

**FOR LEASE**

*MIAMI IRONS BEND -  
FLEX OFFICE*

**7251 NE  
2ND AVE**

33138 MIAMI, FL

**GRIDLINE**  
PROPERTIES



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# Executive Summary

Miami's Irons Bend in Little River offers a professional and innovative workspace distinguished by its high ceilings, mezzanines, and ample natural light, creating an environment conducive to productivity and creativity.

The inclusion of ample gated parking and impact windows enhances accessibility and security, catering to the requirements of tenants.

Whether it's for a hospitality, art, or wellness tenant, this creative office provides a flexible and well-equipped space to meet the needs of a wide range of tenants, making it an attractive option for businesses seeking functionality and versatility in their workspace.



# Property Highlights

- For Lease
- **Type:** Flex Office
- **Building Size:** 20,278 SF
- **Total Lot Size:** 26,136 SF
- **Units:**
  - 106 - 1,100 SF
  - 107 - 1,100 SF
  - 108 - 1,100 SF
- **Zoning:** D2
- **Number of Parking Spaces:** 22

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- **Price Range:** \$3,200-\$4,500/Month



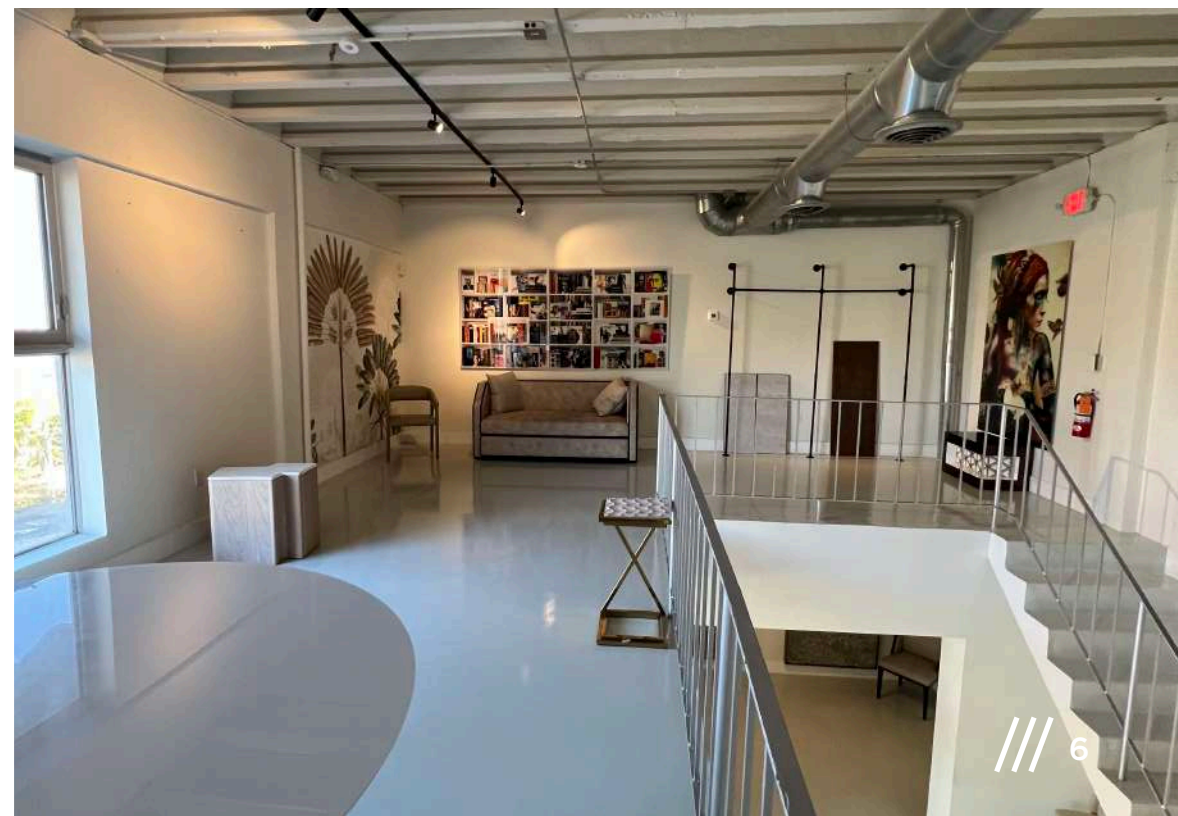
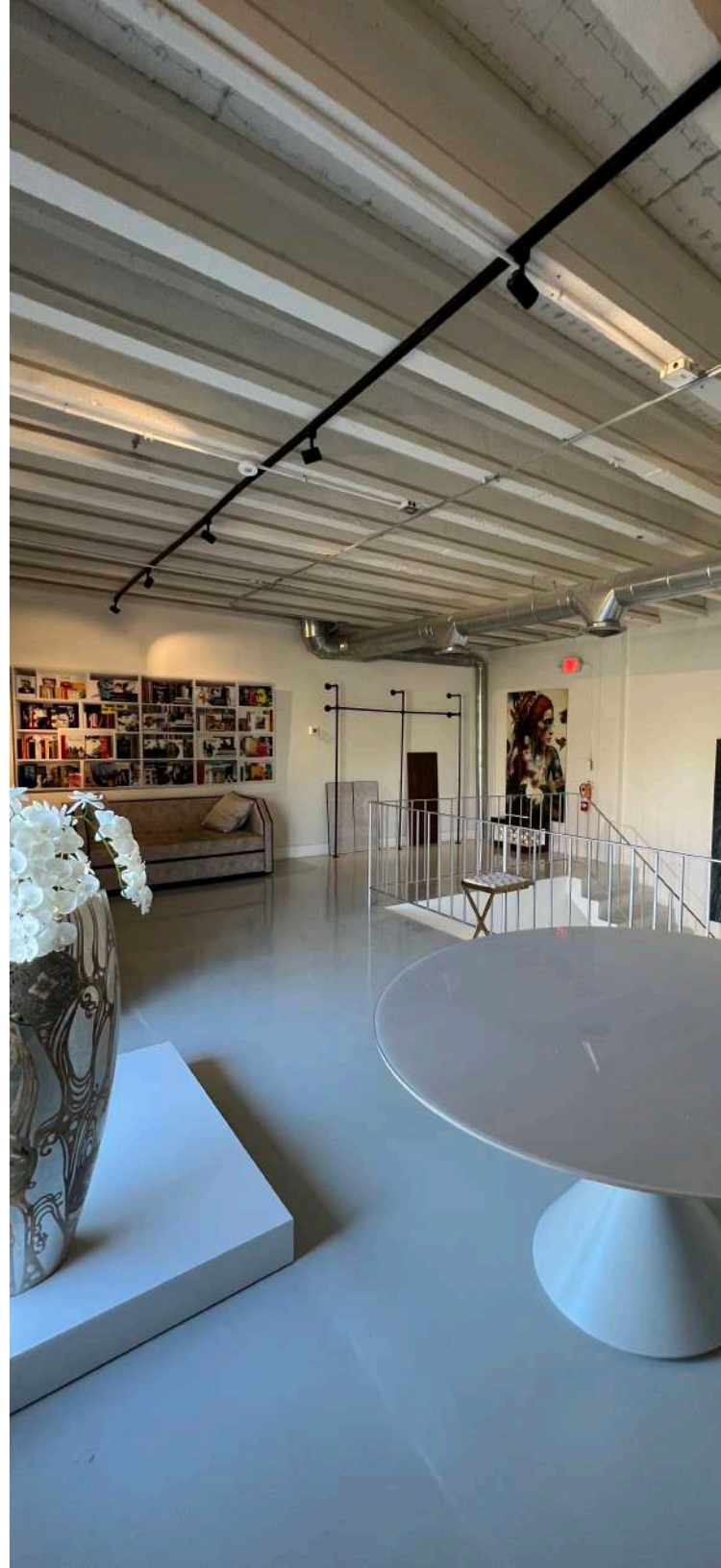
# Location Overview

This property is situated off the active corridor of NE 2nd Ave. It's convenient location offers easy access to downtown Miami, Biscayne Boulevard, I-95, and the Beaches, as well as minutes away from Miami Shores, MiMo, the Design District and Wynwood.

For those commuting, the property is strategically positioned near key transport routes, including NE 2nd Ave, Biscayne Blvd, North Miami Avenue, 54th Street I-95, and the 195.



# Interior Images



# Interior Images



# Interior Renders

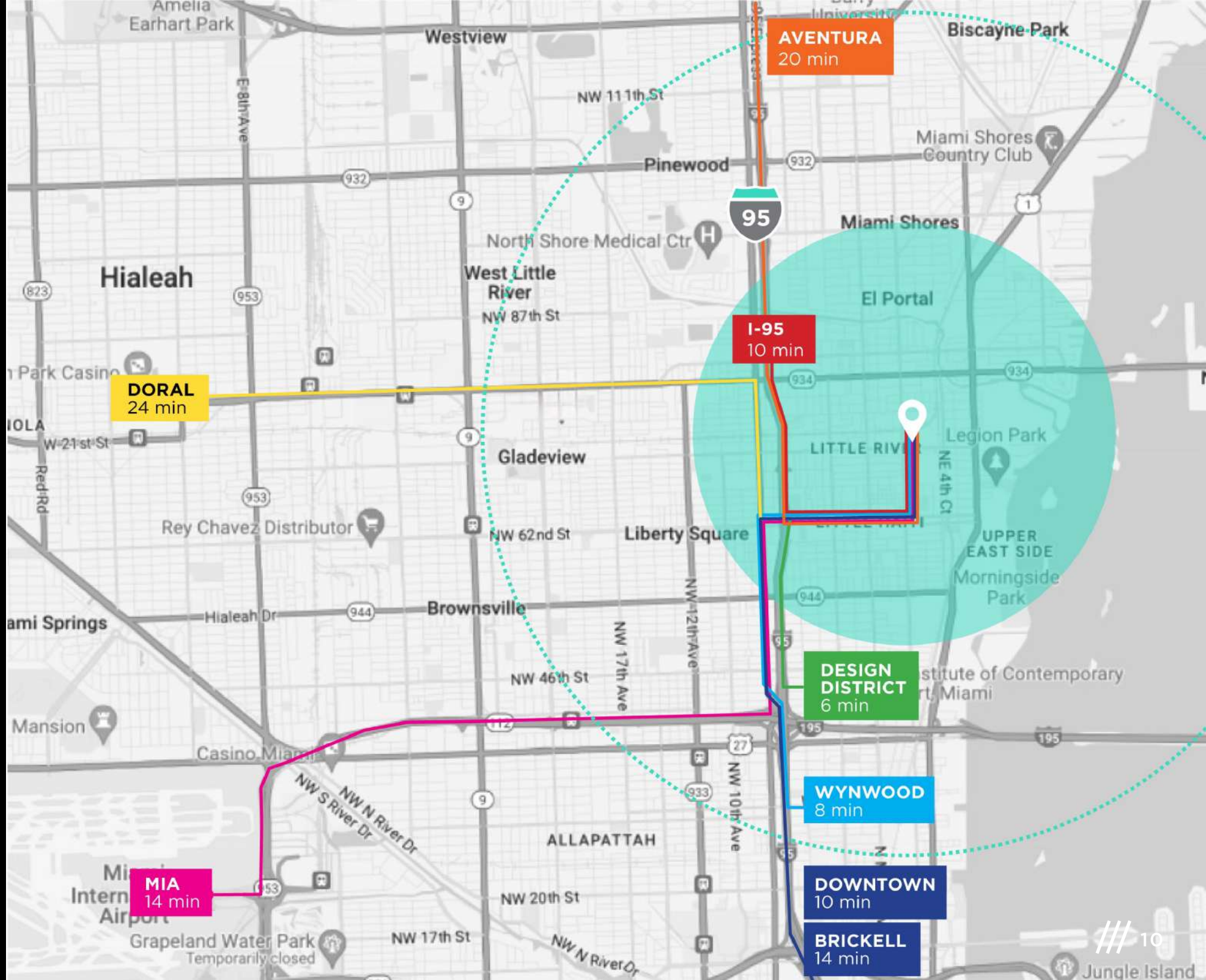
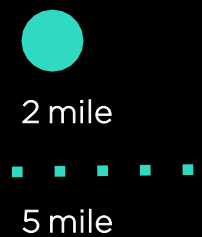


# Interior Renders



# Context Map

- Airport:** 14 min
- Wynwood:** 8 min
- Design District:** 6 min
- I-95:** 10 min
- Doral:** 24 min
- Aventura:** 20 min
- Downtown:** 10 min
- Brickell:** 14 min



# GRIDLINE

PROPERTIES

## 7251 NE 2ND AVE

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