



CONCEPTUAL RENDERING

**15 N.E 41 STREET**  
MIAMI DESIGN DISTRICT

**RETAIL  
OPPORTUNITY**  
BUILD TO SUIT

**INHOUSE**  
COMMERCIAL

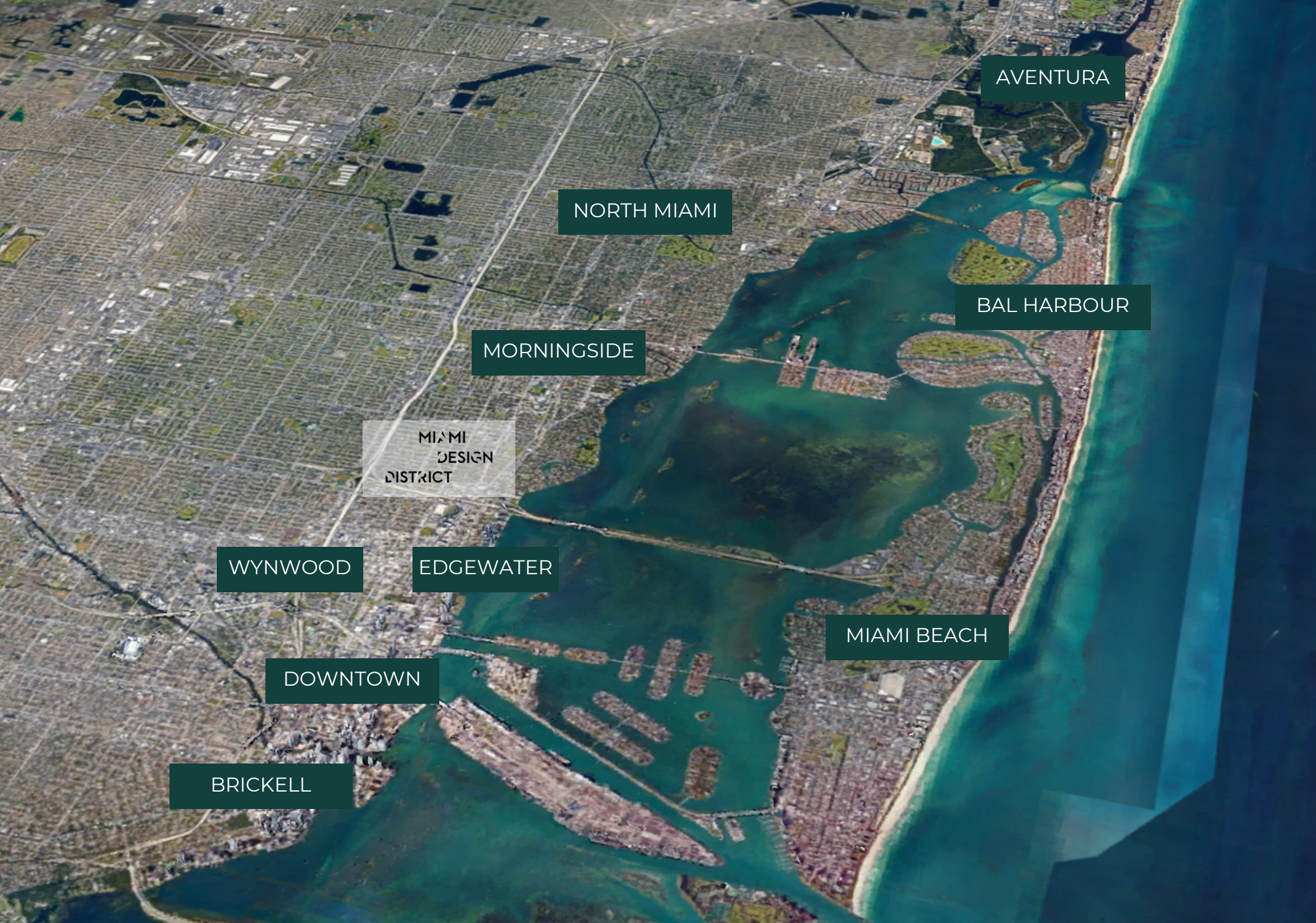


MUSEUM GARAGE  
928 SPACES

# MIAMI DESIGN DISTRICT

15 NE 41 STREET

NORTH MIAMI AVENUE



AVENTURA

NORTH MIAMI

BAL HARBOUR

MORNINGSIDE

MIAMI  
DESIGN  
DISTRICT

WYNWOOD

EDGEWATER

MIAMI BEACH

DOWNTOWN

BRICKELL

# PROPERTY OVERVIEW

**ADDRESS** 15 NE 41st Street, Miami, FL 33137

**LOT SIZE** 5,102 SF

## **BUILDING SIZE**

Ground Floor 3,016 Square Feet

Second Floor 3,016 Square Feet

Third Floor 3,016 Square Feet

Total 9,184 Square Feet (buildable by right)

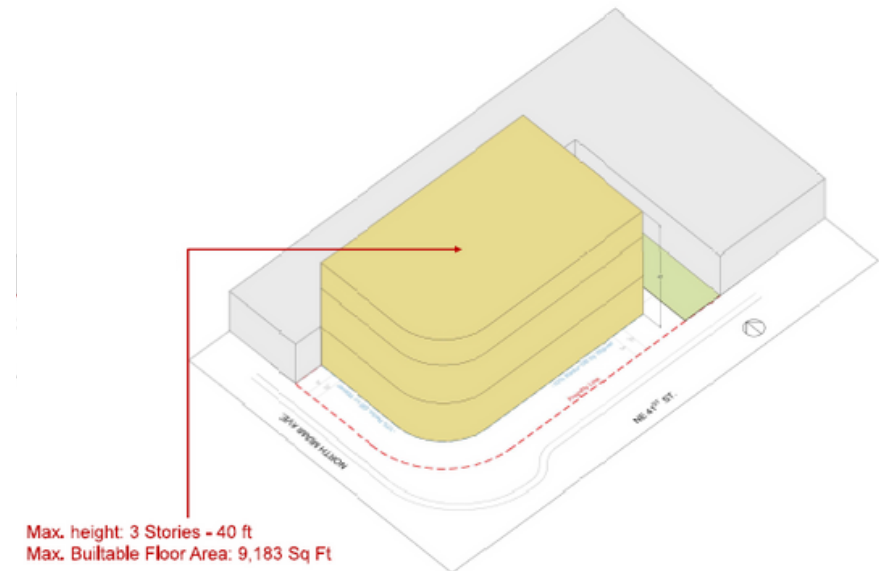
**BUILDING DIMENSIONS** +/- 73' x 43'

**CEILING HEIGHTS** 13'4" Average

**NEIGHBORS** KITH, Tesla, Sadelle's, ACNE Studios, Diesel, Kohler, Contessa by MFG, Fogo de Chao, Material Bank

## **COMMENTS**

- Landlord is willing to build a building for a prospective tenant with tenant design input.
- Located on the same block as Museum Garage with 928 parking spaces.
- Located in the western portion of the Miami Design District, surrounded by fashion, restaurants, and furniture tenants.



Max. height: 3 Stories - 40 ft  
Max. Buildable Floor Area: 9,183 Sq Ft



MUSEUM GARAGE  
928 PARKING SPACES

FOGO DE CHÃO

*Mrs. Jones*



Institute of  
Contemporary  
Art, Miami



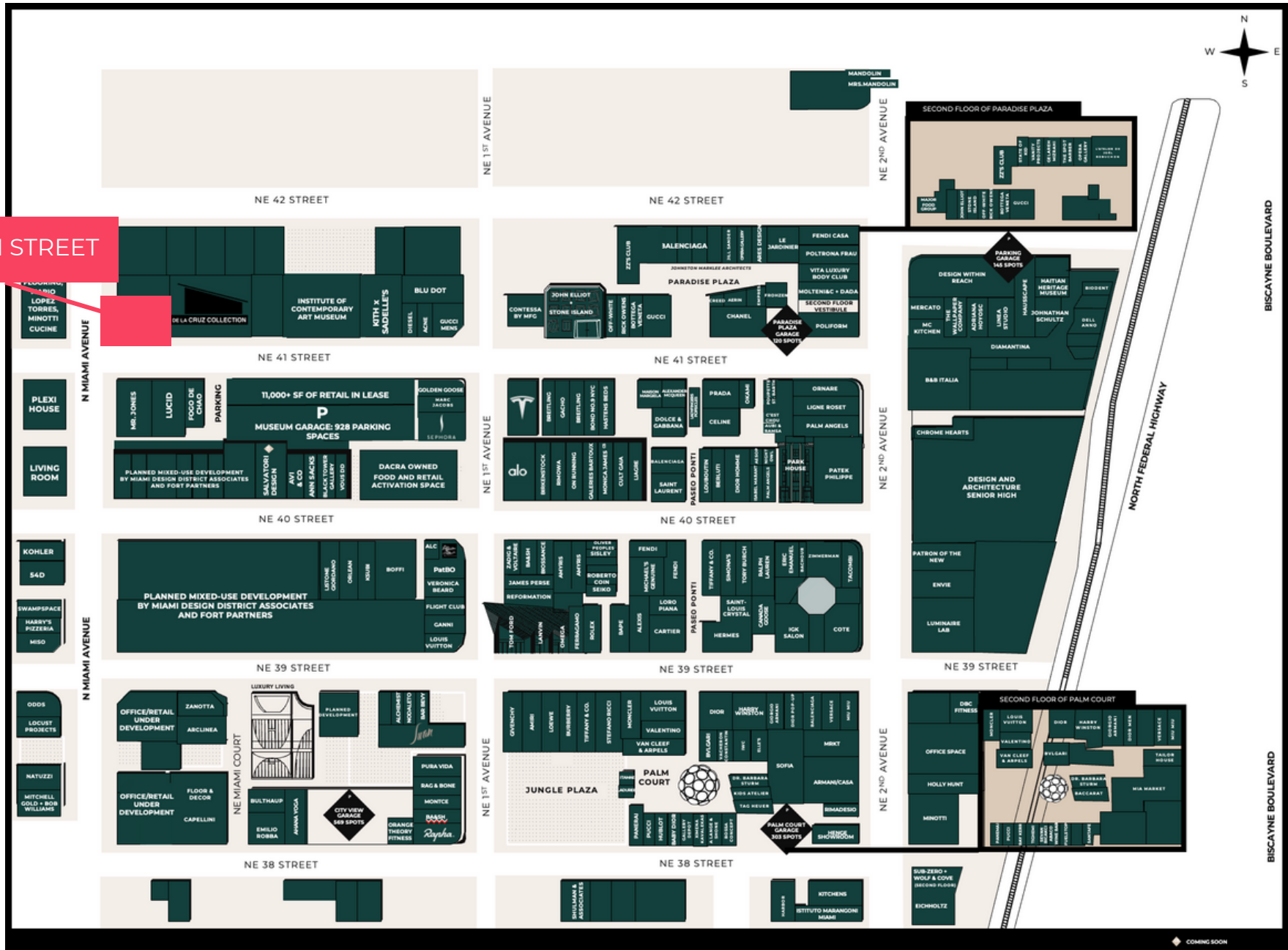
DE LA CRUZ COLLECTION

15 NE 41 St.

# LOCATION OVERVIEW



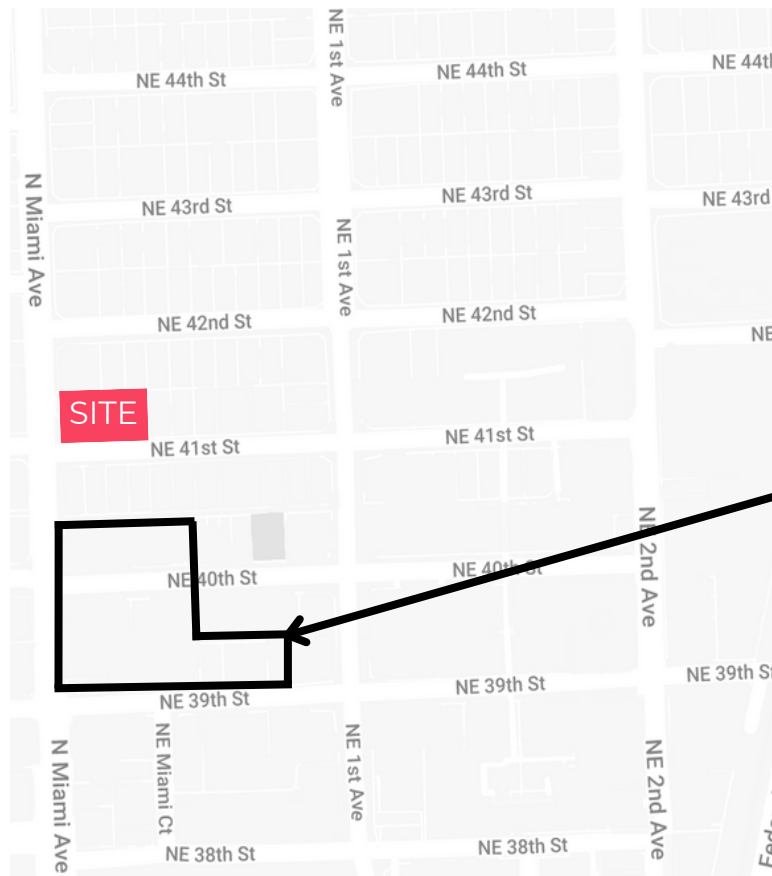
15 NE 41 STREET



# DESIGN DISTRICT WEST

The western portion of the Miami Design District has seen a doubling in retail rent prices since 2021. For the first time, luxury and contemporary brands such as KITH, ACNE Studios, Restoration Hardware, Diesel, APC and Ksubi have expanded west of 1st Avenue.

Dacra (Craig Robins), Forte Partners, and Qatari hotelier bought 2.5 acres one block south of 15 NE 41st Street in December of 2022. They have plans for development in the upcoming years.



## THE REAL DEAL

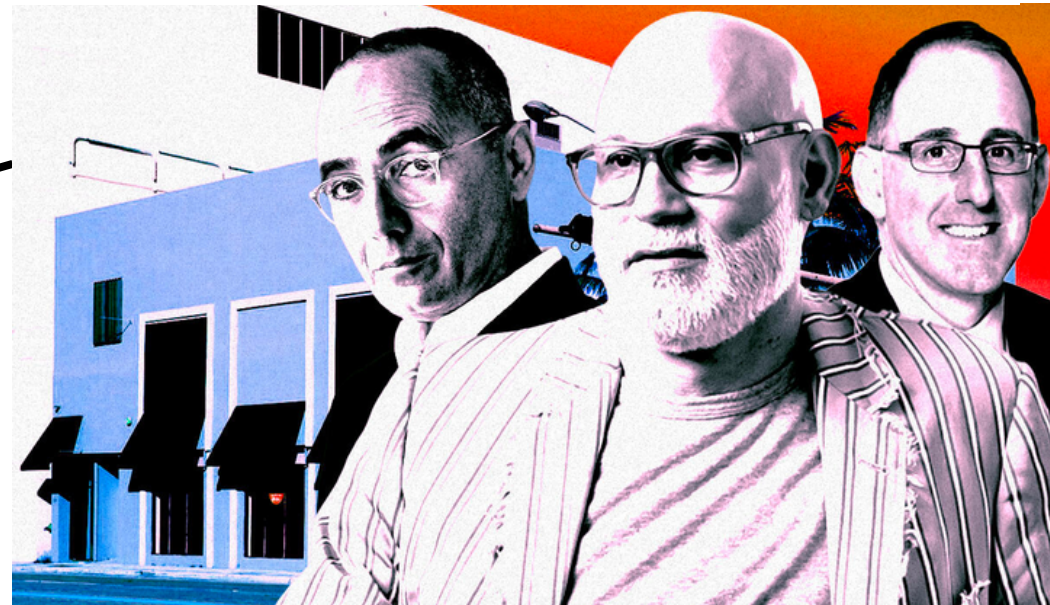
SOUTH FLORIDA REAL ESTATE NEWS

### Craig Robins, Fort Partners and Qatari hotelier buy Apollo site in Design District

Development planned for 2.5 acres on 39th, 40th streets assemblage

Miami / By Katherine Kallergis

December 23, 2022 1





CONCEPTUAL DESIGNS





# MIAMI DESIGN DISTRICT

The Miami Design District is known for its sleek modern architecture, art galleries, restaurants and upscale interior design stores. It is 18 square blocks in the center of Miami and just minutes from Midtown, Wynwood and Miami Beach. Home to more than 120 flagship stores including Chanel, Balenciaga, Hermes, Fendi, Dior, Cartier, Louis Vuitton and more, the Design District is known as Miami's hub for art, design, dining and fashion.

## RECENTLY SIGNED IN THE DESIGN DISTRICT



AMIRI

RE/DONE



LOEWE



MARC JACOBS

RH  
RESTORATION HARDWARE

HARBOUR





**JARED ROBINS**  
**JARED@INHOUSECRE.COM**

FOR MORE INFORMATION, PLEASE CALL  
**305.376.7802**

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