



FOR LEASE

Design District – Midtown Freestanding Building

45-47 NE 36th Street, Miami, FL 33137

Design District – Midtown Ground Floor Retail

45-47 NE 36th Street, Miami, FL 33137

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$70 NNN
CAM:	\$11/SF
Available SF:	1,740 SF
Total Building SF:	8,710 SF
Lot Size:	4,356 SF

PROPERTY OVERVIEW

DWNTWN Realty Advisors has been retained exclusively by ownership to arrange the leasing of 45-47 NE 36th Street in Midtown, Miami. 1,740 SF on the ground floor is currently available. The two-story freestanding corner retail property totals 8,710 SF on a 4,356 SF lot, with a prime location in Miami's thriving Midtown district. Strategically positioned on the north side of NE 36th Street, directly opposite the Shops at Midtown Miami, this property benefits from high foot traffic and visibility from major national tenants such as Target, West Elm, and Home Goods. The property features 10 parking spaces in an adjacent lot, in addition to surplus overflow parking across the street at the Midtown Garages. Accessibility is a core advantage, with immediate access to Interstate 195, Interstate 95, and Biscayne Boulevard, linking the Design District, Midtown, and Wynwood neighborhoods. The property is also located amid ongoing developments in the area, including luxury residential towers and commercial ventures.

PROPERTY HIGHLIGHTS

- Directly Across The Shops At Midtown Miami
- Located Just Between Midtown, Wynwood, and the Design District
- Close Proximity To The 195 Causeway and I-95

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LOCATION DESCRIPTION



LOCATION OVERVIEW

Midtown Miami is a live, work, play complex bound by North Miami Avenue to the west, NE 2nd Avenue to the east, between NE 29th Street and NW 36th Street. Sandwiched between Edgewater to the east, Wynwood to the southwest, and the Design District to the north, Midtown is Miami's most walkable neighborhood, a "mini-city" just beyond the fringes of Downtown. Originally conceived as the "SoHo" of Miami, Midtown is essentially a hyper-condensed slice of the city at large, with luxury residential towers set atop rows of national and local stores, bars, and restaurants packed into a relatively small land area.

The Shops at Midtown shopping mall serves as the focal landmark of the neighborhood with nationally-recognized retail staples like Target, Home Goods, Nordstrom Rack, and West Elm and is surrounded by luxury buildings such as Hyde Midtown, Midtown 5, Gio Midtown, etc. Many restaurants like Sugarcane, Salumeria, Italica, or Little Hen anchor the bottom of some of the buildings.

Midtown Miami is located just a few blocks from the Miami Design District. The Miami Design District is a shopping destination dedicated to innovative fashion, design, art, architecture, and dining. Some of the high-end stores at the Design District are Gucci, Prada, Louis Vuitton, and Hermès and it is also home to world-class restaurants like Contessa, Joel Robuchon, Cote or ZZ's just to name a few.

For art lovers, Wynwood is just a few blocks away. You'll find the most extensive collection of Street Art in the world, restaurants, cafés, boutiques, and lounges.

Midtown is also located just about 10 minutes from Miami Beach. You can drive, ride a bike or jog all the way to the beach. Take the Venetian Causeway, just a few blocks South of Midtown and you'll enjoy the beautiful scenery.

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MIAMI, SOUTH FLORIDA



LOCATION OVERVIEW

Miami has been experiencing a commercial real estate boom since the 2010s. First with a surge in luxury residential condos that led to an increase in demand for office and retail space in 2016-2018. The development of Brickell City Centre notably placed Brickell as Miami's financial district, as well as the expansion of the Wynwood Arts District which contributed to Miami's reputation as a financial and entertainment hub. Following Covid, Miami has seen an increase in population coming from all over the United States and an increased interest from institutional investment firms to move their capital to the Sunshine State. Miami is also seeing a significant influx of capital from Latin America and Europe. The city has been attracting millions of tourists, not only to enjoy the beaches but for its city components.



Population Growth
2010-2022
+35%



66%
Renter Occupied



\$ 5.7 Billion
CONSUMER
SPENDING



25M +
Annual Visitors



2022 Average
Household Income
\$72,677



Low Tax State
Pro-Business City

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AERIAL CONTEXT



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PARKING CONTEXT

WYNWOOD
5 min

South Block Public Garage
3101 N Miami Avenue
of Spaces: 1,200
Hourly Rate: \$1-2/hour
Monthly Fee: N/A

North Block Public Garage
3401 N Miami Avenue
of Spaces: 1,350
Hourly Rate: \$1-2/hour
Monthly Fee: \$95/mo

Midtown Parking Entrance

3601 NMA
250k SF of Office

Street Parking
10 spaces

Wynwood Development Infographic

Building Count		Total Units/Space	
Office	4	Residential Units	5,447
Hotels	6	Hotel Rooms	757
Multi-Family	20	SF of Commercial Space	1,137,861
Retail	1	SF of Retail Space	374,600
Mixed-Use	4	Parking Spaces	5,182
Total	35		

Status Overview

	Under Construction	Planned	Proposed
Units	16	11	8

The Midtown HQ is currently in a Parking Rights Agreement with the owner of the adjacent parcel at 25 NE 36th Street. The parcel is usable for parking, free of charge, until development commences as well as during construction.

Once construction is completed, the Midtown HQ will have the perpetual right to use 10 parking spaces on the 1st level of the parking garage at a fair market value parking fee.

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BUILDING PICTURES



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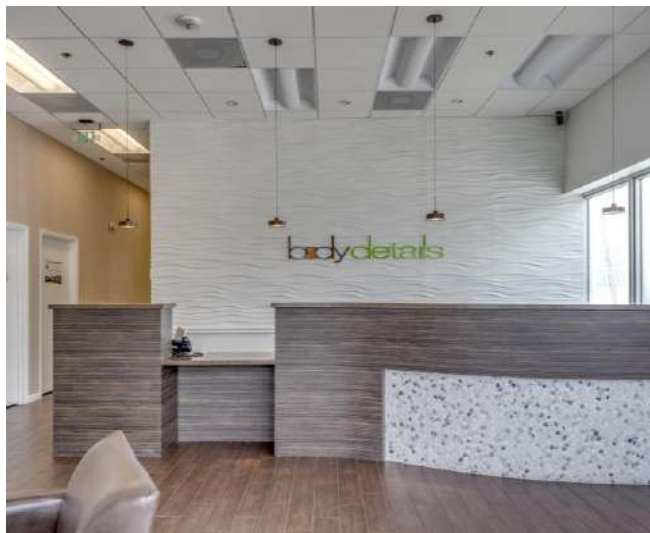
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INTERIOR PICTURES



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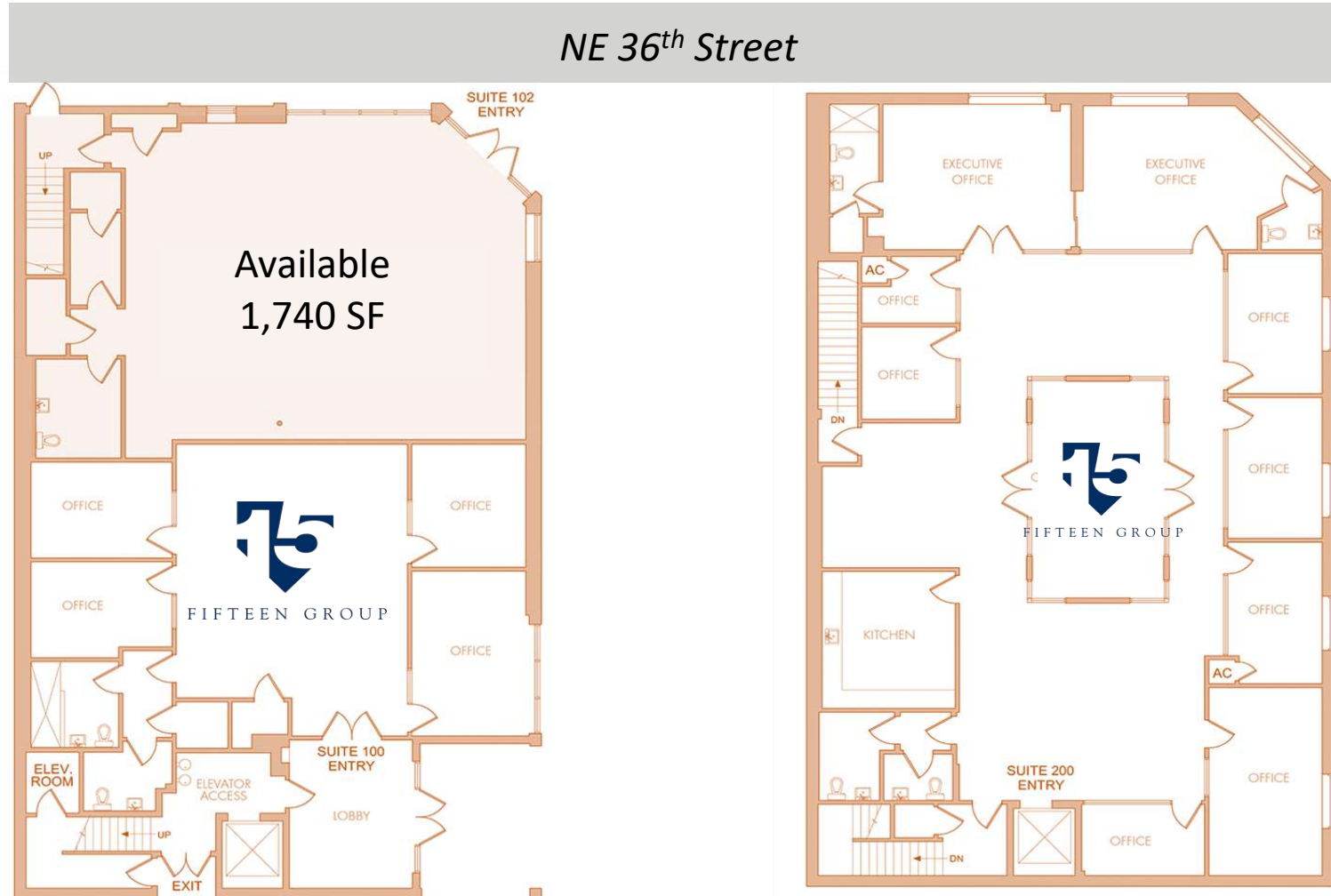
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FLOOR PLANS

GROUND FLOOR

2ND FLOOR



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MIDTOWN RETAIL CONTEXT

SUBJECT PROPERTY



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