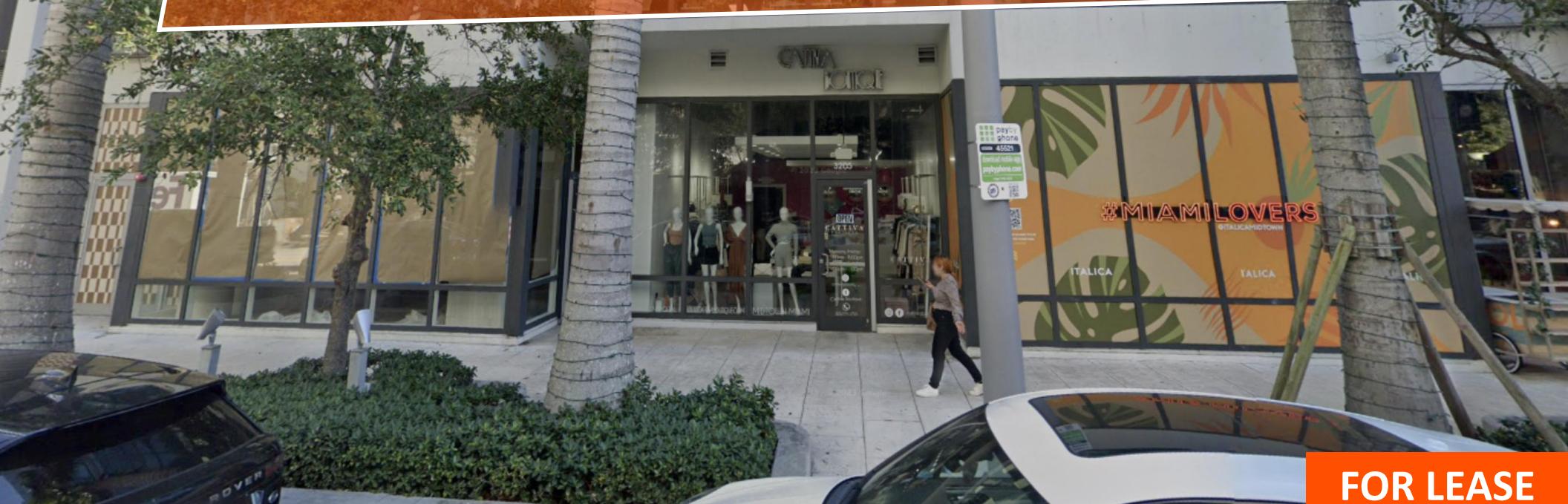


2,661 SF of Office Space



FOR LEASE

Midtown 5 Office

125 NE 32nd St, Miami, FL 33137

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125 NE 32nd Street, Miami, FL 33137



EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$50/ft MG
Available SF:	2,661 SF
Building SF:	700,000 SF
Submarket:	Midtown Miami

LEASING HIGHLIGHTS

- 400 multi-family units
- In The Heart of Miami's Most Walkable Neighborhood
- Easy Access to I-95 and Close Proximity to Design District, Wynwood, Edgewater, Downtown & Miami Beach

LEASING OVERVIEW

DWNTWN Realty Advisors has been retained exclusively to arrange the leasing of the second-floor office space at Midtown 5, located at 125 NE 32nd Street. The offering consists of 2,661 SF of highly visible boutique office space situated directly above Midtown's active retail core and within a 400-unit luxury residential tower, creating a vibrant and built-in daily user base. Positioned in the center of Midtown Miami—one of the city's most walkable and rapidly growing urban neighborhoods—the space benefits from constant foot traffic, strong demographics, and seamless access to the area's extensive retail, dining, and lifestyle amenities. Steps from national anchors such as Trader Joe's, Target, Nordstrom Rack, West Elm, and Dick's Sporting Goods, the office enjoys a dynamic environment that appeals to creative firms, professional services, and businesses seeking an energetic, amenity-rich location. Midtown 5 sits at the crossroads of Miami's most influential districts: the Miami Design District to the north, known for its luxury retail and world-class restaurants, and Wynwood to the west, celebrated for its arts, culture, and expanding office scene. This central position offers unmatched connectivity to Edgewater, Downtown Miami, Miami Beach, and major transportation arteries, making it an ideal hub for companies looking to attract talent and clients. With continued population growth, significant multifamily density, and an established retail ecosystem, Midtown Miami has emerged as one of the region's strongest mixed-use markets. The office space at Midtown 5 provides tenants with modern infrastructure, exceptional visibility, and a coveted address within a district that blends lifestyle convenience with true urban energy.

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Midtown 5 Office

125 NE 32nd Street, Miami, FL 33137



LOCATION DESCRIPTION



LOCATION OVERVIEW

Midtown Miami is a vibrant live-work-play district defined by North Miami Avenue to the west and NE 2nd Avenue to the east, stretching from NE 29th Street up to NW 36th Street. Perfectly positioned between Edgewater to the east, Wynwood to the southwest, and the Miami Design District to the north, Midtown has evolved into one of the city's most walkable and connected urban neighborhoods—a true “mini-city” offering the energy of Downtown with a more polished, curated feel. Originally imagined as Miami's answer to SoHo, Midtown today delivers a dense blend of residential towers, retail, dining, and public spaces that create a seamless pedestrian lifestyle uncommon in most of Miami.

The Shops at Midtown anchors the neighborhood with a wide range of national retailers including Target, HomeGoods, Nordstrom Rack, Marshalls, Dick's Sporting Goods, and West Elm, drawing steady foot traffic throughout the day. Surrounding the retail core are modern residential buildings such as Hyde Midtown, Midtown 5, Gio Midtown, and District 36, each sitting above activated ground floors filled with cafés, restaurants, fitness studios, and boutique storefronts. From neighborhood favorites like Sugarcane, Salumeria, Italica, and Little Hen to quick-serve concepts, outdoor seating, and shaded promenades, Midtown offers a truly immersive streetscape experience.

Just a few blocks north lies the Miami Design District, one of the country's premier destinations for luxury shopping, architecture, and fine dining. Brands such as Prada, Gucci, Louis Vuitton, Cartier, and Hermès sit alongside world-class restaurants including Contessa, Cote, L'Atelier de Joël Robuchon, and ZZ's. To the west, Wynwood delivers unmatched cultural energy with the world's largest concentration of street art, dozens of galleries, breweries, coffee shops, boutiques, and late-night venues, all feeding into the creative buzz that surrounds Midtown.

Midtown's central location also offers unmatched accessibility. Miami Beach is less than ten minutes away by car, and the Venetian Causeway—just south of the district—provides one of the most scenic bike and pedestrian routes in the city for those commuting or recreating by foot or bike. With its combination of walkability, transit access, retail density, residential growth, and proximity to Miami's most influential cultural and commercial districts, Midtown has solidified itself as a premier urban hub and one of the most desirable mixed-use environments in the region.

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AERIAL CONTEXT



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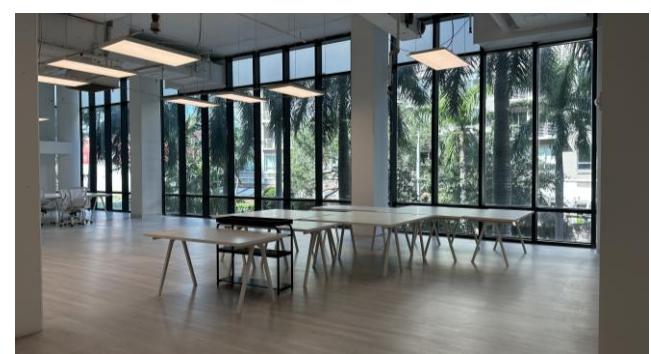
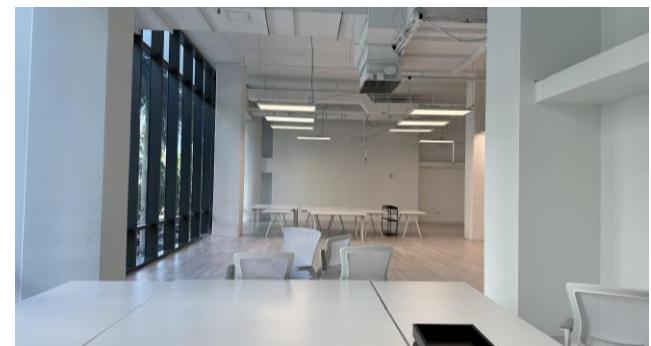
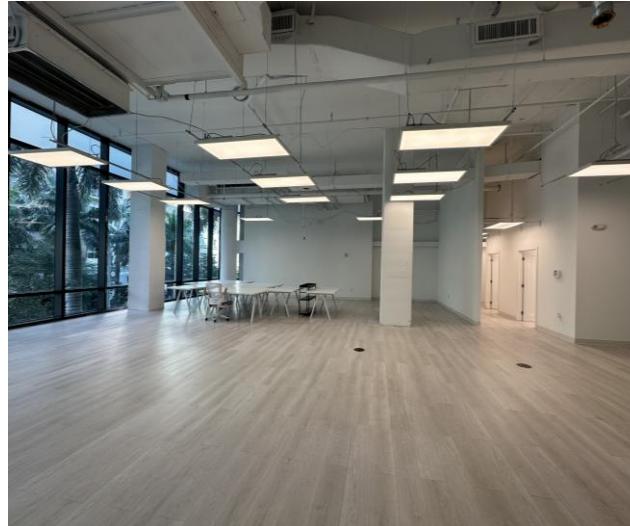
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Midtown 5 Office

125 NE 32nd Street, Miami, FL 33137



UNIT PICTURES

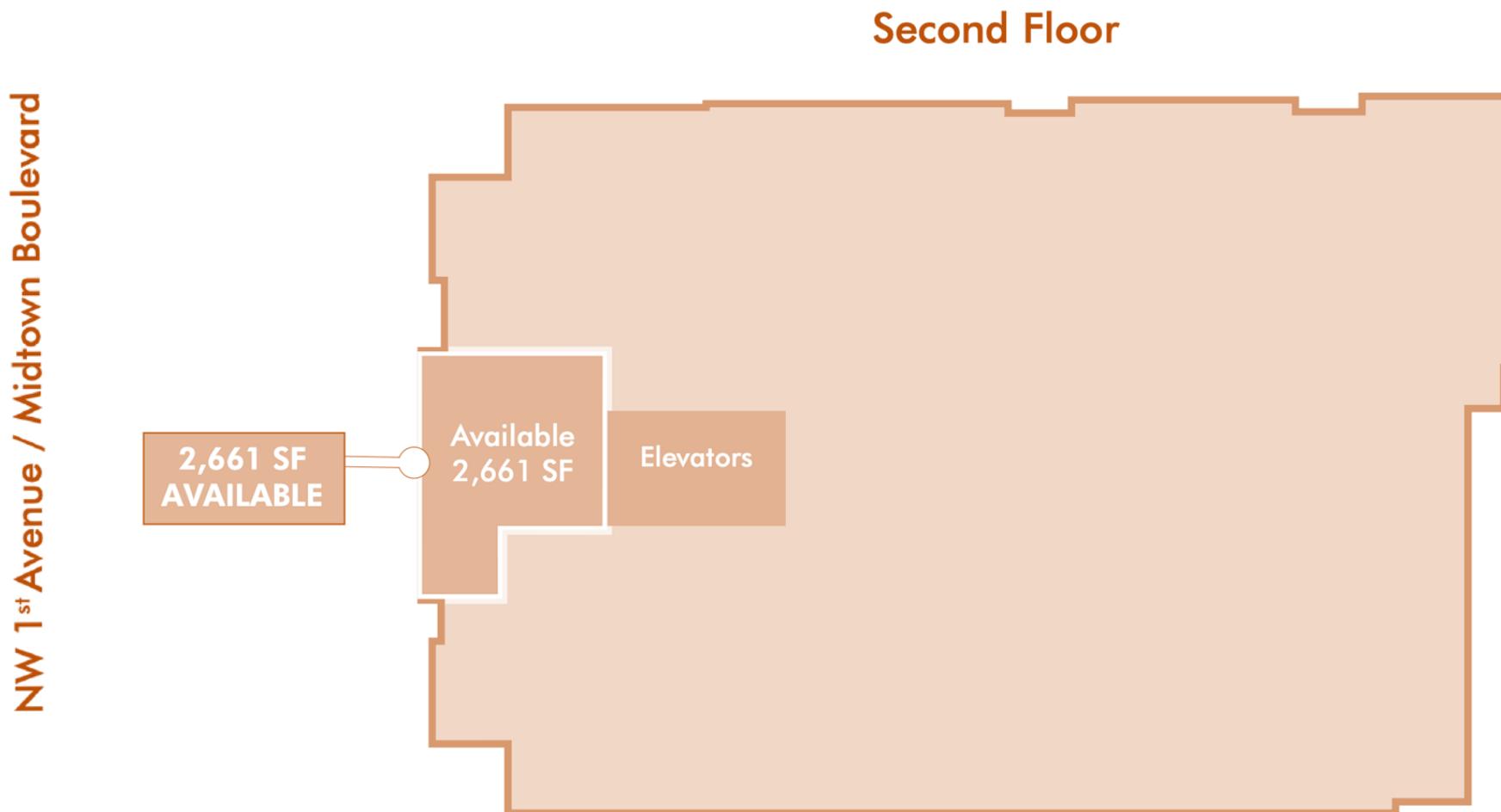


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FLOOR PLAN



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Midtown 5 Office

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MIDTOWN 5 TENANTS



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TRITON EXEC

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