

RAIL

LEASING INQUIRIES:

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7201-7275 NE 4TH AVE | LITTLE RIVER | MIAMI, FL

71

MIAMI'S BEST-IN-CLASS CREATIVE FLEX BUILDING.



127,562
SQUARE FEET

3.69
ACRES

1955
BUILT

2024
REIMAGINED

BUILDING SIZE

127,562 SF

AMENITY SPACE

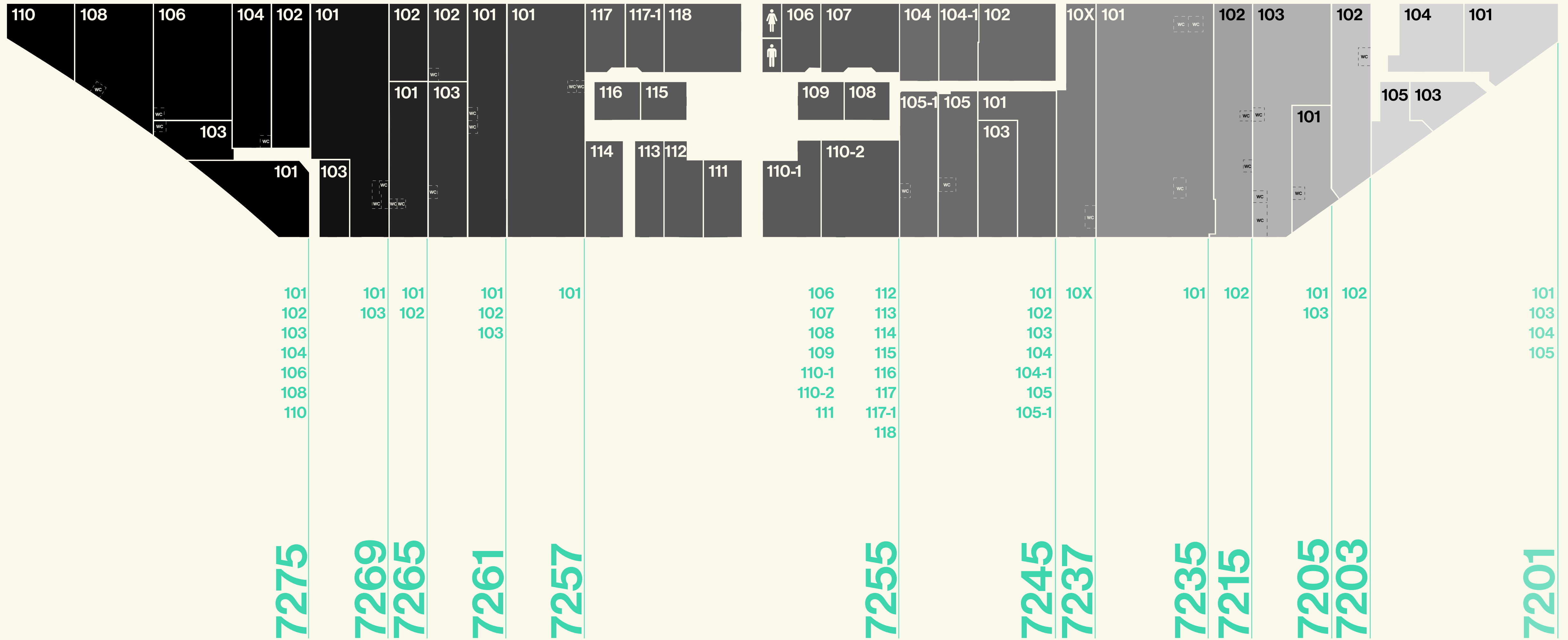
10,000 SF

SMALLEST SUITE

740 SF

LARGEST SUITE

11,250 SF





THE NEIGHBORHOOD.

THE CITADEL

VICE CITY

OFF SITE

SURRY HILLS

MADE AT THE CITADEL

d.o.g. HOTELS

LA SANTA TAQUERIA

CREAM

NE 82ND ST

OSTERIA

THE ANDERSON

Battubelin



NE 79ST ST

934

Technique RECORDS

K&K

N MIAMI AVE

IMPERIAL ESTD MOTO 2016

Sunny's STEAKHOUSE

Rosie's

LA NATURAL

Oolite Arts

Cindy Lou's COOKIES

The Plantisserie plant based organic deli and market

ROOTS MIAMI KAVA

IRON SIDE



Selina

LASOCIAL JOJO

VAGABOND HOTEL

Ni.Co. cafe e ristorante

Doggi's AREPA BAR

BELLE MEADE ISLAND

LOWER



71 RAIL71

Blvd Paes

moshi moshi

PHUC YEA VIET-CAJUN

BISCAYNE BLVD

NE 71ST ST

NW 2ND AVE

Adelita's

SANGUICH

NE 2ND AVE

NE 4TH CT

EL BAGEL

BLUE COLLAR



luna PASTA E DOLCI

SWEAT 440

LEGIONS PARK

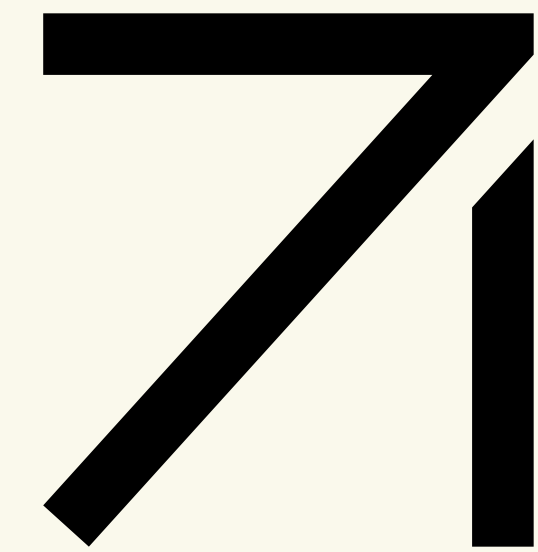
Munaciello

PANTHER COFFEE

ULTRA

THE CITY.





**UNLOCKING
THE NEXT
CHAPTER.**

DESIGNED FOR COMMUNITY. 

COLLABORATION.

CONNECTION.

GROWTH. YOU.

Built in 1955, Rail71 is one of Little River's iconic landmarks artfully combining community, design, hospitality, and programming together to foster creative collaboration for the modern business.

At Rail 71, we redefine the commercial and office leasing experience by infusing every aspect of our tenants experience with a sense of hospitality, warmth, and value. Our commitment to providing top-tier amenities and services goes hand-in-hand with our competitive pricing, ensuring that your workspace not only meets your professional needs but also welcomes you with a sense of connection and collaboration.





RAIL71 PROPOSED FACADE

71









7 RAIL 71

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