

SPACE AVAILABLE — LITTLE RIVER, MIAMI

80 NW 72nd Street

CREATIVE RETAIL & GALLERY SPACE · MIAMI, FL 33150

5,000 SF

AVAILABLE

\$25 NNN

LEASE RATE / SF / YR

Ample

ON-SITE PARKING



PROPERTY OVERVIEW

A Canvas for What's Next

80 NW 72nd Street is a creative flex building in Miami's Little River district — one of the most talked-about cultural corridors in South Florida. The available 5,000 SF offers soaring ceilings and oversized impact windows that flood the space with natural light, providing an ideal backdrop for gallery programming, exhibitions, and artist-driven commerce.

The building has been thoughtfully updated to suit creative uses while preserving the raw, industrial character that defines Little River's aesthetic. Gated, on-site parking offers convenience rarely found at comparable creative spaces in Miami.

PROPERTY HIGHLIGHTS

Built for the Creative Economy

- ▶ Soaring ceilings — ideal for large-format installation and gallery display
- ▶ Oversized impact windows delivering exceptional natural light throughout
- ▶ Gated, ample on-site parking — rare in this corridor
- ▶ Adjacent outdoor space that can be activated for events.
- ▶ Competitively priced at \$25/SF NNN — well below comparable Miami gallery districts
- ▶ Immediate access to I-95, Biscayne Blvd & 79th Street Causeway
- ▶ Steps from Wynwood, Miami Design District & Midtown Miami

THE NEIGHBORHOOD

Little River — Where Miami's Cultural Pulse Is Moving

Sunny's Steakhouse

The neighborhood anchor — live-fire steaks under twinkle-lit banyan trees. A magnet for Miami's tastemakers and a perennial buzz generator.

Fooq's

Acclaimed Persian-inspired cuisine in an intimate setting. A celebrated destination that draws a discerning, arts-adjacent crowd.

Bar Bucce

A stylish neighborhood wine bar that's become a gathering point for Little River's creative community and after-event crowd.

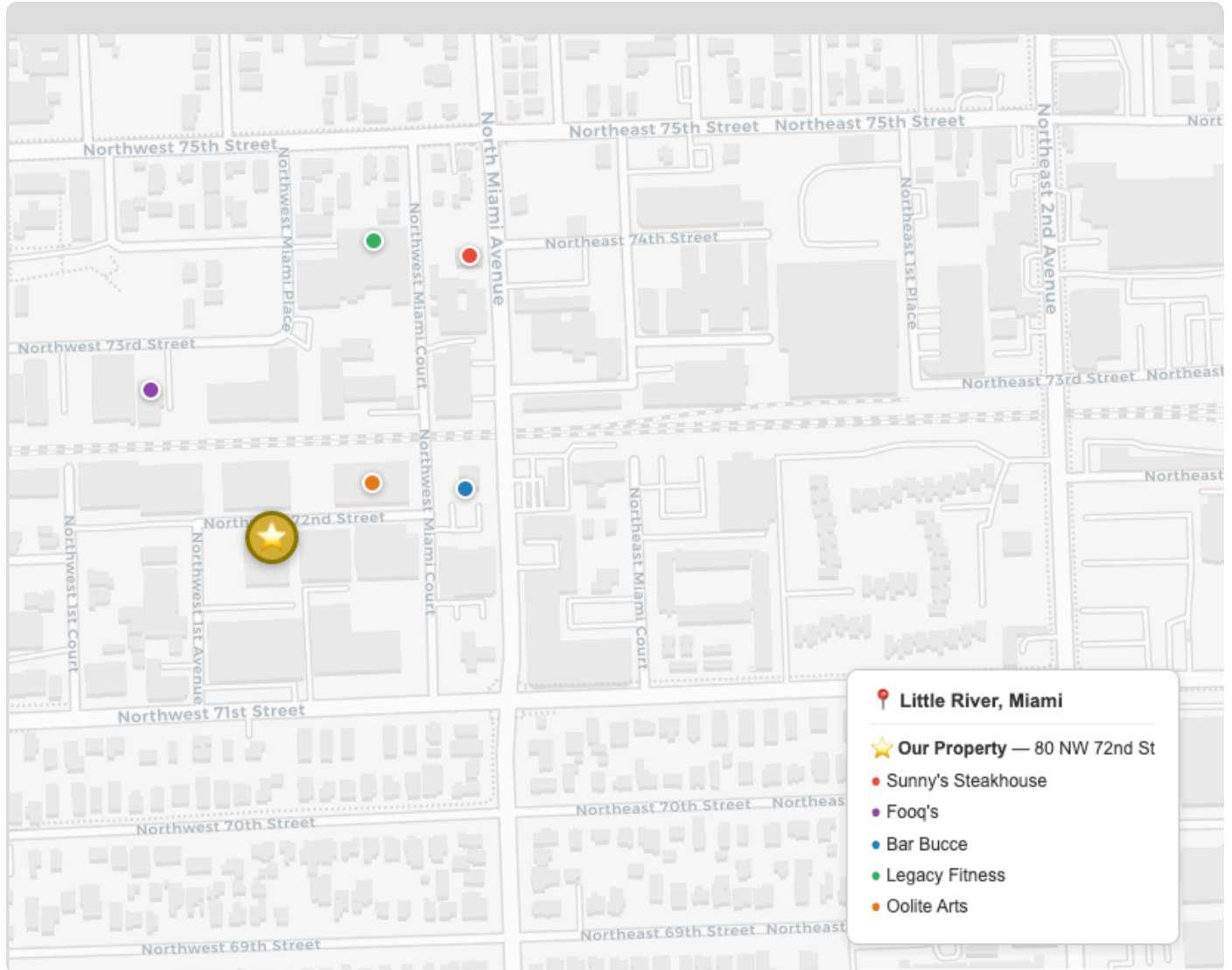
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80 NW 72nd Street — The Opportunity

LITTLE RIVER CREATIVE RETAIL · MIAMI, FL 33150

NEIGHBORHOOD CONTEXT



COMING SOON — YOUR FUTURE NEIGHBORS

OPENING 2027

O Cinema

Miami's beloved independent cinema is bringing its acclaimed programming to Little River — activating the building with film audiences, cultural events, and a creative community that overlaps directly with the gallery world.

OPENING 2028

Oolite Arts

Directly across the street, Oolite Arts — Miami's premier visual arts residency and nonprofit — will open its new campus, establishing 80 NW 72nd as a permanent anchor of Miami's contemporary art ecosystem.

All information subject to verification. Square footages and terms subject to change. Contact Chris Sterling at cs@dwntwnrealtyadvisors.com for lease negotiations and tours.

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