

**FOR LEASE**

*FLEX WAREHOUSES*

**5700 NE  
4TH AVE**

MIAMI, FL 33137

**GRIDLINE**  
PROPERTIES





# Executive Summary

Located in Miami's Upper East Side, a neighborhood nestled between Buena Vista and Little River, 5700 NE 4th Ave is a multi-tenant, flex warehouse that is suitable for an array of businesses.

This industrial building exhibits loft style spaces with loading doors, high ceilings and gated parking. The unique character of the units allow flexibility for creative office and industrial tenants.

This property is ideal for a creative office, art gallery or studio, high-end storage, and fitness operators.

Call us to schedule a showing or inquire about additional information.





# Property Highlights

## FOR LEASE

TYPE	Flex Warehouse Office Space Unit
UNIT SIZE	Spaces from 1,960 to 2,925 SF
ASKING RATE	1,960 SF - \$37 PSF Mod. Gross

## FEATURES



High Ceilings



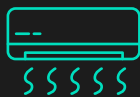
Grade-level  
roll-up doors



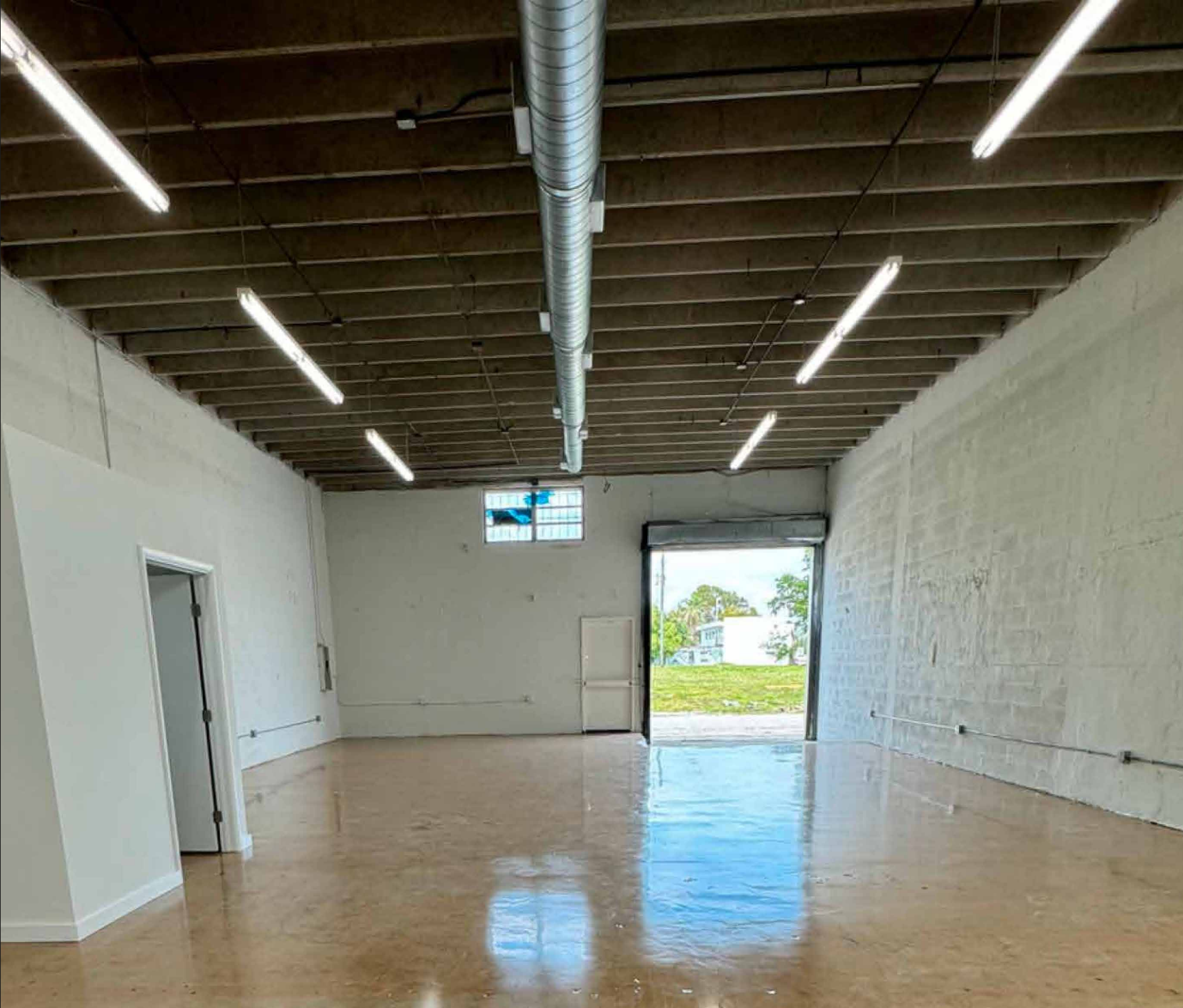
Restroom



Gated Parking

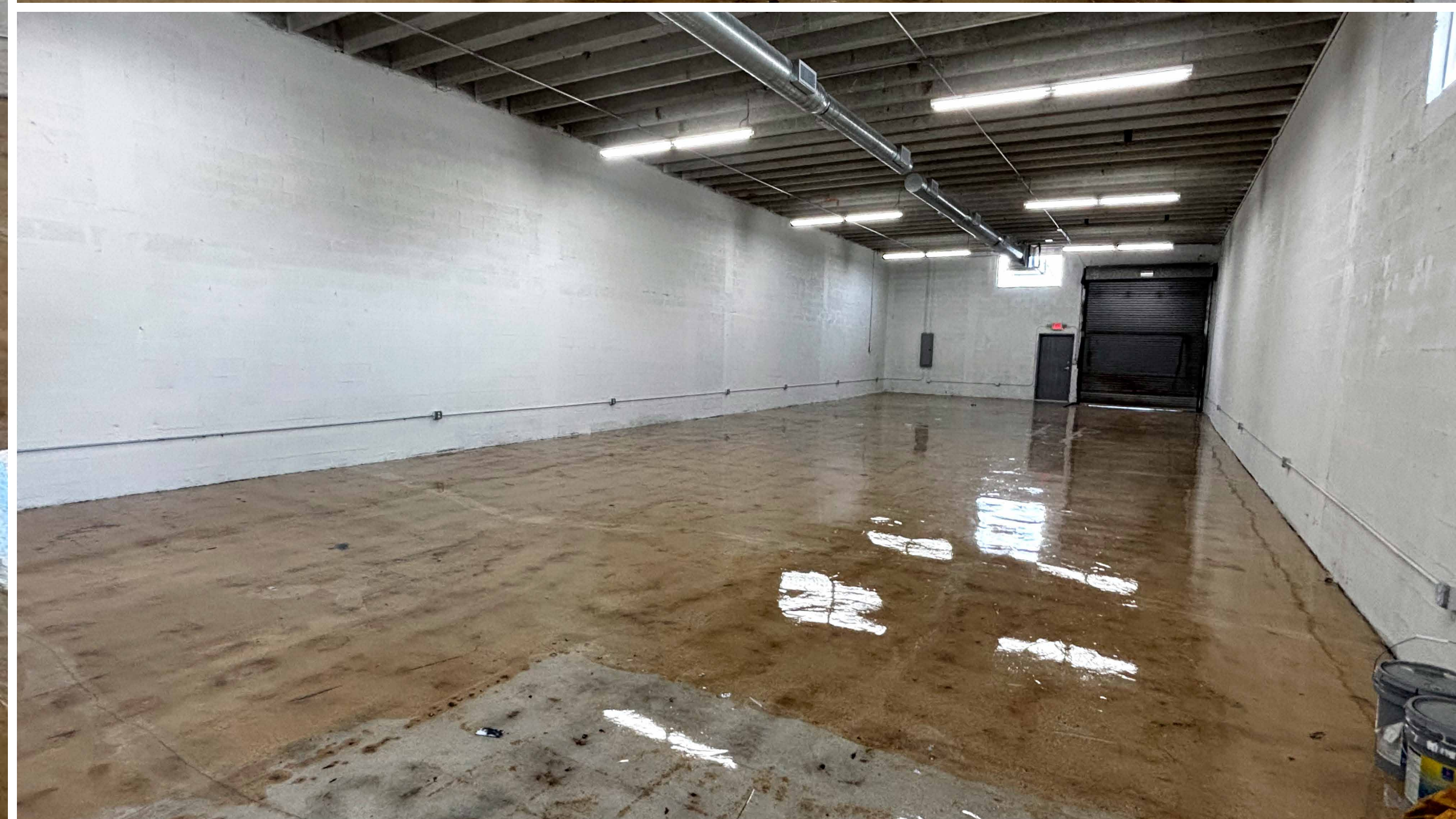
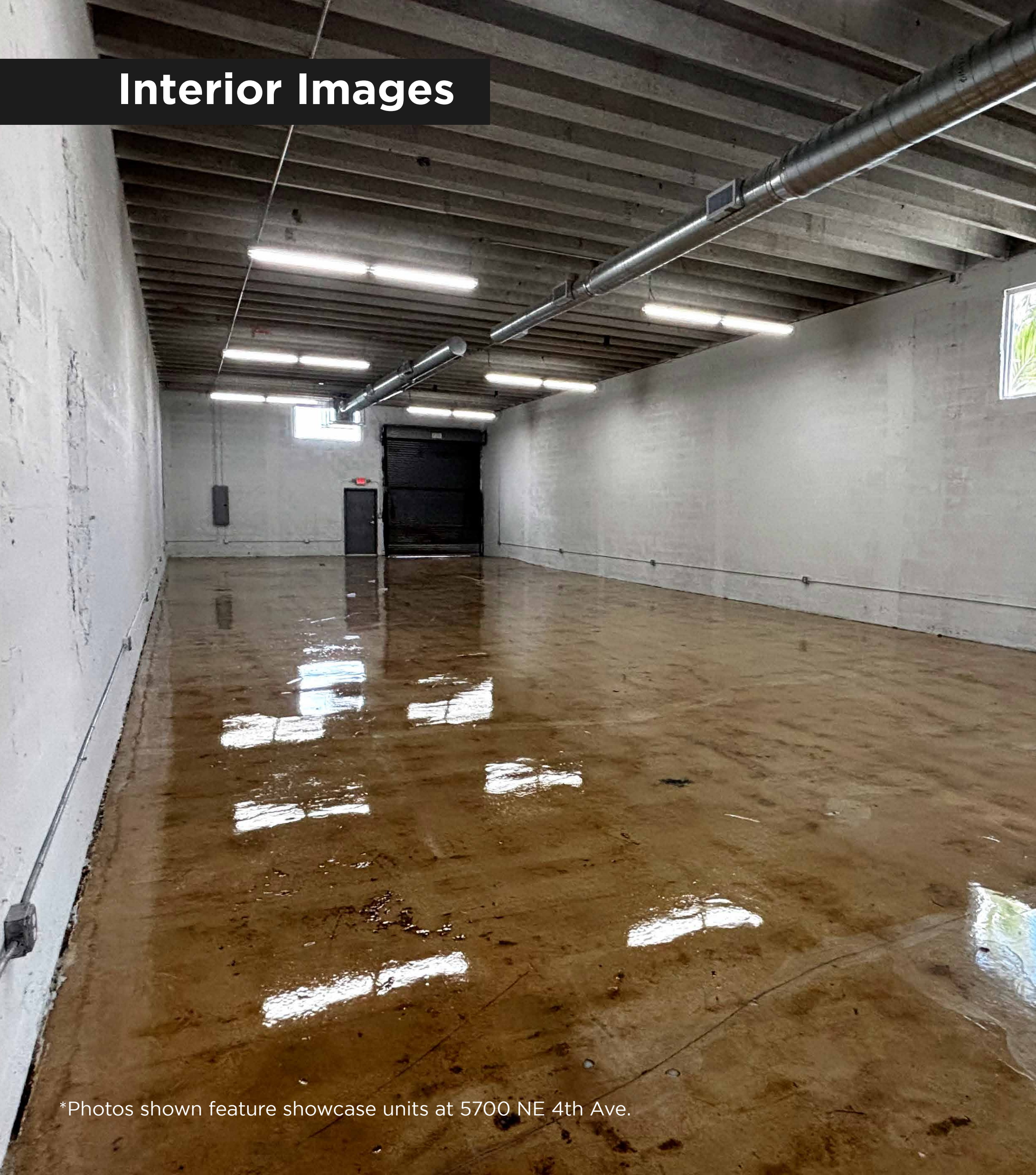


100% HVAC



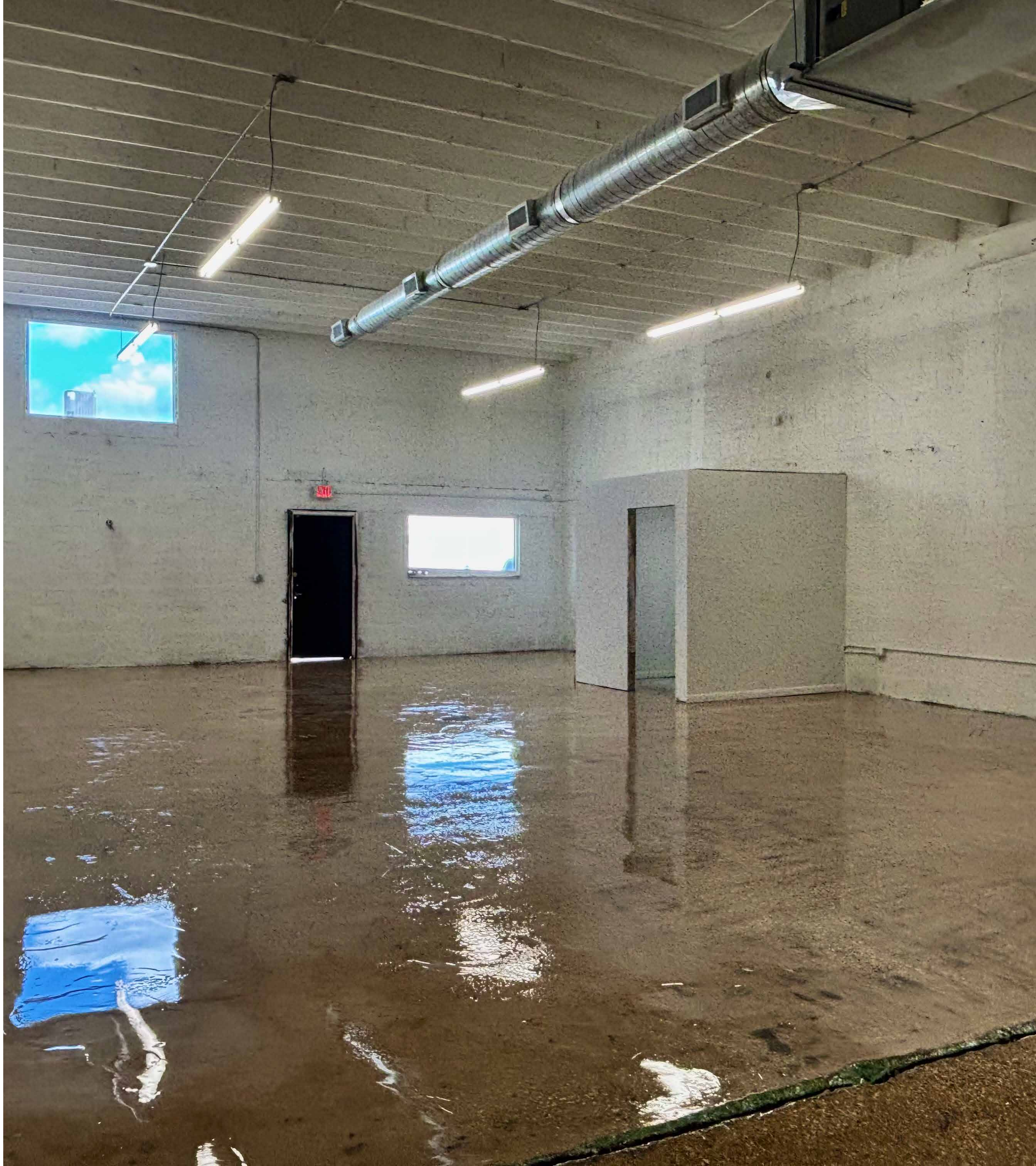


## Interior Images



\*Photos shown feature showcase units at 5700 NE 4th Ave.





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# Property Layout





# Location Overview

The property sits in the heart of one of Miami's fastest growing neighborhoods. The Upper East Side has seen a wave of new businesses and culinary experiences in recent years due to its strategic location steps away from the Miami Design District, Biscayne Corridor and easy access to Miami Beach, and Surfside.

The Property is also ideally situated near major transportation arteries such as Biscayne Blvd, North MIAMI AVE, 54th Street, I-95, and the 195. Notable landmarks include Boia De, Upper Buena Vista, Chica, Mandolin, and Andiamos.

- < 5 MINS to Downtown
- < 8 MINS to Brickell
- < 9 MINS to Overtown
- < 15 MINS to Wynwood
- < 18 MINS to Miami Beach & Design District





SOUTH MIAMI BEACH

PORT OF MIAMI

EDGEWATER

DOWNTOWN

BRICKELL

MIDTOWN

MIAMI DESIGN DISTRICT

WYNWOOD

MORNINGSIDE

UPPER BUENA VISTA

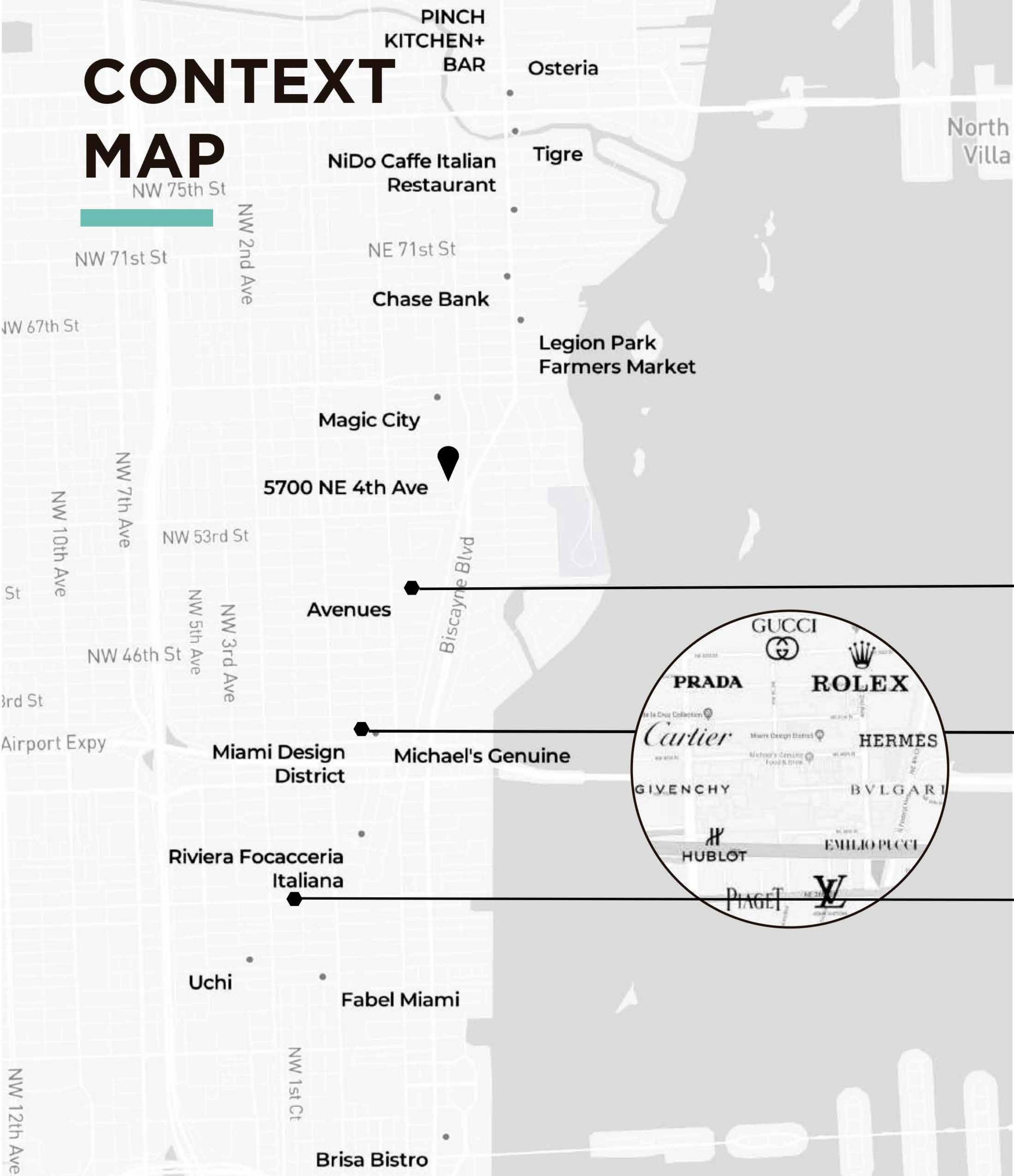
BISCAYNE BLVD

4TH AVE





# CONTEXT MAP



Avenues is one of the best-regarded private schools in the world and are now in the process of opening its brand new global ecosystem state-of-the-art campus in Miami, FL. Through its exceptional faculty and unique curriculum, brought to life by a transformative world-focused learning experience, Avenues is poised to stand out amongst private institutions in the city. We are all excited to bring this educational community driven by a culture of constant change and innovation to our backyard.

## MIAMI DESIGN DISTRICT

A creative neighborhood with unmatched access to world-class dining, shopping, art, events, and inspiration. The District is rooted in retail and includes more than 170 brands, including flagship stores for Chanel, Balenciaga, Hermès, Fendi, Dior, Cartier, Louis Vuitton, and more.







# 5700 NE 4TH AVE

## MULTIBAY WAREHOUSES

READY TO SCHEDULE A TOUR?  
**CONTACT US**

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**FOLLOW US**



Non-Endorsement & Disclaimer Notice

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.