

FOR LEASE

WAREHOUSE / OFFICE SPACES

# 2090 NW 21ST ST

33142 MIAMI, FL

GRIDLINE  
PROPERTIES

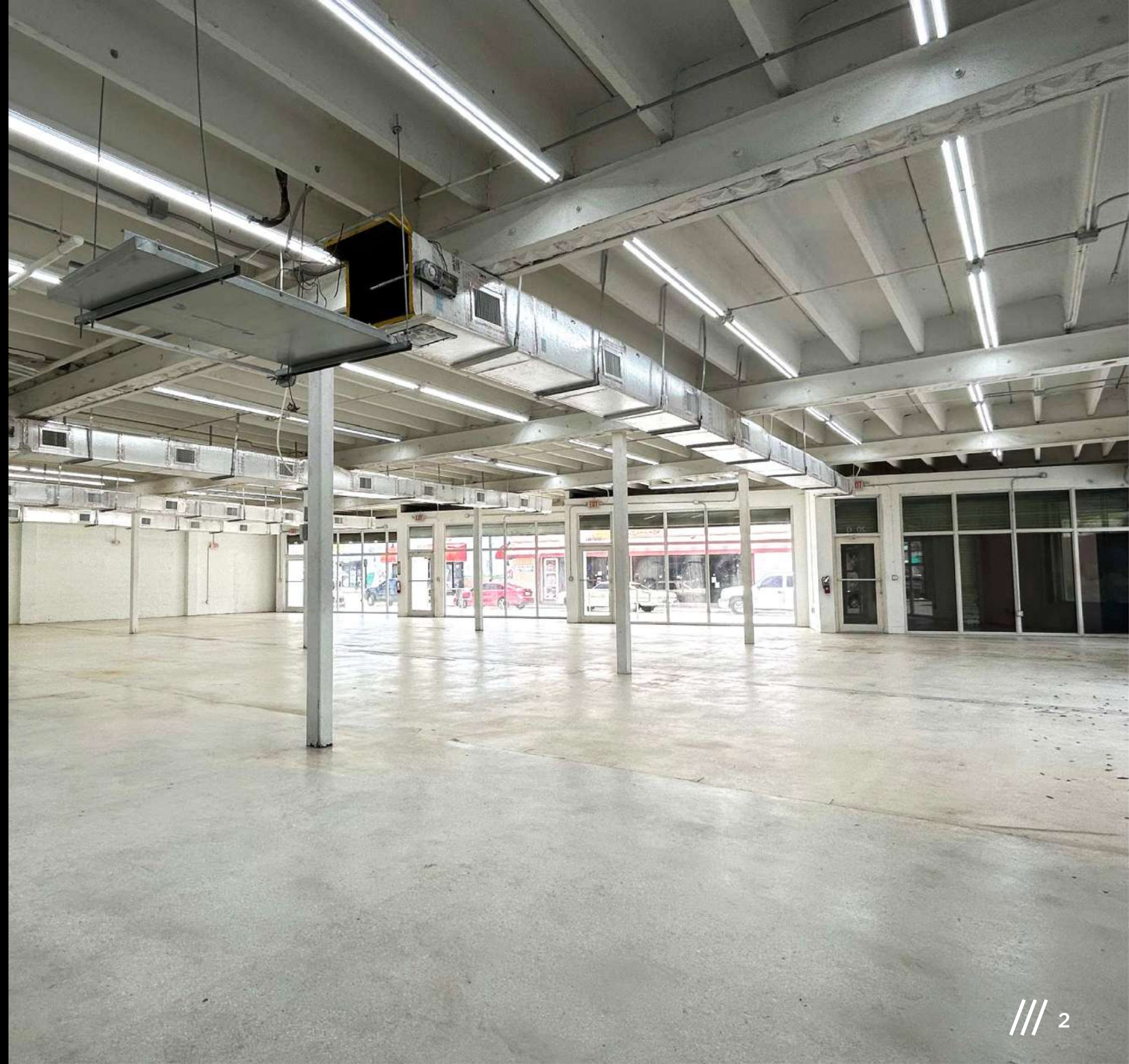




# Executive Summary

2090 NW 21st St is a pioneer in the Allapattah neighborhood when it comes to adaptive reuse warehouses. This office/flex warehouse has been converted into a property that can not only accommodate the traditional industrial tenant, but also much more creative businesses.

The space has been renovated with newly installed loading doors, flooring, HVAC system, and ADA restrooms. The unique character of the district's warehouses and industrial buildings makes it an excellent match for tenants seeking natural light and ceiling heights. The property comes equipped with on site security and ample parking, making it attractive for many businesses. Notable companies that have recently pioneered and thrived in the area include the Rubell Museum, Robert Wennett's planned SAP, and Hometown BBQ.





## Property Highlights

- **For Lease**
- Warehouse/Office Spaces
- Spaces from 1,475 to 6,500 SF
- Efficient Layouts
- HVAC
- Restroom
- Ample natural Light
- Private Parking
- Newly Renovated
- Impact Windows
- LED Lights





# Interior Images / Units 3 & 4





# Interior Images / Units 5 & 6



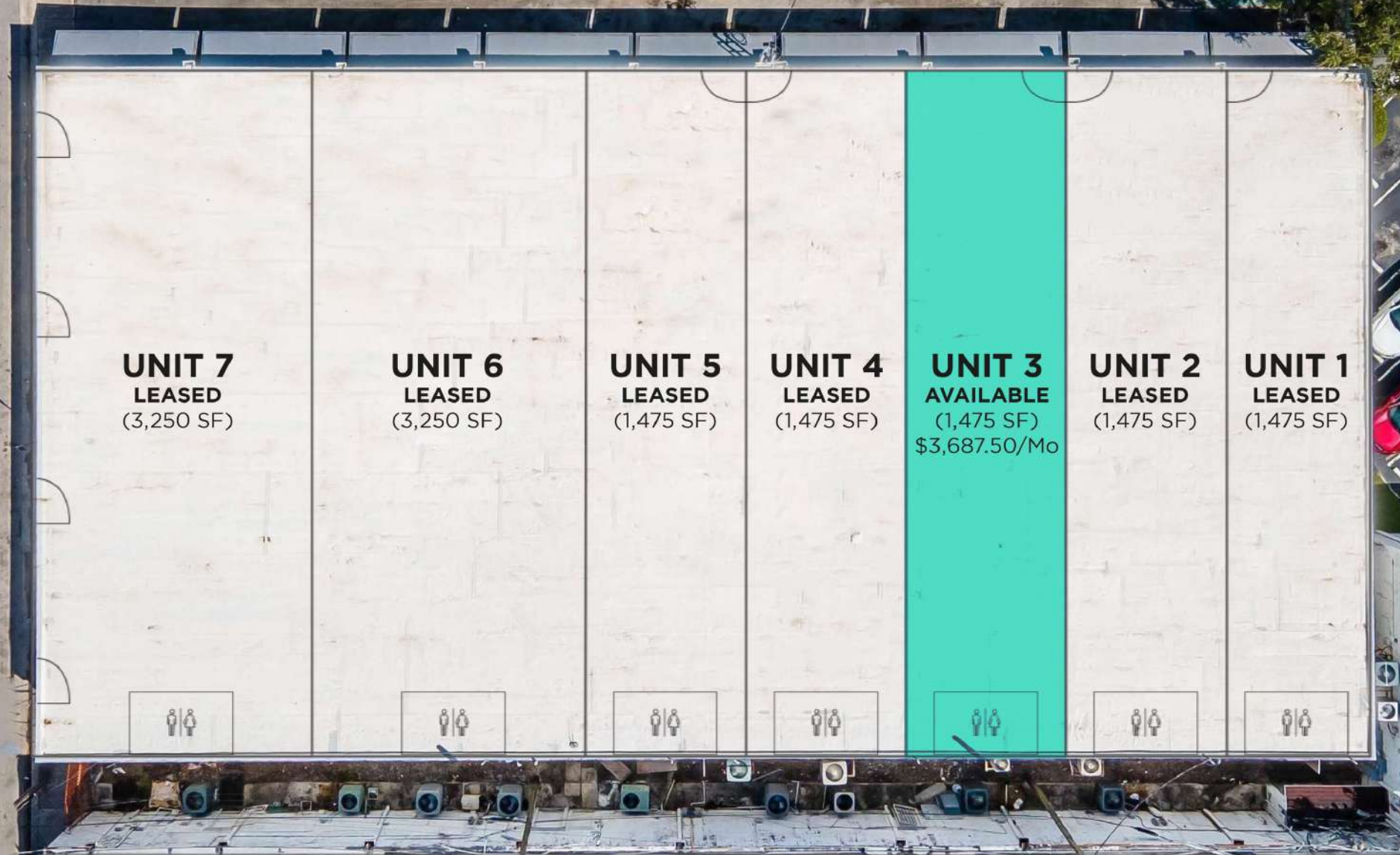


# Exterior Images





# Floor Plan

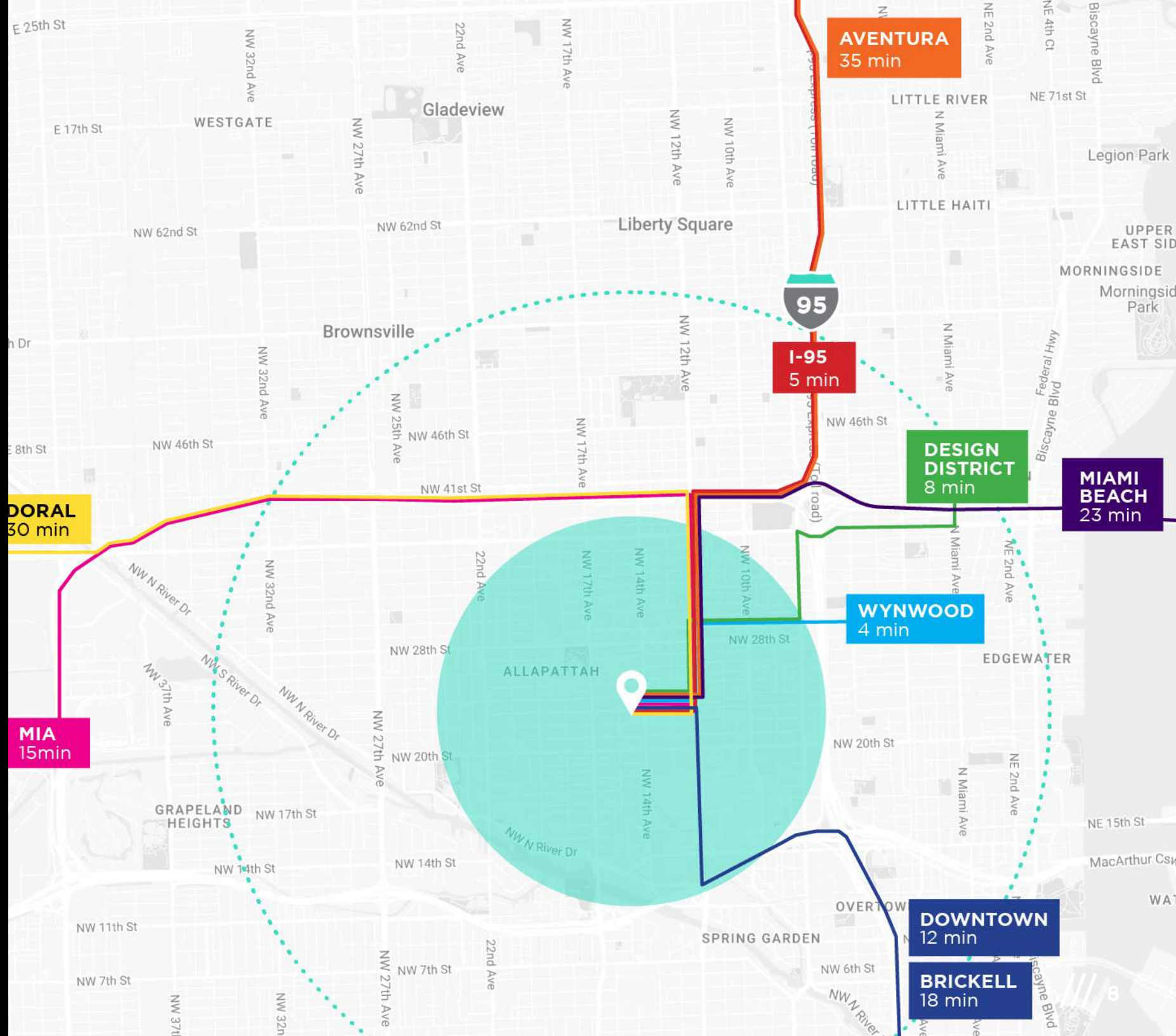




# Location Overview

The property is located in the Allapattah neighborhood of Miami. This predominately industrial area has historically been known for its robust commerce and easy access to many of Miami's major markets. It is situated minutes away from Downtown Miami, the Health District, and Wynwood making it an attractive geographical point for many businesses.

In recent years, Allapattah has attracted an array of creative businesses seeking affordable spaces within Miami's urban core. Additionally, the unique character of the district's warehouses and industrial buildings makes it an excellent match for businesses seeking ample space and ceiling heights. Notable companies that have recently pioneered and thrived in the area include the Rubell Museum, Robert Wennett's planned SAP, and Hometown BBQ.





# GRIDLINE

PROPERTIES

## 2090 NW 21ST ST

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