



**55th
Street
Station**

One Place. Many Areas.

FOR LEASE

5580 NE 4th Ct, Miami FL 33138

GRIDLINE
PROPERTIES

55th Street Station

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PROPERTY DESCRIPTION

Nestled in the heart of the Historic Mimo District, Soyka's 55th Street Station is a neighborhood gem that draws crowds for its reputation as a local culinary landmark.

Following this legacy, we are pleased to offer a rare opportunity to lease a second generation restaurant space located in the center of this inspiring enclave. The space consists of approximately 3,035 SF of interior area and has the potential to include additional outdoor seating.

The second generation space includes documentation of previous business licenses for F&B, high ceilings, existing grease trap, gas lines, kitchen, three ADA compliant restrooms, walk-in cooler, drainage, plumbing throughout, and ample on-site parking.

This provides a unique opportunity to open a business within a short time-span and have the advantage of pre-existing infrastructure for Food & Beverage operations.

The location of the project is strategically located steps away from Biscayne Blvd and minutes away from the Design District, Midtown, and Miami Beaches.

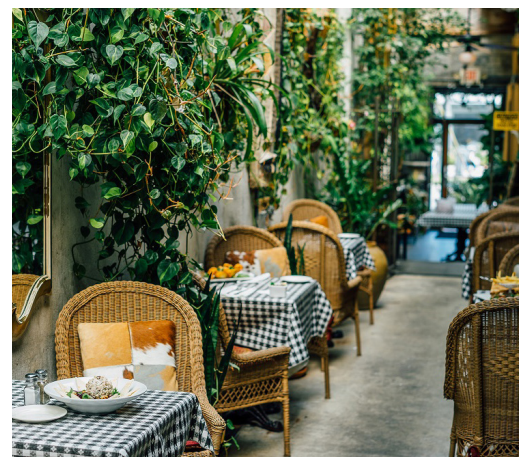
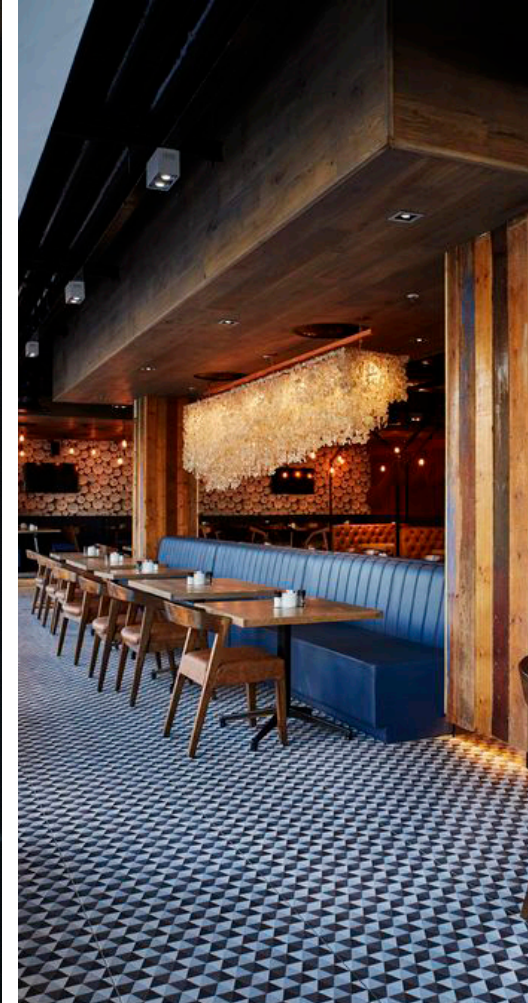
For inquiries and tours, please contact Gridline Properties.

PROPERTY HIGHLIGHTS

- + Existing grease trap
- + Gas lines
- + Kitchen
- + Three ADA compliant restrooms
- + Walk-in cooler
- + Drainage
- + Plumbing throughout
- + Ample on-site parking



MOODBOARD



5580 NE 4th CT

Alfredo Riascos
Principal
ariascos@gridlineproperties.com

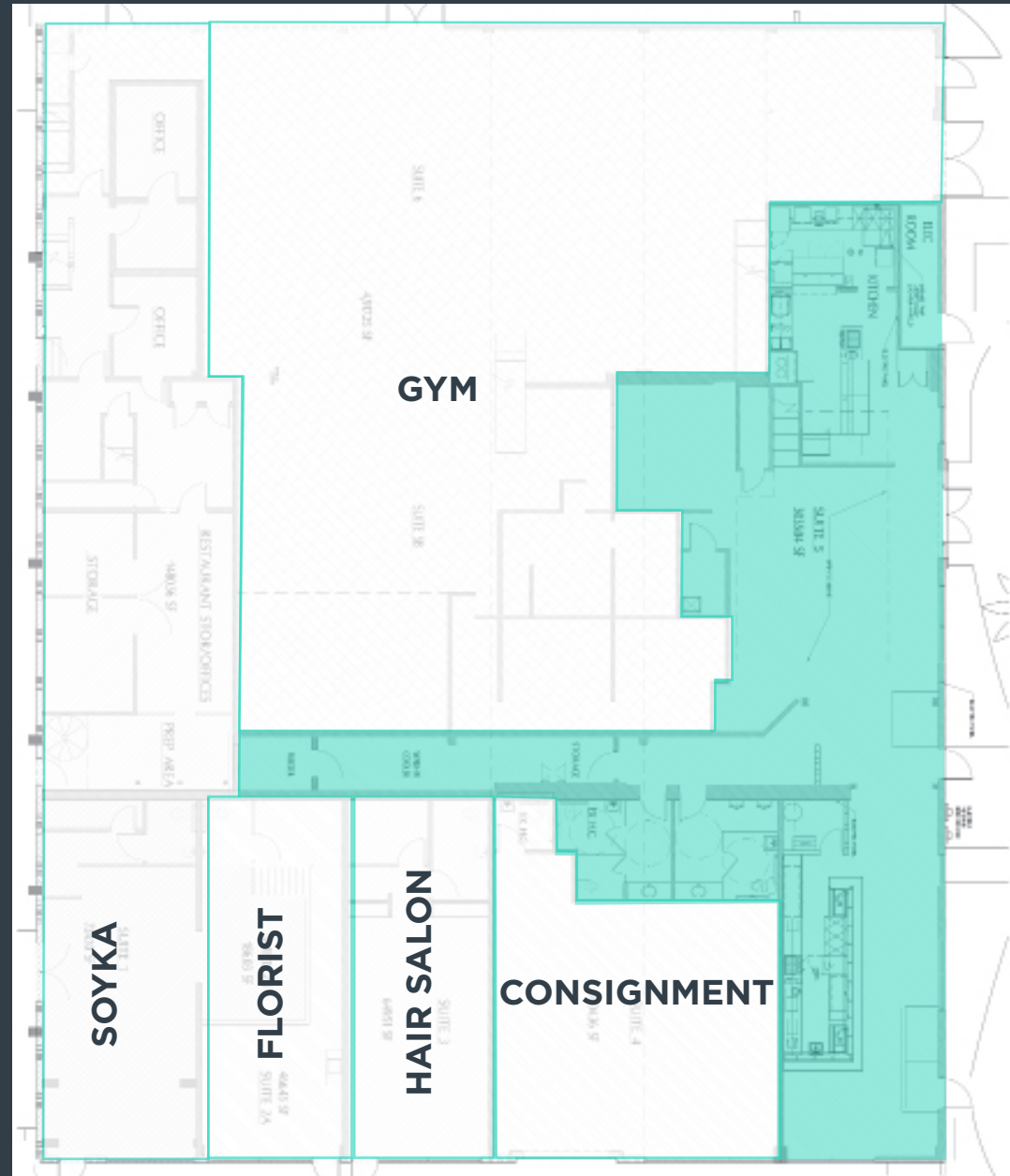
Mateo Romero
Senior Associate
mromero@gridlineproperties.com

O. 305.507.7098
www.gridlineproperties.com



FLOOR PLAN & RATES

+ Area:	3,035 SF
+ Rate:	\$55.00 PSF
+ Type:	NNN



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JOIN OUR TENANTS

1 Soyka

2 The Consignment Bar

3 HXGH



6 SUSHI SIAM



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- St Mary's Cathedral
- Imperial Moto Cafe
- Spinello Projects
- The FJ Company

Junction Lofts
Lil Fox
iShine 365
Swimwear

Bloom Miami
Merzbau Gallery
Creative Creative
Levie Creative Co
Arravanti
Globaltex

Coverings Etc
Alchemist
Puro Papel

- Büro MiMo
- Green Blvd Garden Center
- Moshi Moshi
- King Hotel
- Hotel MiMo
- Phuc Yea
- Cafe 71
- Trina Turk

- Gourmet Station
- Yao Animal Hospital
- The Vagabond Motel
- Flavorish Market
- NiDo Cafe
- La Tour Eiffel
- Devita's
- Touch Boutique
- Jimmy's Eastside Dinner

NW 2nd Avenue

N Miami Avenue

NE 2nd Avenue

NE 4th Court

Biscayne Blvd

Palm Grove

Belle Meade

Legion Park
Upper East Side
Farmer's Market

PanAmerican Art Projects

- Nina Johnson Gallery
- House of Food Porn

Inhale Miami

Little River Studios

- Dogma Grill
- Via Verdi
- Chase Bank
- Blue Collar
- Who at 67
- New Yorker B
- KMP Furniture
- La Comunidad
- Starbucks
- The Real Deal
- South Pacific
- Shalimar Hotel

- Jamboree Lounge
- Lo de Lea Argentinean Grill
- Cena by Michy

- Subway
- UPS Store
- Bay View
- Balan's
- Rebel

- Home Design Center
- Hint Miami
- Vintage Revenge

← I-95

Little Haiti

Sixty10 Restaurant

NE 62nd Street

- Sinbad Hotel
- The Cushman School
- Seven Seas

- Moodstop Furniture
- Europa Cafe
- Chevron

7 5580 NE 4th Ct

55th Street Station
Sushi Siam
The News Lounge
Soyka

NE 59th Street

Biscayne Vet Center

Morningside

5555 Biscayne Blvd

- Fiorito
- Sweat Records
- Churchill's Pub

NE 54th Street

- The Federal
- Bikram Yoga
- IRUN

- Motel Blanco
- Bayside Motor Inn
- James BBQ

NE 50th Terrace

Buena Vista

- Bank Of America
- Publix

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For leasing information please contact:

Alfredo Riascos

Principal | Broker

ariascos@gridlineproperties.com

Mateo Romero

Senior Associate

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GRIDLINE
PROPERTIES

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.