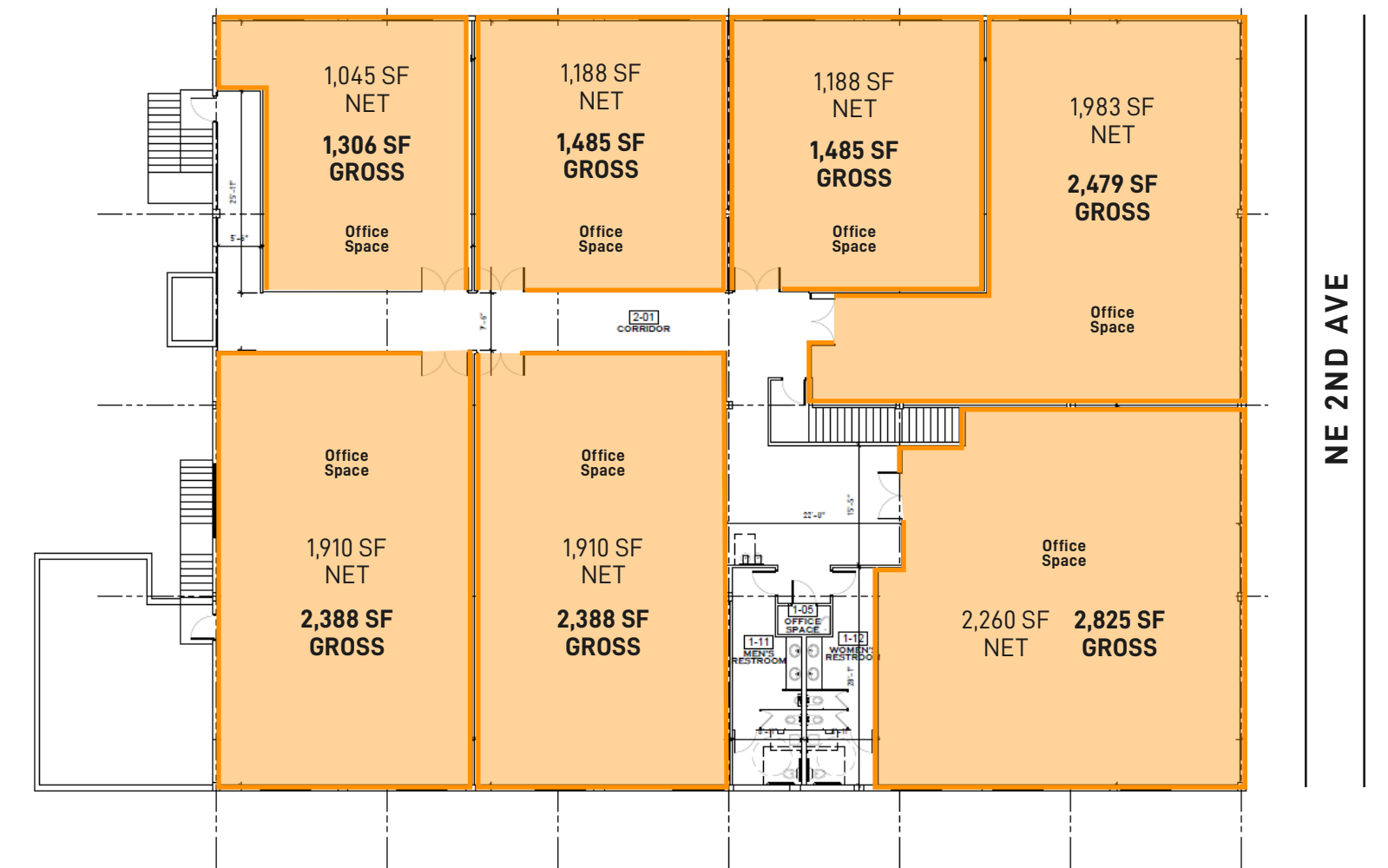
Recently Renovated

FLOOR PLAN.

PROPOSED **GROUND FLOOR PLAN**



PROPOSED **SECOND FLOOR PLAN**



- OFFICE SPACE
- RETAIL

LEASING RATES

OFFICE: \$50 PSF Gross
RETAIL: \$50 NNN

RETAIL THAT GETS NOTICED.

Ground-floor suites with prominent NE 2nd Avenue frontage deliver immediate visibility on one of Miami's most culturally active corridors.

With strong daytime and weekend foot traffic driven by The Citadel, Ebb+Flow, and the surrounding Little River ecosystem, this is a unique opportunity for boutique retailers, wellness concepts, and experiential brands to capitalize in a neighborhood that draws an engaged, design-conscious demographic.

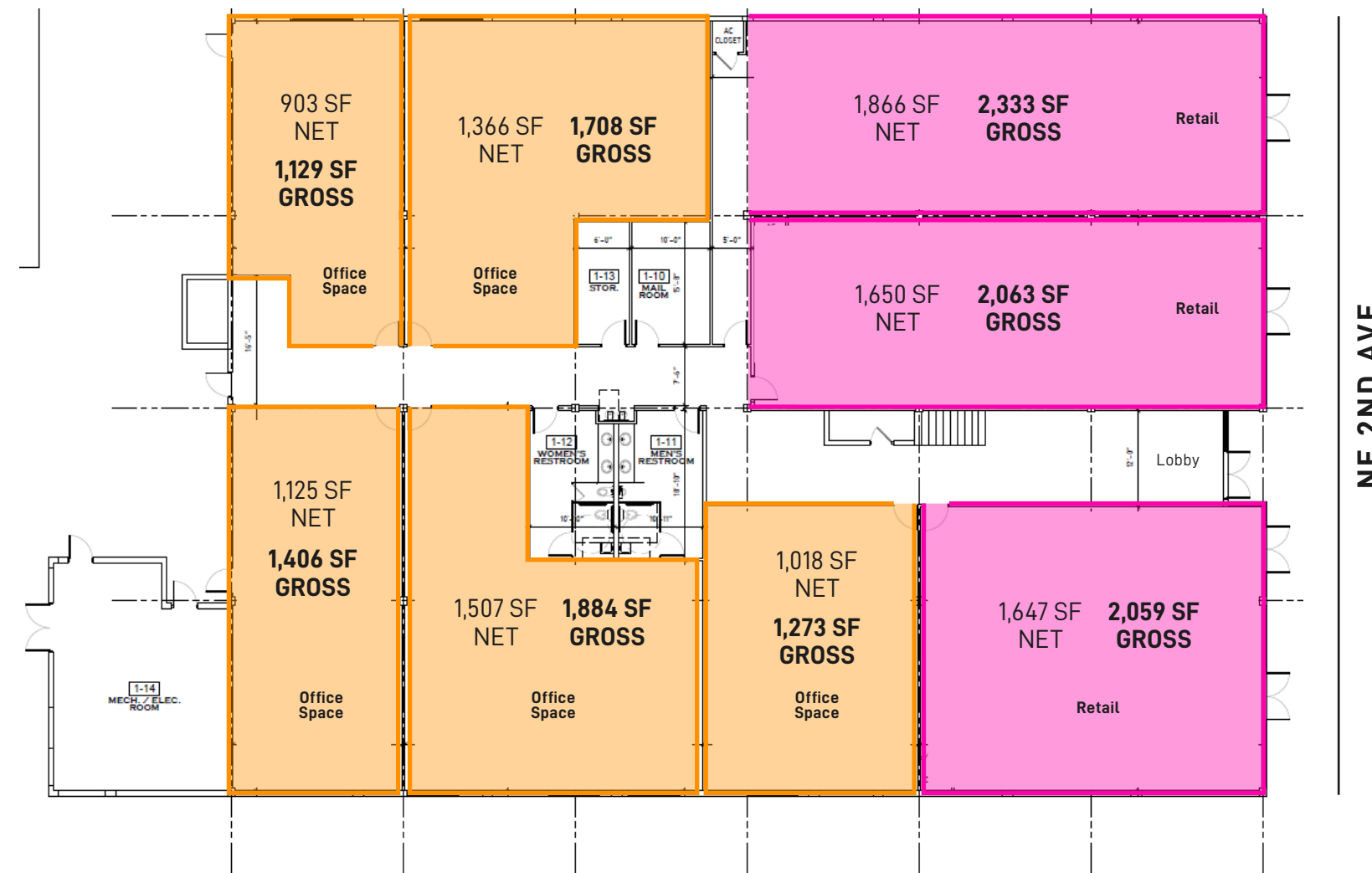
BAYS	3
TOTAL RETAIL AREA	From 2,000 SF to 6,000+ SF
FRONTAGE	NE 2nd Ave with Ample Traffic
DELIVERY	Vanilla Shell
USES	General Commercial



FEATURES

-  New Store Fronts
-  High Visibility
-  Strategic Location
-  New Renovation

FLOOR PLAN.

PROPOSED GROUND FLOOR PLAN



-  OFFICE SPACE
-  RETAIL

LEASING RATES

OFFICE: \$50 PSF Gross
RETAIL: \$50 NNN

PROPOSED
RENDER

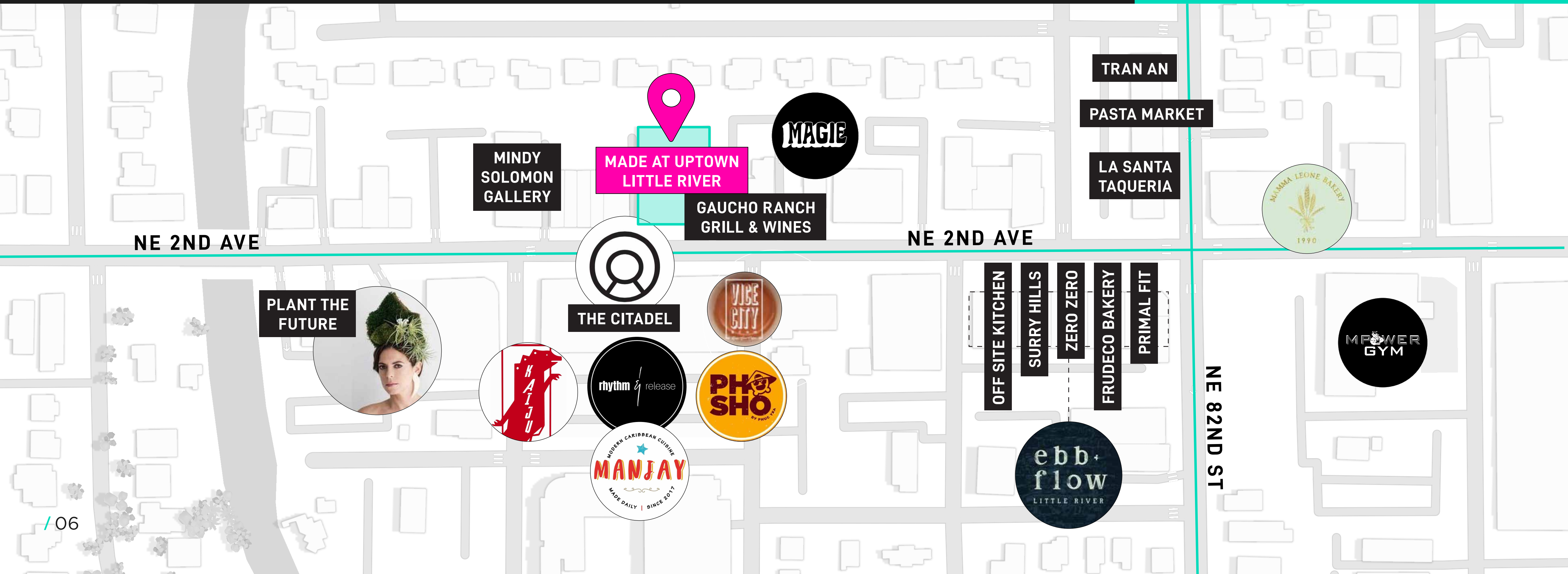


THE NEIGHBORHOOD

8325 NE 2nd Avenue sits at the center of Miami's Little River corridor — one of the city's most rapidly evolving creative and culinary districts. The building is steps from The Citadel and Ebb+Flow, two neighborhood landmarks that together deliver a curated food hall, event venues, and community gathering points generating consistent foot traffic from morning through evening. Uptown Little River is not a

destination in the making — it already is one. The surrounding streetscape reflects the district's distinct identity. Off Site, La Santa, Surry Hills, Magie, Gaucho Ranch, and Plant the Future collectively anchor a walkable, experience-driven environment that attracts a disproportionate share of Miami's independent creative class. This is not a transitional corridor. It is an established and actively curated one.

FOR TENANTS WHO UNDERSTAND THAT LOCATION IS A STATEMENT, MADE AT THE CITADEL OFFERS SOMETHING INCREASINGLY RARE IN MIAMI — A BUSINESS ADDRESS WHERE THE NEIGHBORHOOD ITSELF DOES PART OF THE WORK.





EDGEWATER

DOWNTOWN

WYNWOOD

MAGIC CITY

MIAMI DESIGN DISTRICT

IRONSIDE



CEDAR ST CAPITAL
188 RESIDENTIAL UNITS

MORGAN REED DEVELOPMENT



INFINITY COLLECTIVE DEVELOPMENT



AJ CAPITAL DEVELOPMENT



EBB & FLOW



EBB & FLOW

GAUCHO RANCH



THE CITADEL

MADE AT UPTOWN LITTLE RIVER



FABIEN CASTANIER GALLERY

MADE AT UPTOWN LITTLE RIVER

READY TO SCHEDULE A TOUR?
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