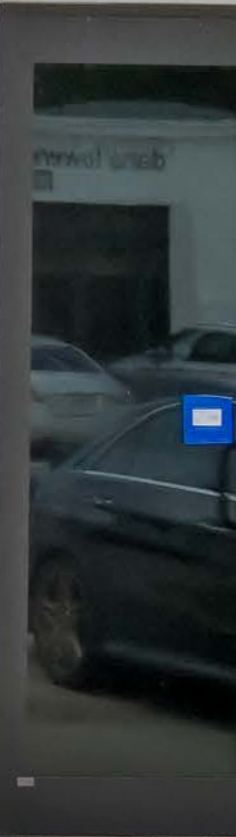


307 NE 61st STREET

MAGIC CITY
INNOVATION DISTRICT
LITTLE HAITI



EXCLUSIVE AGENT

METRO1.COM
INFO@METRO1.COM

MAGICCITYDISTRICT.COM



Property Specs

SIZE: 1,875 SF

RENTAL RATE: \$35 PSF + NNN

CEILING HEIGHT: 13.6'

PARKING: IN FRONT / STREET

307 NE 61 St is strategically situated along NE 61 St, the vibrant main corridor at the heart of the Magic City Innovation District - Little Haiti. This prime location offers 1,875 SF of space with excellent visibility and accessibility within one of Miami's most dynamic neighborhoods, known for its innovative and cultural vibe.

This adaptable space is ideally suited for a variety of uses, including creative offices, tech offices, flexible retail applications, and showrooms.

The space has access to a beautiful lush and tropical garden that is shared by the co-tenants including Moe Studio, Moto Million, and Plaza Equity Partners.

The layout and location make it an excellent choice for businesses seeking a unique and inspiring environment to thrive in the bustling Magic City Innovation District.



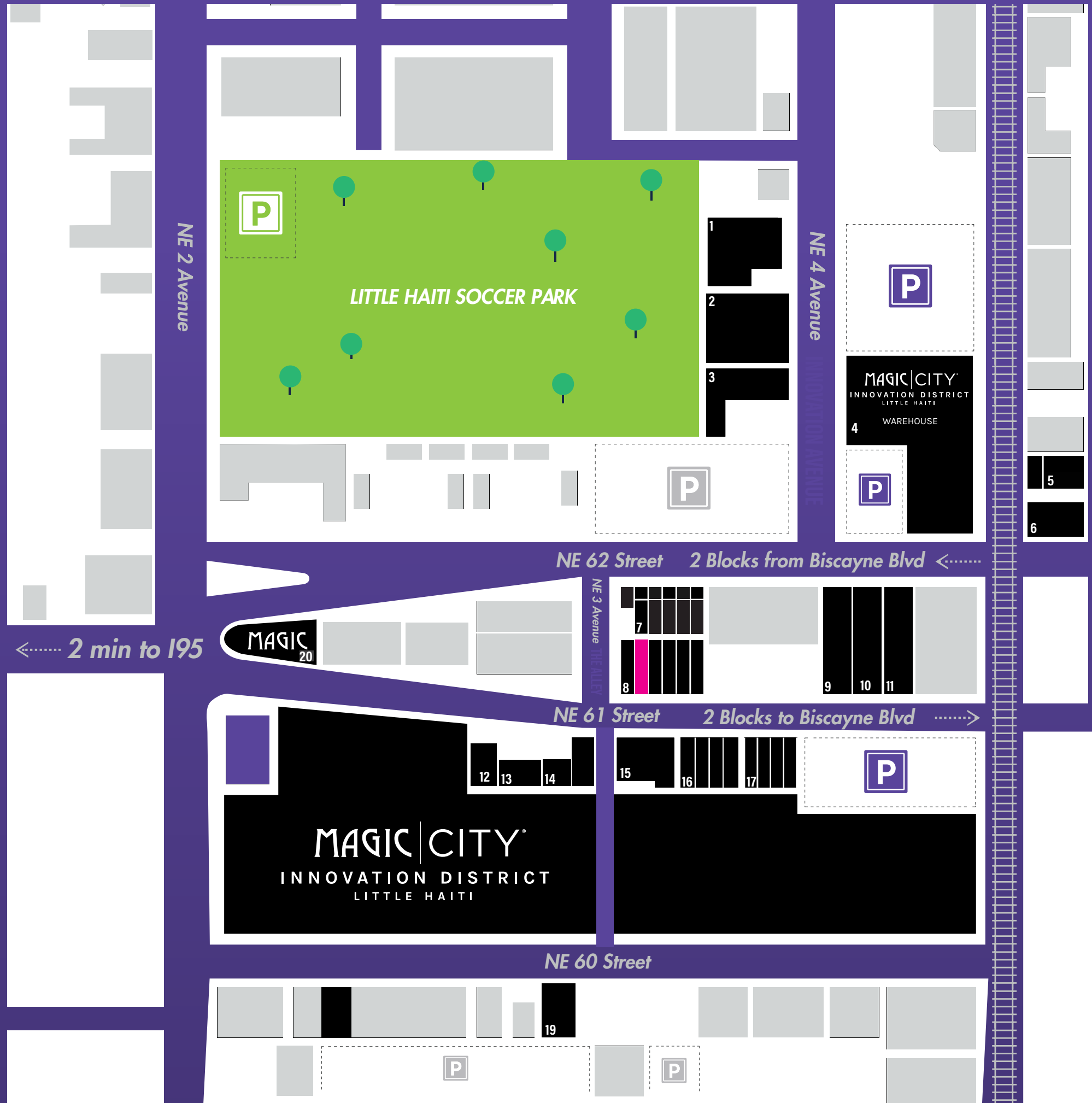
The District

1. 6380 NE 4 AVENUE 10,980 SF	CCOMGROUP <small>WELCOME TO THE DISTRICT</small>
2. 6350 NE 4 AVENUE 13,759 SF	RAW FIT HARMONY STUDIO
3. 6300 NE 4 AVENUE 12,575 SF	THE COBBLERS <small>SNEAKER RESCUE & LEATHER WORKS</small>
4. 6301 NE 4 AVENUE 57,490 SF	ULTRA ELoMed dinko <small>HICKERBALL</small>
5. 6210 NE 4 COURT 5,420 SF	SWIM KIDS Signarama
6. 6200 NE 4 COURT 3,022 SF	LIVING ON TECHNOLOGY PLAZA EQUITY PARTNERS THE RE LAB ALOONA DJ SCHOOL
7. 300 NE 62 STREET 8,363 SF	POP HEART INFINITY WOODWORK AMALEAN MANN
8. 301 NE 61 STREET 10,896 SF	FH&A MOE MOTO MILLION SUBJECT PROPERTY
9. 363 NE 61 STREET THE OASIS	THE OASIS ZEBBY BPM WELLNESS
10. 367 NE 61 STREET 3,164 SF	
11. 371 NE 61 STREET 10,410 SF	freebee
12. 250 NE 61 STREET 4,110 SF	DANCE ARTS ACADEMY
13. 270 NE 61 STREET 6,500 SF	VISO LIGHTING
14. 288 NE 61 STREET 2,815 SF	GLUTTONOMY FITLETE
15. 310 NE 61 STREET 7,850 SF	
16. 320 NE 61 STREET 6,800 SF	MANMAR DIANA LOWENSTEIN GALLERY SOLAR MOTORS
17. 340 NE 61 STREET 6,542 SF	VITRA MAGIC 13 BREWING
18. 270 NE 60 STREET 1,050 SF	
19. 296 NE 60 STREET 600 SF	EASY LIFE CLUB
20. 200 NE 62 STREET MAGIC SIGN	

LEGEND

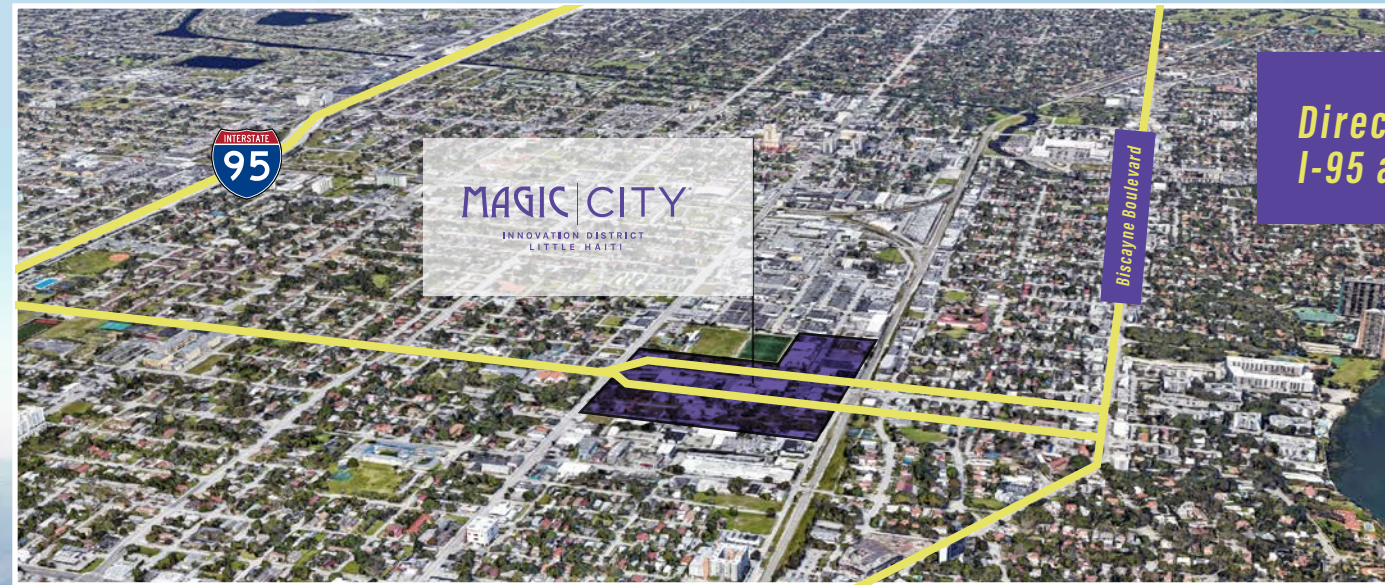
- LEASED
- OUT OF SCOPE
- SUBJECT PROPERTY

MAGIC CITY
INNOVATION DISTRICT
LITTLE HAITI



What Is the Magic City Innovation District® - Little Haiti?

Magic City Innovation District - Little Haiti is a new urban community dedicated to technology, sustainability, art & culture, and health & wellness.



MIAMI INTL. AIRPORT

15 MINS

5 MINS



WYNWOOD

MIDTOWN

EDGEWATER

DOWNTOWN

BRICKELL

DESIGN DISTRICT

MIAMI SHORES

LITTLE HAITI

PORT MIAMI

SOUTH BEACH

30 MINS





MAGIC CITY®
INNOVATION DISTRICT
LITTLE HAITI

NE 2 AVENUE
LEASING OPPORTUNITIES

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