

6380 NE
4 AVENUE



EXCLUSIVE AGENT

METRO1.COM
INFO@METRO1.COM

MAGIC CITY
INNOVATION DISTRICT
LITTLE HAITI

MAGICCITYDISTRICT.COM

WE SHAP E NEIGHBORHOODS®

Property Specs

10,980 SF

SIZE:

\$41 PSF

RENTAL RATE:

Street Parking

+ 20 ADDITIONAL SPACES
IN THE ADJACENT LOT

\$13 PSF

NNN:

FURNISHED/UNFURNISHED
OPTIONS AVAILABLE

6380 NE 4th Avenue stands out as the premier office opportunity within the Magic City Innovation District – Little Haiti. This expansive 10,980-square-foot space is fully built out, featuring private offices, conference rooms, shared workstations, a kitchenette, and dedicated restrooms for both staff and executives.

It's ideally suited for corporate headquarters, tech firms, creative agencies, production companies, and other large-scale office users seeking to be part of one of Miami's most dynamic and rapidly growing neighborhoods.



Floor Plan

48
Floating Desks

20
Private Offices

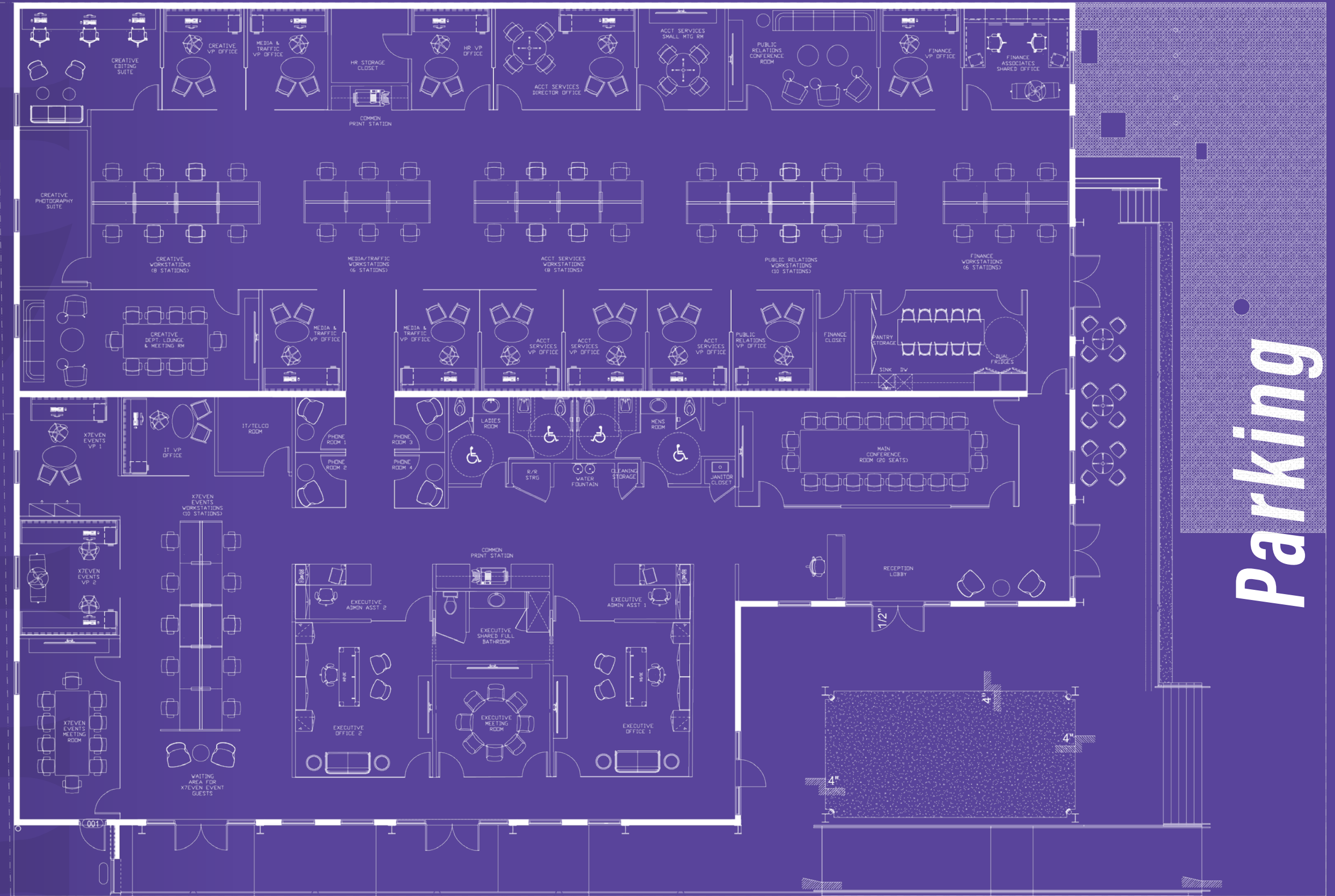
5
Conference Rooms

4
Private Phone Booths

3
ADA Bathrooms

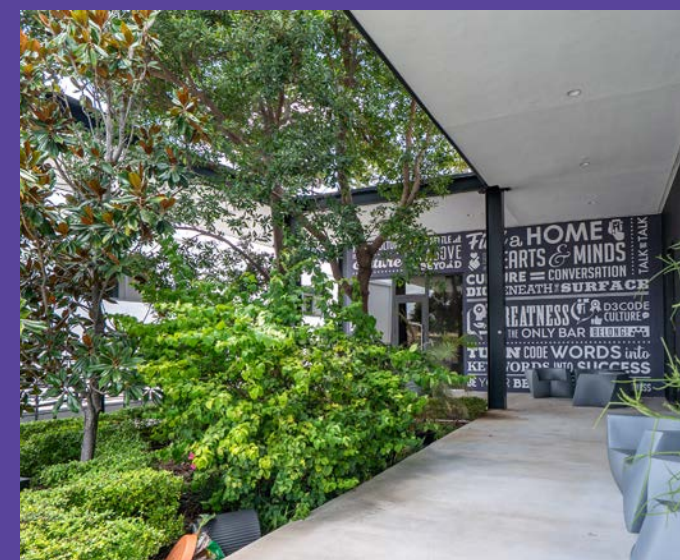
1
Full Kitchen

2
Print Stations



Parking

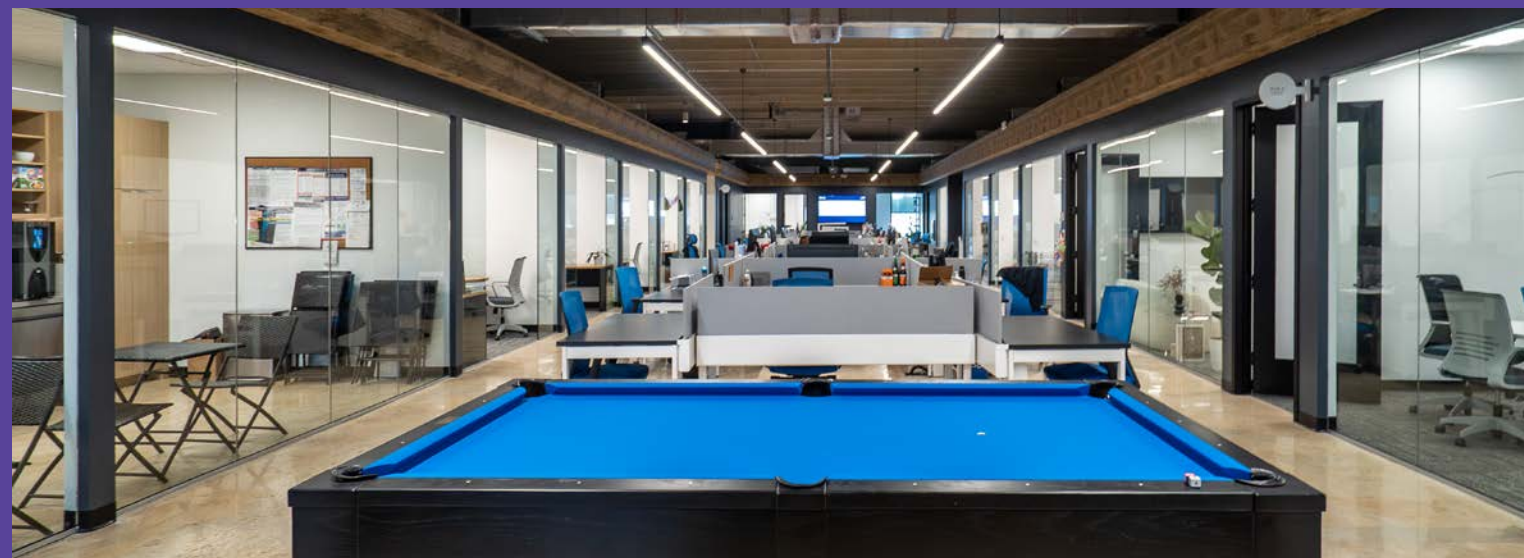
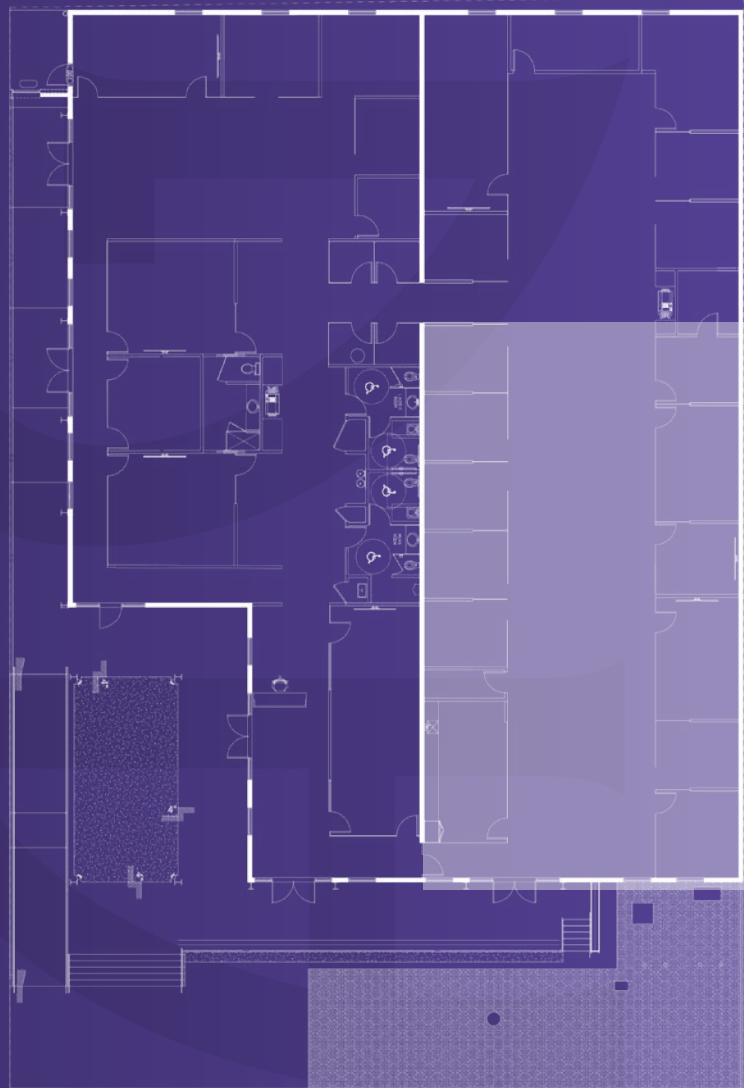
Photos



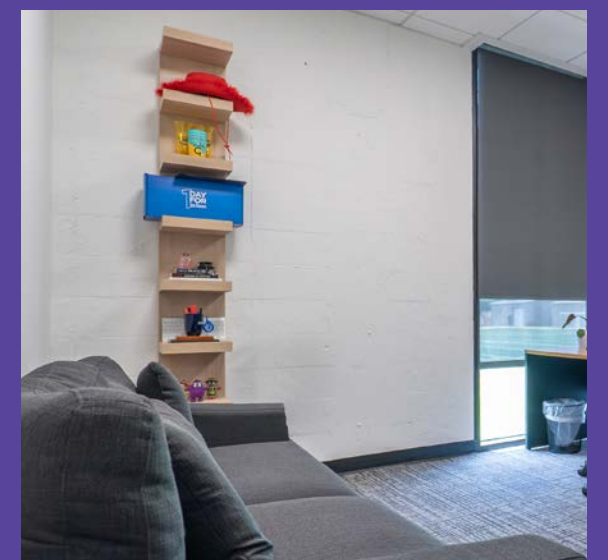
Photos



Photos



Photos



The District

1. 6380 NE 4 AVENUE	SUBJECT PROPERTY				
2. 6350 NE 4 AVENUE	RAW FIT	HARMONY STUDIO			
3. 6300 NE 4 AVENUE	COBBLERS SHOE REPAIR & LEATHER WORKS				
4. 6301 NE 4 AVENUE	ULTRA	dinko PICKLEBALL			
5. 6210 - 6214 NE 4 COURT	Signarama	ECOVIE			
6. 6200 NE 4 COURT	SWIM KIDS				
7/A. 300-330 NE 62 STREET	POP HEART	INFINITY WOODWORK	AMALEAN MANN		
7/B. 6161 NE 3 AVENUE	LIVING ON TECHNOLOGY	pe PLAZA EQUITY PARTNERS	ALOONA DJ SCHOOL		
8. 301-311 NE 61 STREET	BROW BRAND	FH & A	MOE	MOTO MILLION	727 PILATES BAN DE OSH
9. 353 NE 61 STREET	THE OASIS EVENT SPACE				
10. 363-367 NE 61 STREET	BPM WELLNESS				
11. 371 NE 61 STREET	freebee				
12. 250 NE 61 STREET	DANCE ARTS ACADEMY				
13. 270 NE 61 STREET	VISO LIGHTING				
14. 288-290 NE 61 STREET	GLUTTONOMY				
15. 310 NE 61 STREET	INFINITY DELTA				
16. 320 - 330 NE 61 STREET	SOLAR MOTORS				
17. 340 - 346 NE 61 STREET	MAGIC 13 BREWING				
18. 270 NE 60 STREET	SAFE INNOVATIONS				
19. 296 NE 60 STREET	EASY LIFE CLUB				
20. 200 NE 62 STREET	FOODIE VILLAGE				
21. 339 NE 61 STREET	FIGHT SPORTS JIU JITSU				
22. 293 NE 61 STREET	MIA SMILES				
23. 277 NE 61 STREET	SCHALTKULISSE CAR SHOWROOM				
24. 400 NE 67 STREET	WELLNESS WONDERLAND CLUB				
25. 6300 NE 4 COURT	LA WAGYERIA				
26. 6330 NE 4 COURT	GOOGLE FIBER				
27. 6360 NE 4 COURT	MONDAY JUICE				
28. 6440 NE 4 COURT	ONE SOURCE STUDIOS				

LEGEND

☐ LEASED

OUT OF SCOPE

SUBJECT PROPERTY



The District



CUSHMAN
SCHOOL

EATON
PARK

LA
WAGYERIA

ULTRA

THE BOULEVARD

55 STREET
STATION

dinko
PICKLEBALL

freebee

THE
KEY

SUBJECT
PROPERTY

RAW
FIT

THE
COBBLERS
SHOES RESCUE & LEATHER WORKS

FIGHT
SPORTS
JIU-JITSU

MAGIC 13
BREWING

EDGEWATER

BRAWLERZ

SOLAR
MOTORS

MOE

dog
kin
dom

MIAMI
SMILES
DENTAL

CLIMATE &
INNOVATION
HUB

GLUTTONOMY

SCHALTKULISSE
CARS

BUENA VISTA

LITTLE HAITI
CULTURAL
CENTER

PIMAN BOUK
HAITIAN
RESTAURANT

NOTRE
DAME
CATHOLIC
CHURCH

LITTLE HAITI
SOCCER PARK

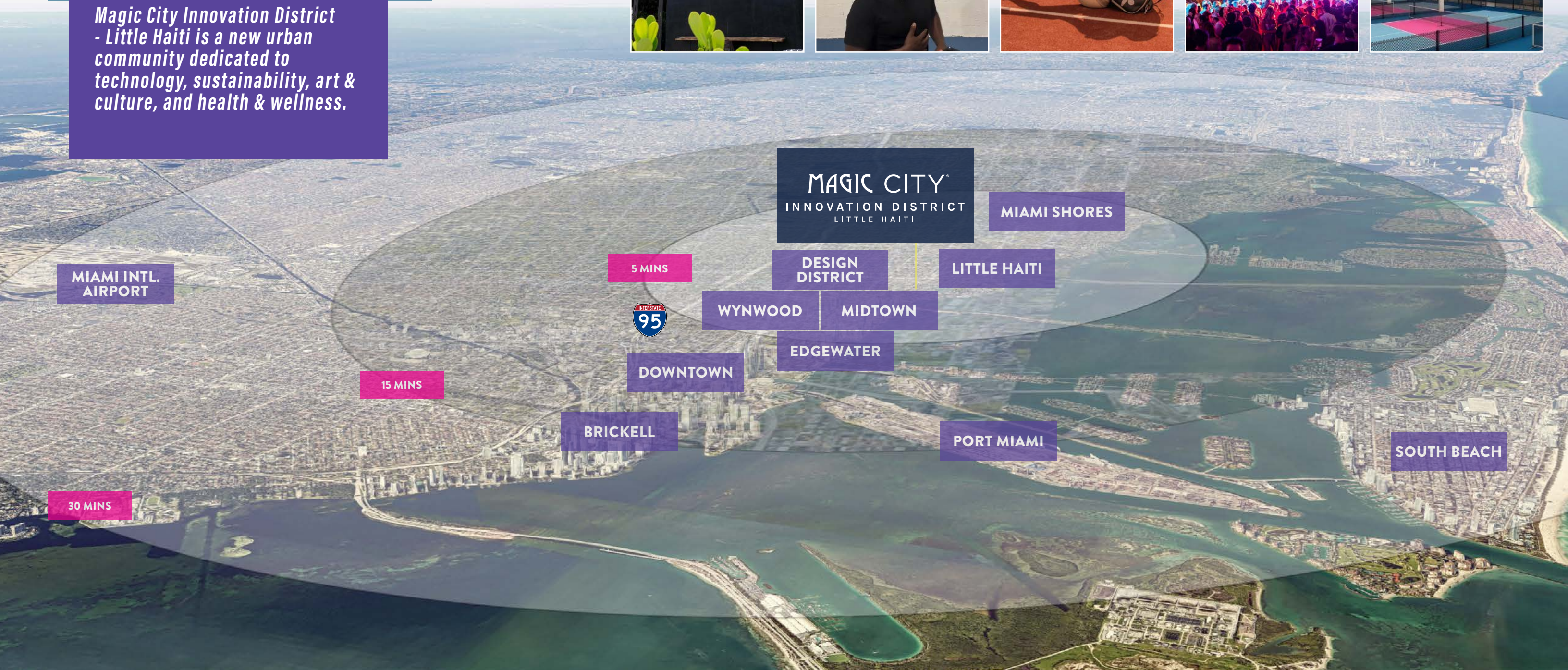
MIDTOWN

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.

The Magic City Innovation District - Little Haiti is bustling with exciting businesses like Ultra Padel, Dinko Pickleball, Raw Fit, ZeyZey, BPM Wellness, Diana Lowenstein Gallery, Moe Studio, Magic 13 Brewing Co, among others.

Nearby amenities, including the Legion Park, Lemon City Library, Legion Park, Little Haiti Soccer Park, and Morningside Park, contribute to the family-friendly atmosphere of the community.



EXCLUSIVE AGENT

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