



FOR LEASE

**DWN
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REALTY ADVISORS
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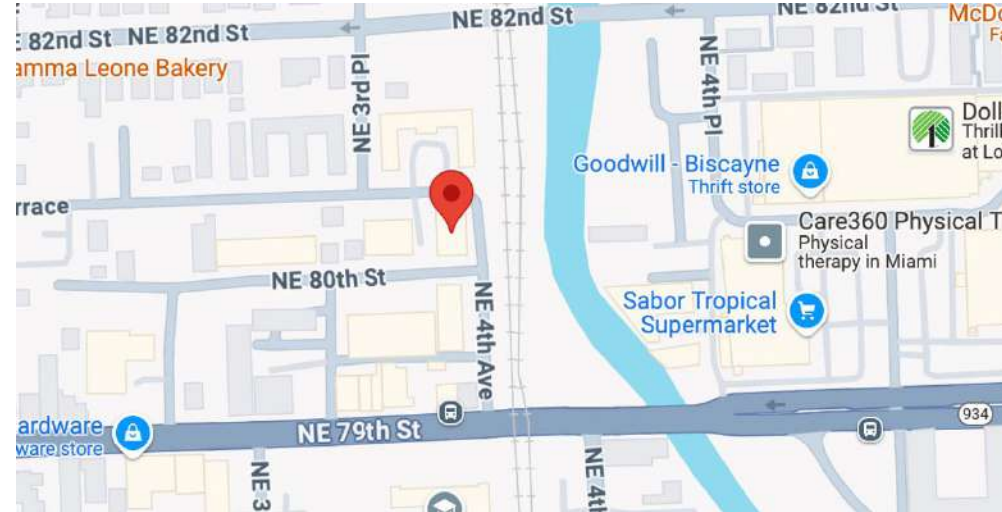
Little River Atelier

8020 NE 4th Avenue, Miami, FL 33138

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Asking Rent:	\$34/RSF MG
RSF:	1,400 RSF
Possession:	1/1/2025
Term:	3-5 Years
Suite:	115
Submarket:	Little River

LEASING OVERVIEW

DWNTWN Realty Advisors has been retained exclusively to arrange the leasing of 8020 NE 4th Avenue, Suite 115, a 1,400 SF turnkey industrial space in Miami's Little River submarket. Positioned for visibility and easy access, this property is ideal for a range of businesses seeking a vibrant, up-and-coming location. With a flexible 3-5 year lease term and a competitive rate of \$34/SF MG, it's surrounded by a mix of creative industries, retail, and nearby amenities, making it an attractive option for forward-thinking tenants ready to establish their presence in this dynamic area.

LEASING HIGHLIGHTS

- Prime Little River location with high visibility
- 1,400 SF turnkey industrial space
- Ample on-site parking for easy accessibility

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EXTERIOR PHOTOS



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LOCATION DESCRIPTION



LOCATION OVERVIEW

Nestled in one of Miami's fastest-growing areas, Little River has experienced a remarkable surge of investment and development in recent years, cementing its status as a prime location for businesses seeking a strategic foothold in Miami.

One of the key factors contributing to Little River's rapid growth is its exceptional proximity to prominent districts and corridors that drive Miami's economic pulse. A few blocks away is the renowned Miami Design District, a hub of luxury fashion, art galleries, and exquisite dining experiences.

Situated along the coveted Biscayne Corridor, Little River enjoys seamless connectivity and accessibility to Miami Beach, a world-renowned destination for tourism, entertainment, and leisure. Major transportation arteries such as Biscayne Boulevard, North Miami Avenue, I-95, the 79th Street Causeway, and the 195 are also conveniently located near the property.

Beyond its strategic location, Little River exudes a unique character and charm. The neighborhood boasts a vibrant arts and culture scene, with an array of eclectic galleries, studios, and venue spaces.



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LITTLE RIVER NEIGHBORHOOD CONTEXT



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