

Q1 2025
LEASING DECK
AVENUE

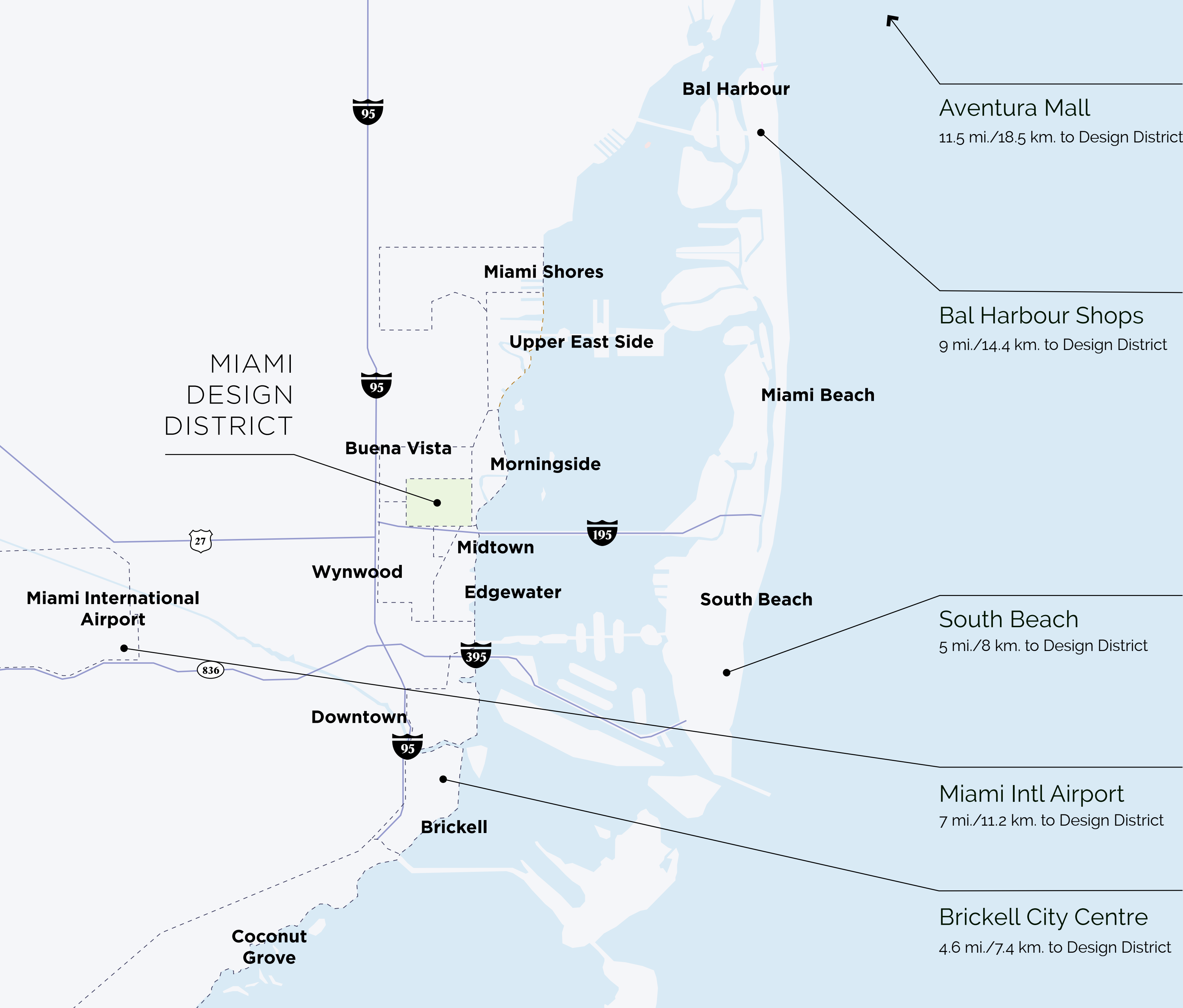


MIRAI DESIGN DISTRICT
BY KENGO KUMA



Artists' Conceptual Rendering

4218 N.E. 2ND AVE., MIAMI, FLORIDA



Aventura Mall
11.5 mi./18.5 km. to Design District

Bal Harbour Shops
9 mi./14.4 km. to Design District

THE DISTRICT

Nestled in the Heart
of Miami, the Design District
is Convenient to Everywhere

18 Square Block Zone in Central Miami

Access to I-95 (200,000 cars per day)

Close to I-195 (200,000 cars per day)

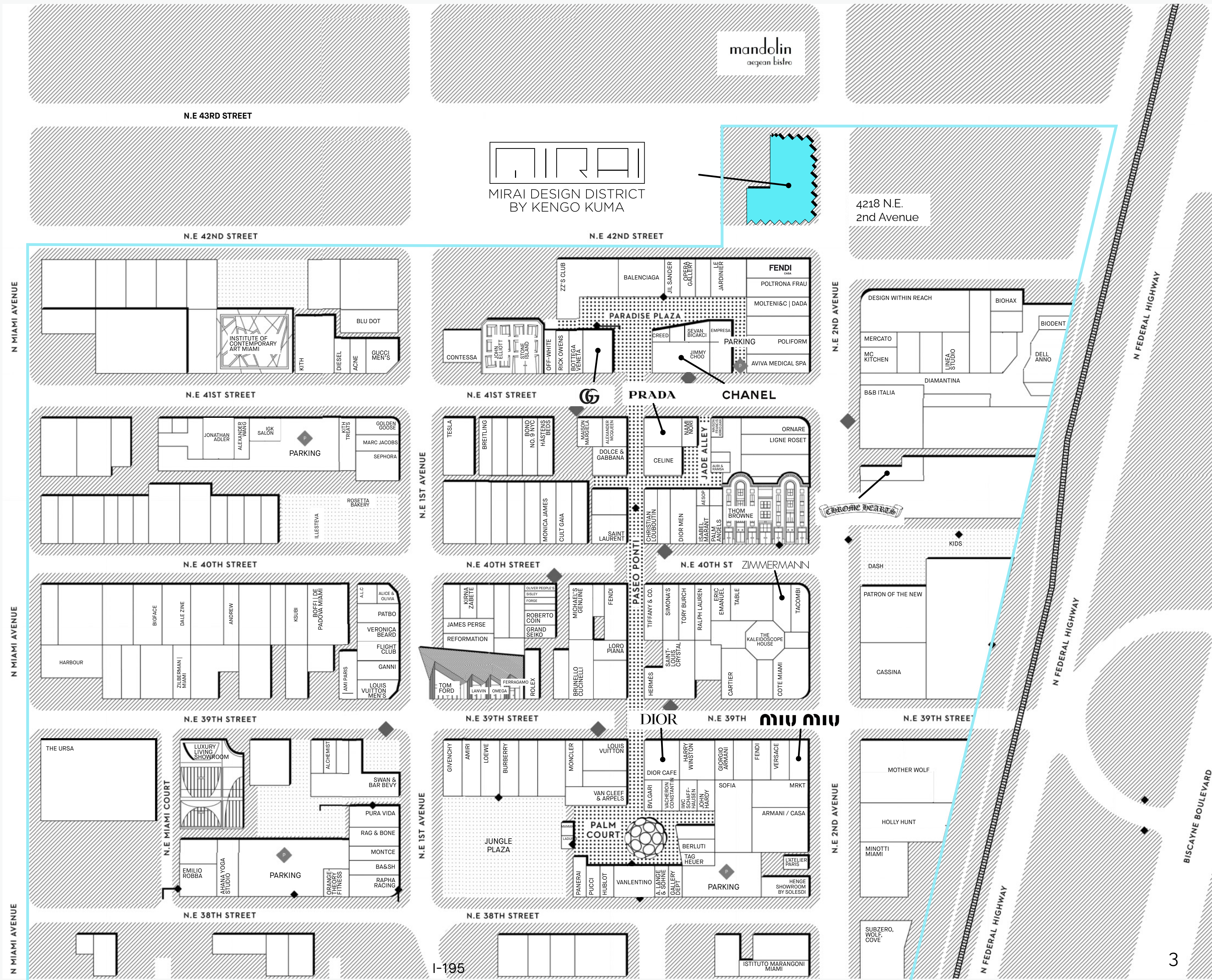
10 Minutes from Downtown and the Beach

South Beach
5 mi./8 km. to Design District

Miami Intl Airport
7 mi./11.2 km. to Design District

Brickell City Centre
4.6 mi./7.4 km. to Design District

MIAMI DESIGN DISTRICT MAP



MIRAI DESIGN DISTRICT

Mixed Use Development

Rentable Retail	15,500 RSF
Rentable Commercial / Office	40,000 RSF
Parking for Commercial	96 Spots



Artists' Conceptual Rendering

MIRAI DESIGN DISTRICT

Maximizing Retail Corner Conditions

The modular grid of masses is rotated and syncopated to maximize the coveted "corner retail" condition. Nearly every retail space features one or more prominent corners. Masses that have been lifted from the ground create shady passages and pedestrian pass-throughs to the interior courtyard gardenscape.



Artists' Conceptual Rendering

Integrating Green Space and Pedestrian Passages

The Paseo Ponti, a thriving Design District pedestrian artery, runs through the courtyard. The configuration of Mirai Design District will not only facilitate pedestrian flow, but will draw visitors as a fascinating destination in its own right.

AVENUE



FLOORPLANS

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GROUND FLOOR

No. of Units	16	Units
Type	Retail	100%
Rentable Square Footage	14,863	RSF

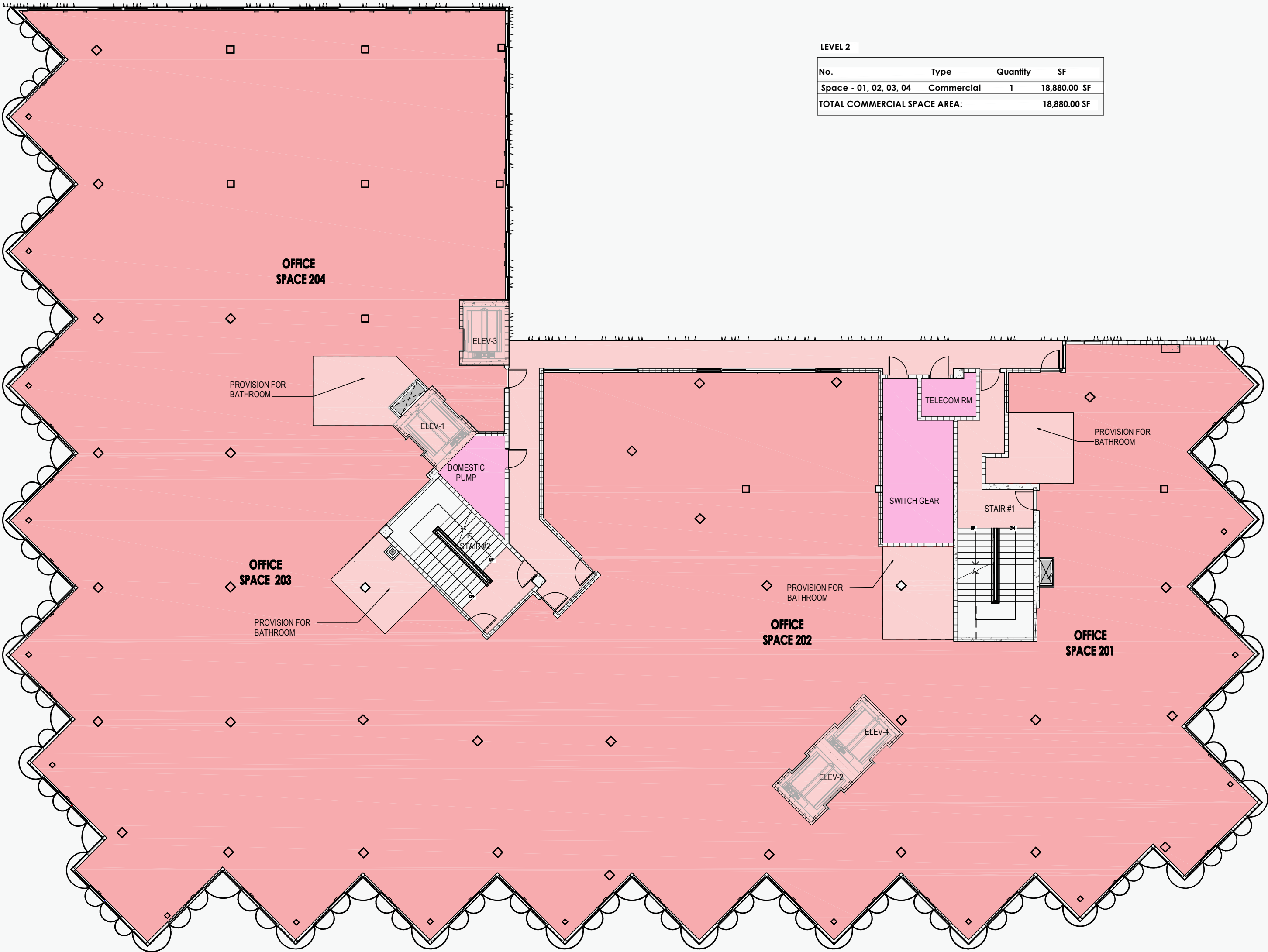
The Ground Floor of Mirai Design District features a maximum of seventeen modular boutique retail units. Smaller-sized spaces are trending in the Miami retail market, as the Design District demographic skews younger and interesting boutique brands expand in-person retail presence. Units can be easily combined for a larger footprint if – and when – it might be desired.



SECOND FLOOR

No. of Units	4+	Units
Type	Commercial or Retail	100%
Rentable Square Footage	18,880	RSF

With early interest in the above-grade spaces from restaurant and boutique retail tenants, these flexible open-plan spaces, initially designed for commerical use, can be tailored to tenants large and small. The zig-zag façade profile increases light penetration, meaning these spaces are bright and airy.



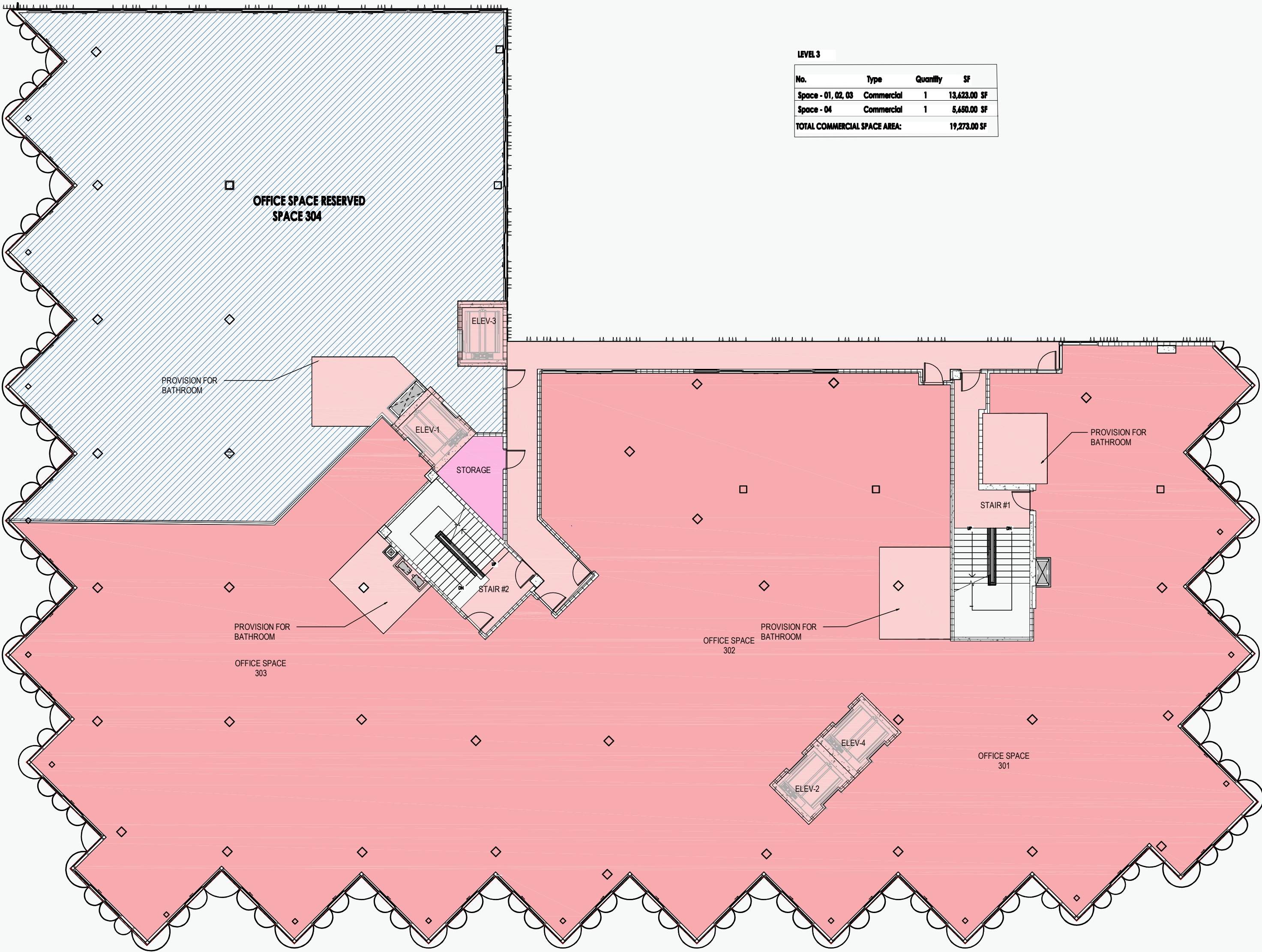
LEVEL 2			
No.	Type	Quantity	SF
Space - 01, 02, 03, 04		Commercial	1
			18,880.00 SF
TOTAL COMMERCIAL SPACE AREA:			18,880.00 SF

THIRD FLOOR

No. of Units	4+	Units
Type	Commercial or Retail	100%
Rentable Square Footage	19,273	RSF

With early interest in the above-grade spaces from restaurant and boutique retail tenants, these flexible open-plan spaces, initially designed for commerical use, can be tailored to tenants large and small. The zig-zag façade profile increases light penetration, meaning these spaces are bright and airy.

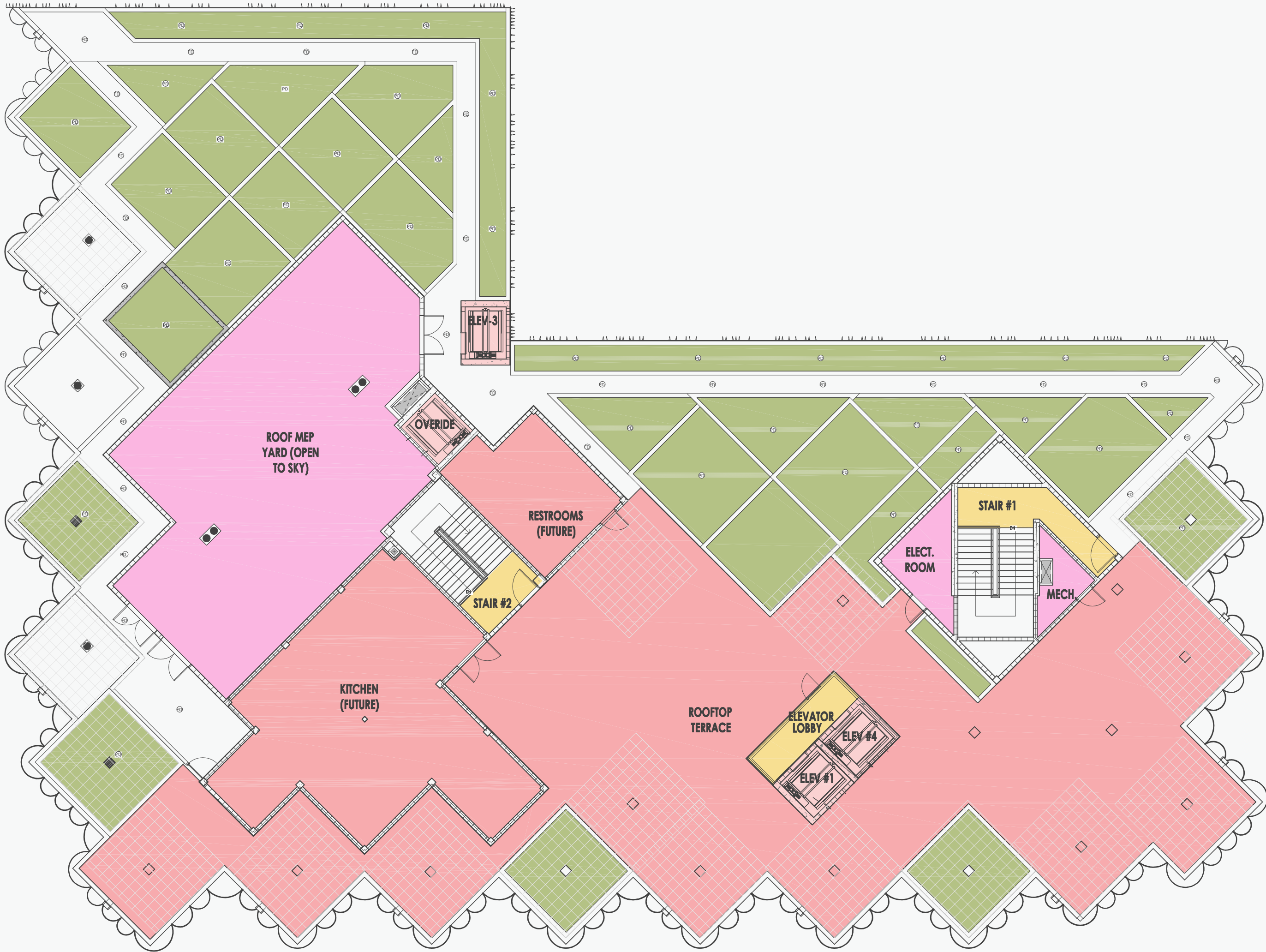
Office #OF-o8 has been leased.



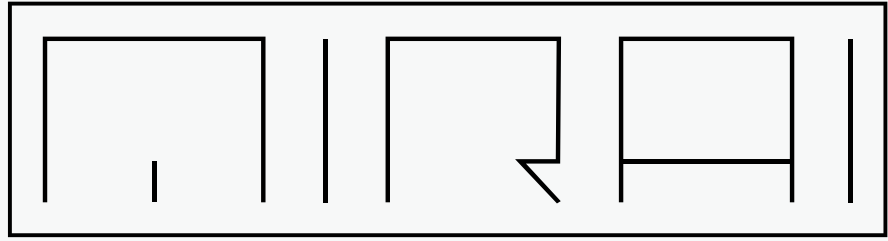
PARKING GARAGE

No. of Spaces	100	Spaces
Type	Commercial or Retail	100%
Bicycle Spaces	10	Spaces





1 MAIN BUILDING LEVEL ROOF
SCALE: 1/8" = 1'-0"



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C/O LEVIATHAN / LIONHEART DEVELOPMENT

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THANK
YOU

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