

The Redevelopment of

167 / NE 39<sup>TH</sup> ST  
Miami, FL 33137

In the Heart of Miami Design District  
Flagship Opportunity



**EXCLUSIVE AGENTS:**

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redefining retail.®



# ART + DESIGN + LIFESTYLE

IN THE HEART OF MIAMI'S DESIGN DISTRICT



*The site has been approved for a new 12,000 SF, 4-story building with rooftop.*

The existing one-story Waterworks building is  $\pm$  3,700 SF on a lot of  $\pm$  4,700 SF with 50 feet of frontage.

The unique ability for a Brand to develop their own identity, through a new building design. Joining neighbors that include the world's finest retailers, the building will sit amongst flagship stores for **HERMÈS**, **LOUIS VUITTON**, **Dior**, **Cartier** and others. Miami Design District has quickly become Miami's new destination for luxury fashion and design.

New building concepts have been prepared by Miami Beach based, Domo Architecture, and Miami based, Beilinson Gómez Architects. These innovative designs allow one to understand the inherent flexibility and opportunity of the site.

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# LOCATION MAP



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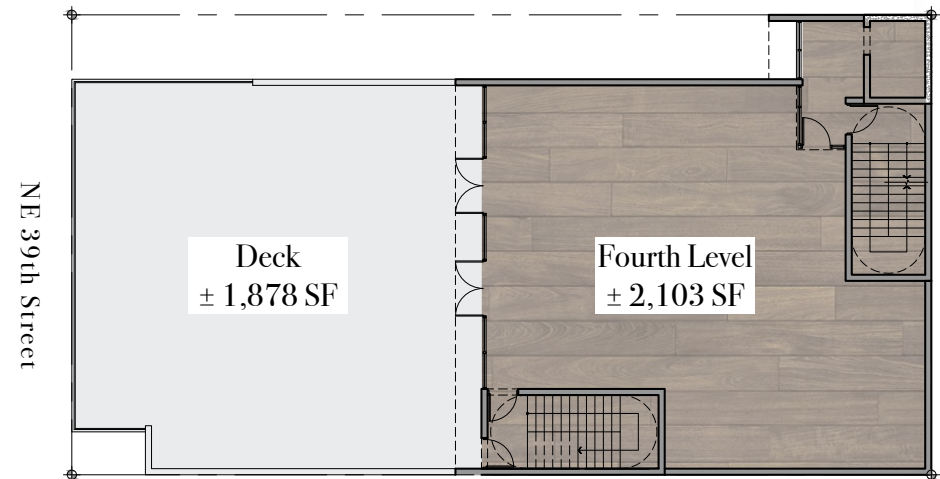
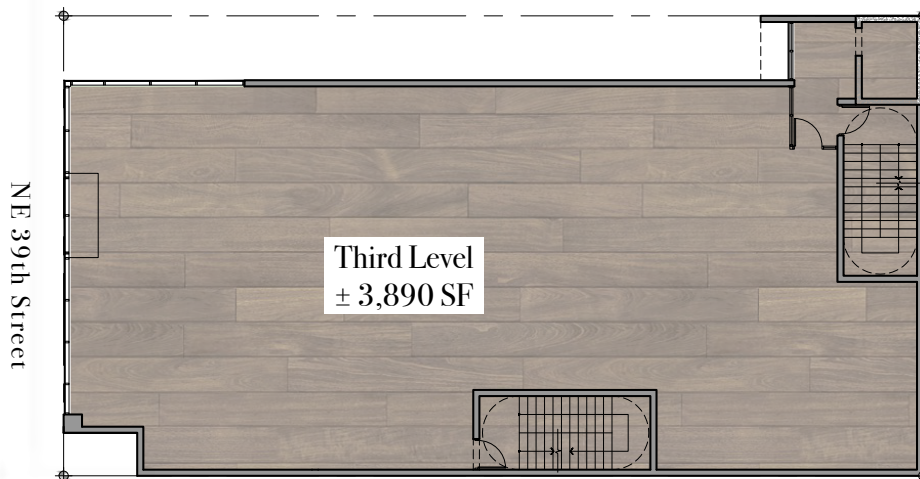
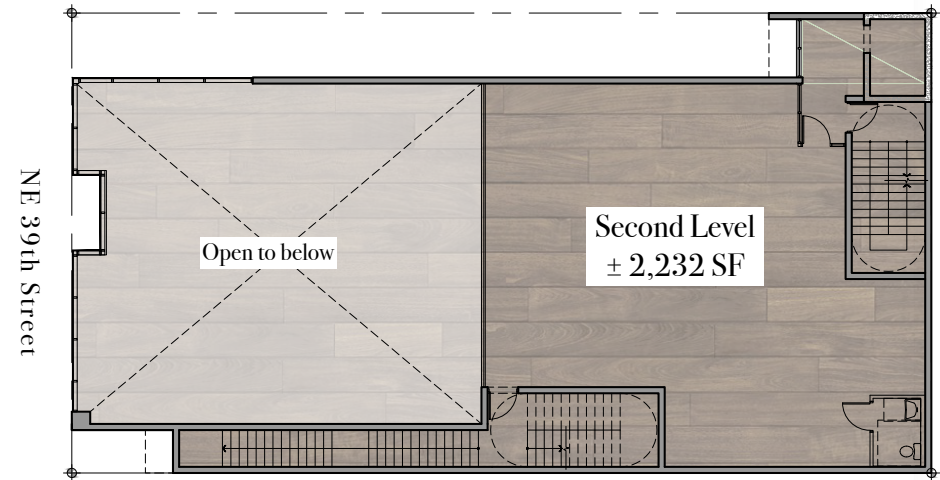
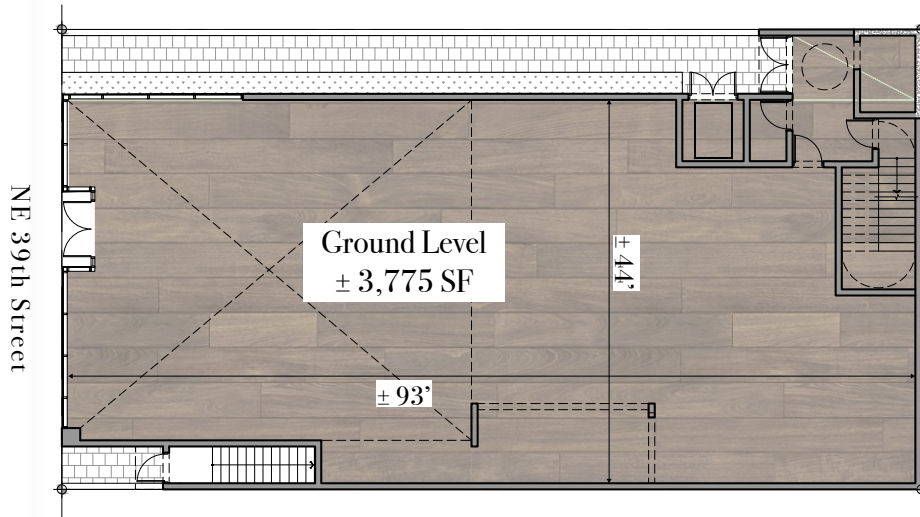


# APPROVED CONCEPTUAL FLOOR PLANS



SPACE	SIZE
Ground Fl	± 3,775 SF
Second Fl	± 2,232 SF
Third Fl	± 3,890 SF
Fourth Fl	± 2,103 SF
Rooftop	± 150 SF
<b>Total</b>	<b>± 12,150 SF</b>

CEILING HEIGHT	
Ground Fl	± 16 Ft
Second/Fourth Fl	± 14 Ft



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# CONCEPTUAL ELEVATIONS



Concept by Domo Architecture



Concept by Domo Architecture



Concept by Domo Architecture



Concept by Beilinson Gómez Architects



# THE NEIGHBORHOOD



**FOR  
LEASING  
INFORMATION**



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