

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

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



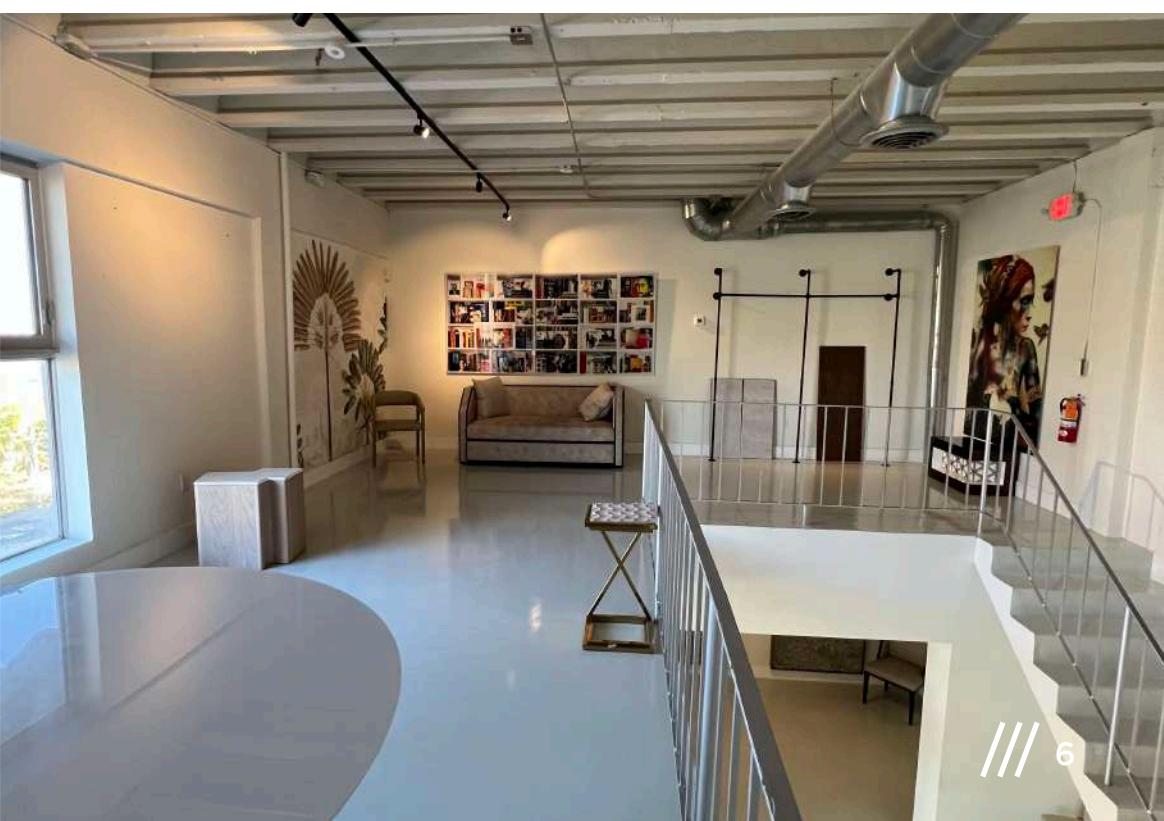
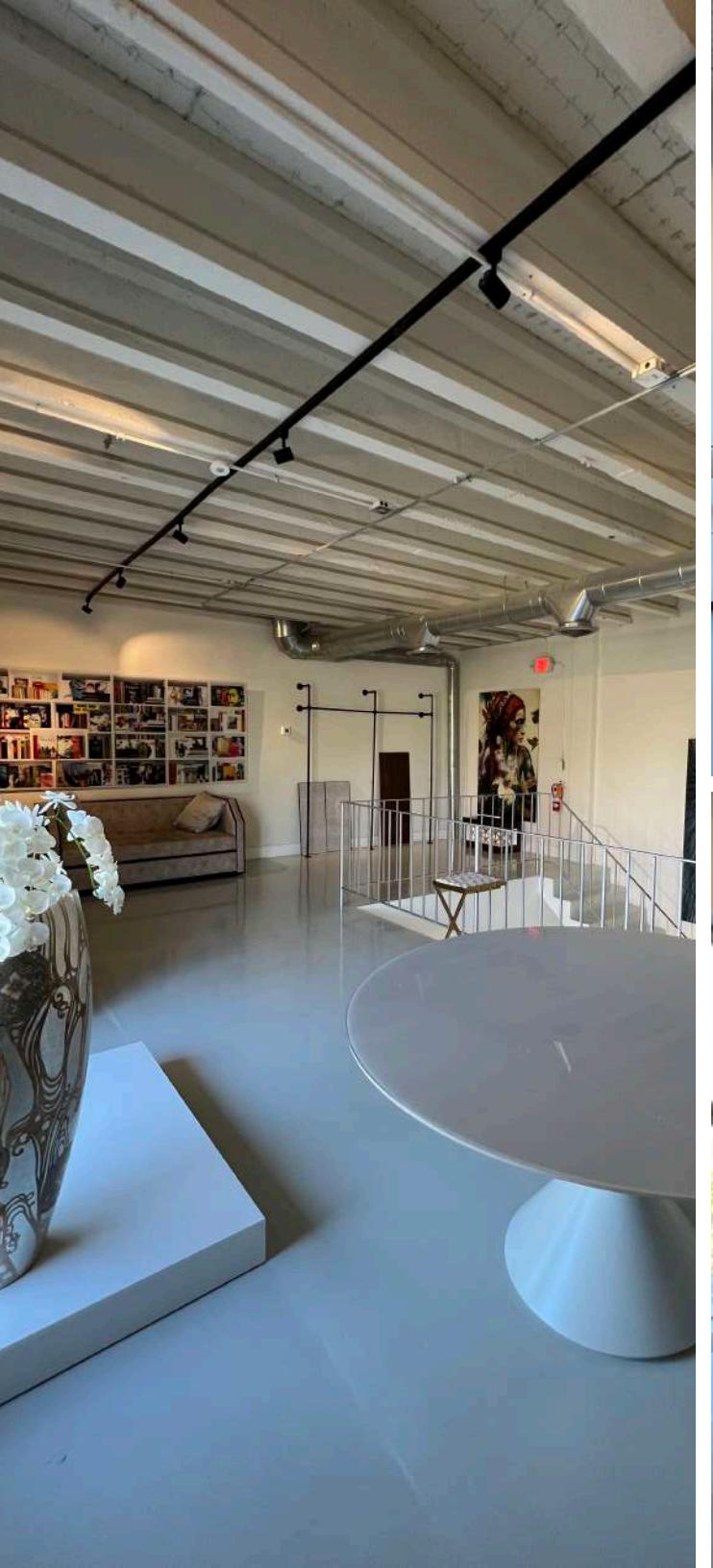
Location Overview

This property is situated off the active corridor of NE 2nd Ave. It's convenient location offers easy access to downtown Miami, Biscayne Boulevard, 1-95, 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

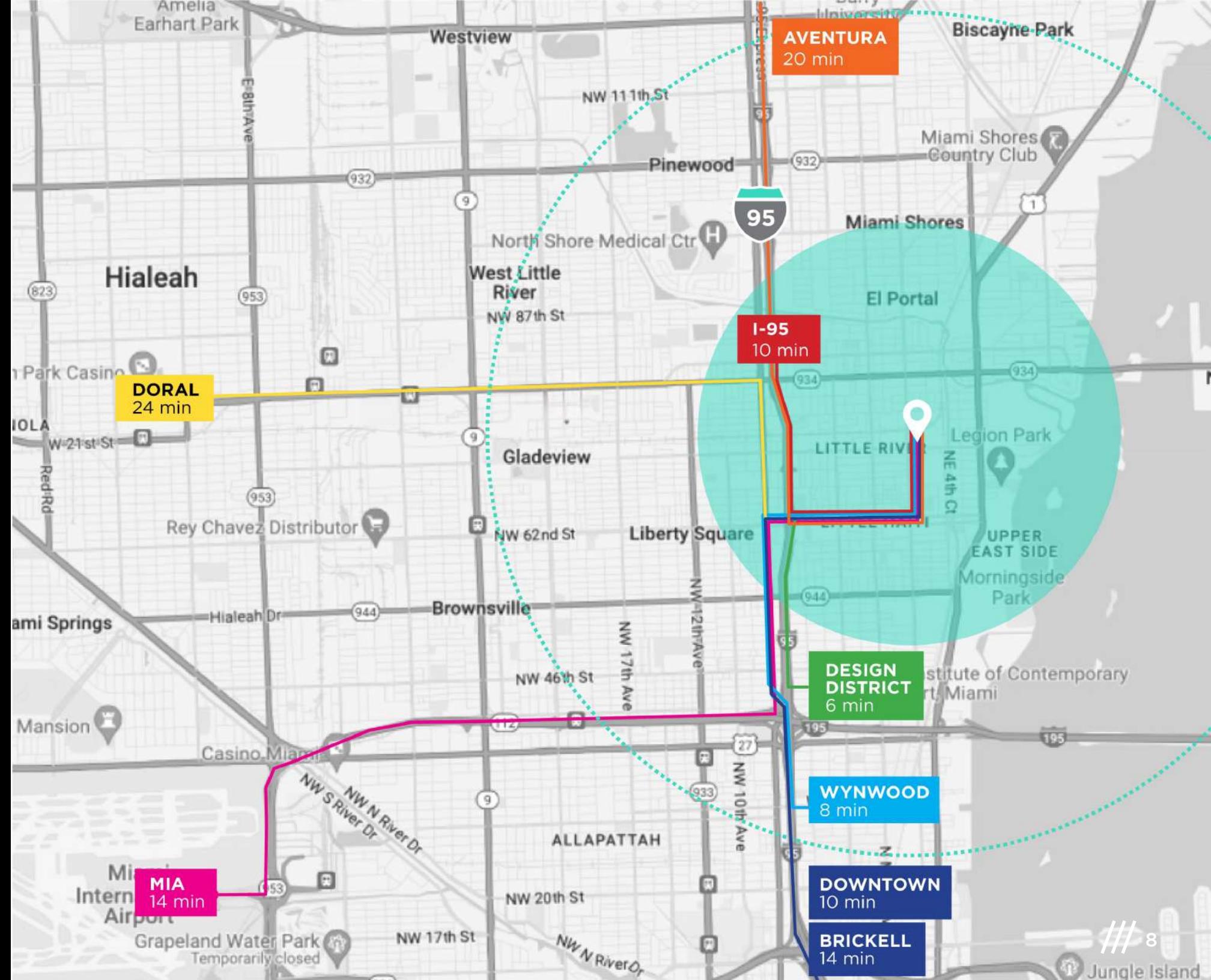


Interior Images



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





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