



FOR LEASE

# 1050 E 17 STREET

HIALEAH - MIAMI



# SUMMARY

## FLEX SHOWROOM / OFFICE

### SIZE AVAILABLE:

Studio A: 1,200 SF

Studio B: 550 SF

### LEASE TYPE:

Modified Gross

# DRIVE TIMES

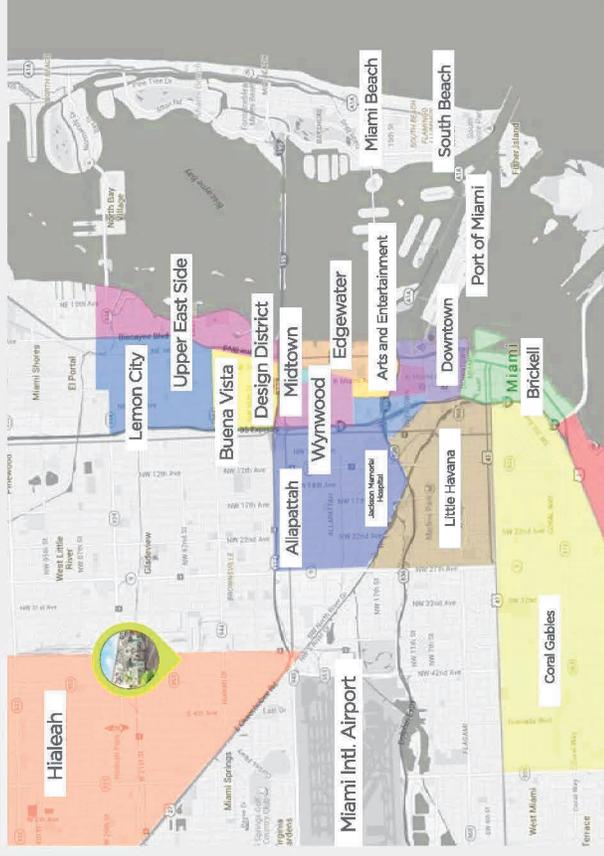
- 📍 Jackson Memorial Hospital 15 Minutes
- 📍 Miami International Airport 16 Minutes
- 📍 Downtown Miami 18 Minutes
- 📍 Brickell 22 Minutes
- 📍 Port of Miami 23 Minutes
- 📍 Tri-Rail Station 5 Minutes
- 📍 Coral Gables 30 Minutes
- 📍 Marlins Park 20 Minutes
- 📍 American Airlines Arena 20 Minutes
- 📍 Miami Beach 30 Minutes
- 📍 FLL International Airport 37 Minutes

# SUMMARY

Flex showroom / office loft in the heart of Leah Art District. The spaces feature modern finishes, high ceilings, bathroom, break room, kitchenette and a 120 sf Garden. Includes water electricity, janitorial services for hallway and bathroom

Located in the artist live /work overlay district in Hialeah officially inaugurated by the City of Hialeah in 2015 as "Leah Arts District."

Less than 25 mins away from Miami's Urban Core.



Alejandro Catasus

ADDRESS:

1050 E 17 STREET |

CONTACT:

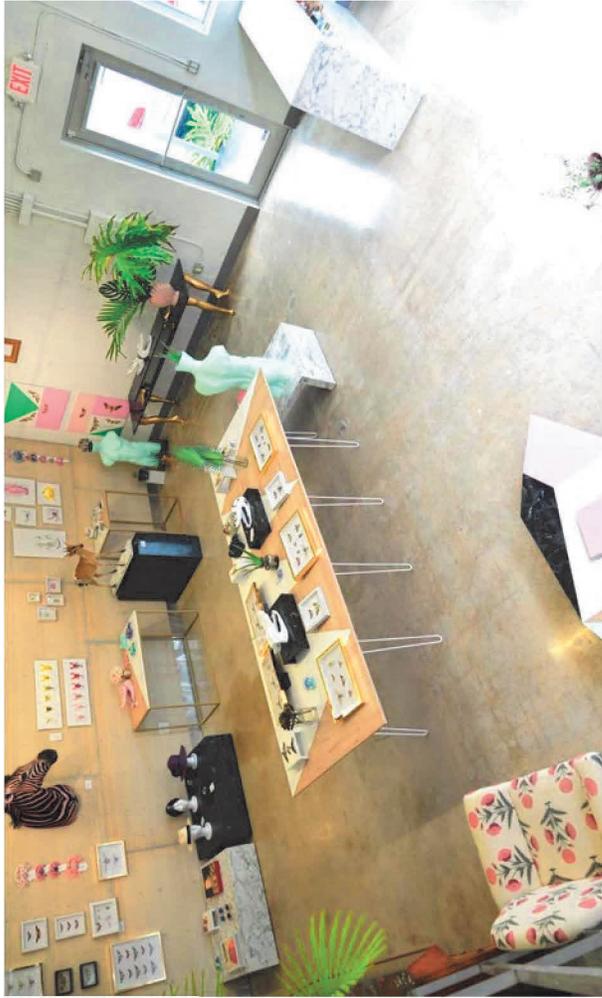
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wc@andeanstone.com

**1050 E  
17 STREET**

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 OR UNDERSTOOD TO BE MADE BY US OR ANY OF OUR AGENTS. THIS OFFERING IS MADE SUBJECT TO THE TERMS AND CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL, WITHOUT NOTICE AND TO ANY SPECIAL CONDITIONS IMPOSED BY OUR PRINCIPAL.



Studio A: 1,200 SF



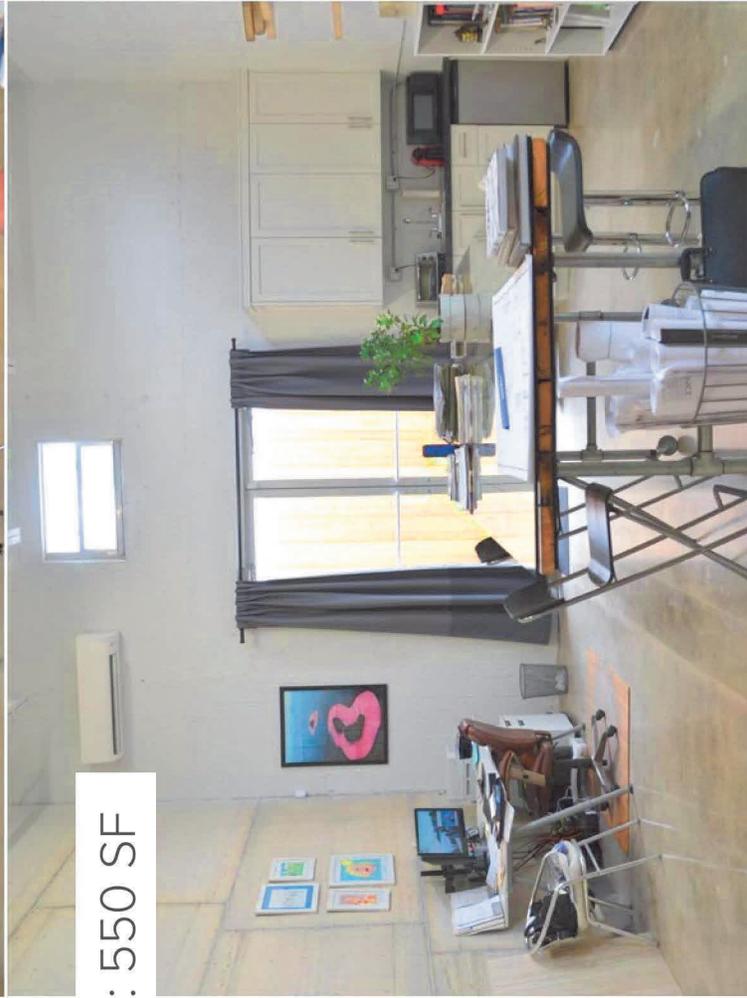
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Studio B: 550 SF



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# LEAH ARTS DISTRICT

Part of Hialeah's South Eastern industrial corridor, The area rose to prominence during the 1980s as one of the largest and busiest areas of production and manufacturing in Florida.

The Leah Arts District enjoys a strategic proximity to the newly proposed Hialeah Market Station development project, Miami's artistic hubs, and other destination areas within Miami-Dade County.

Because of it's location and highly affordable price per square footage, The Leah Arts District is in a position to play a vital and important role in the artistic and cultural development of not only Hialeah, but the entire South Florida community.



IN THE PRESS



"HIALEAH INAUGURATES LEAH ARTS DISTRICT"

**el Nuevo Herald**

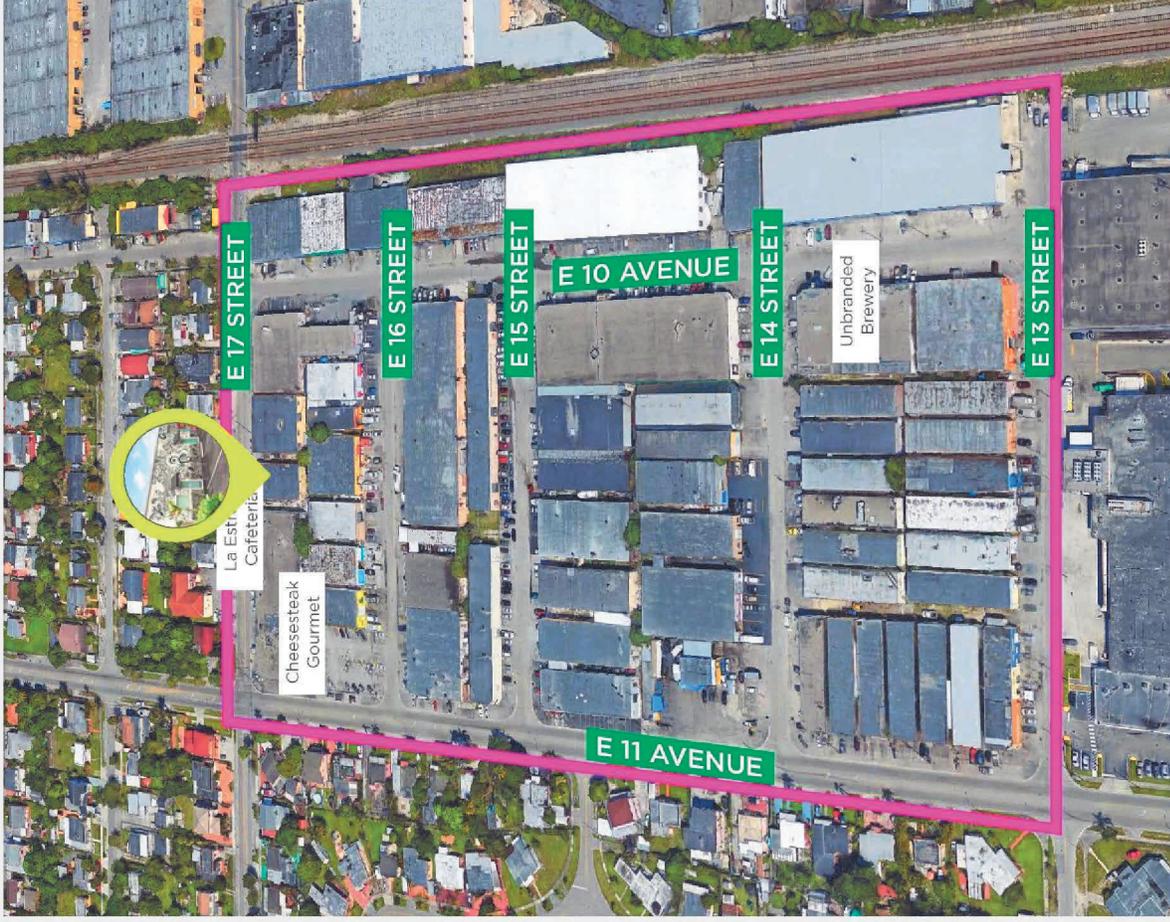
"ENTRA EN ACCIÓN EL LEAH, DISTRITO DE ARTE DE HIALEAH"



"HIALEAH ARTIST MARYJANE CLAVEROL TURNS TAXIDERMIED CRITTERS INTO BEJEWELED MASTERPIECES"



"12 NEIGHBORHOODS ACROSS AMERICA THAT ARE ABOUT TO BLOW UP"



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