

FOR LEASE/SALE



RIVER DISTRICT CREATIVE BUILDING

**301 NW 9TH AVENUE
MIAMI, FLORIDA**

INHOUSE
COMMERCIAL SALES





THE HANGAR
± 15,000 SF

PROPERTY OVERVIEW

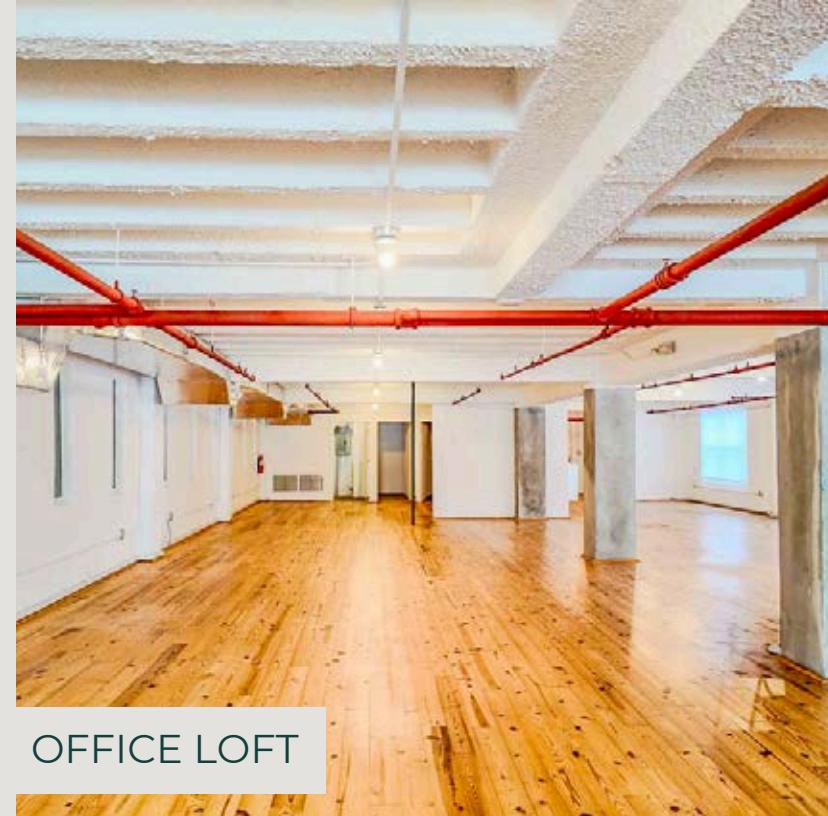
301 NW 9th Ave is a unique warehouse and office complex in Miami's urban core. Just west of Downtown and minutes from Brickell and Wynwood, the property offers high-density redevelopment potential.

ADDRESS	301 NW 9th Ave, Miami, FL 33128	
MARKET	Miami River District	
LOCATION	Northeast Corner of NW 3rd Street	
CURRENT USE	Film / Photo Studio + Creative Space	<u>RIVERSET STUDIOS</u>
SIZE	Ground Floor	± 15,000 SF
	Office Loft	± 4,130 SF
	2nd Floor	± 5,710 SF
	3rd Floor	± 5,750 SF
	Total	± 30,590 SF
LOT SIZE	± 15,000 SF	
CEILINGS	Ground Floor	± 27'
	Office Loft	± 11'
	2nd Floor	± 16'
	3rd Floor	± 13'
ZONING	T-4-R	
COMMENTS	<ul style="list-style-type: none">Unique ground floor hangar style warehouse with minimal columns and high ceilingsEntire building will be delivered vacantMezzanine includes 3 levels of creative studio spaceTrue "NYC" loft style building	
	 <u>CLICK FOR SPACE WALKTHROUGH</u>	

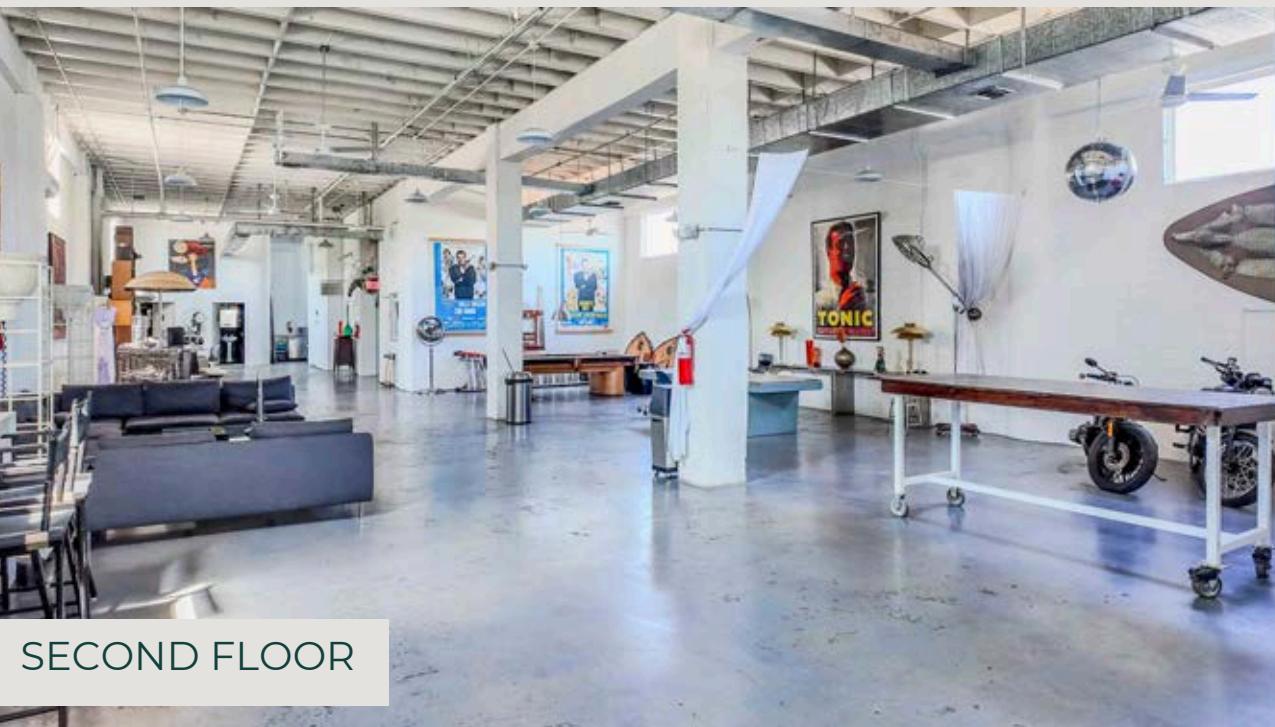




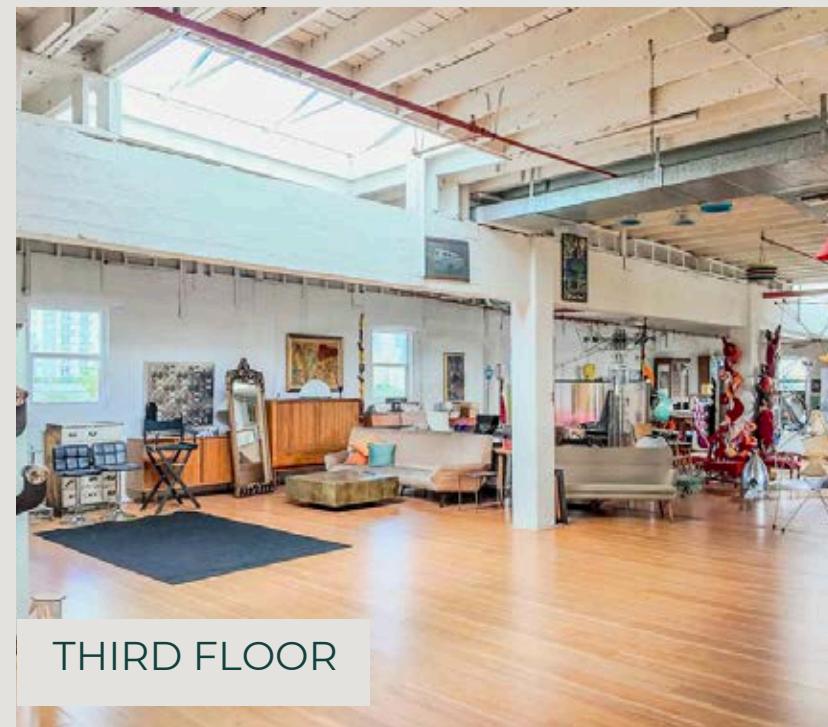
GROUND FLOOR "THE HANGAR"



OFFICE LOFT



SECOND FLOOR

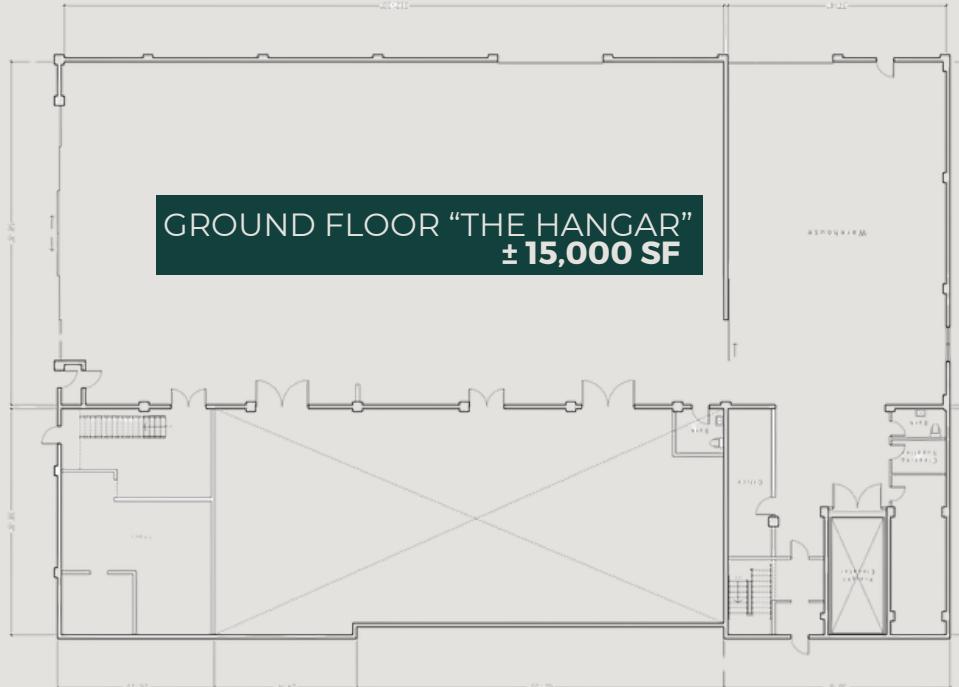


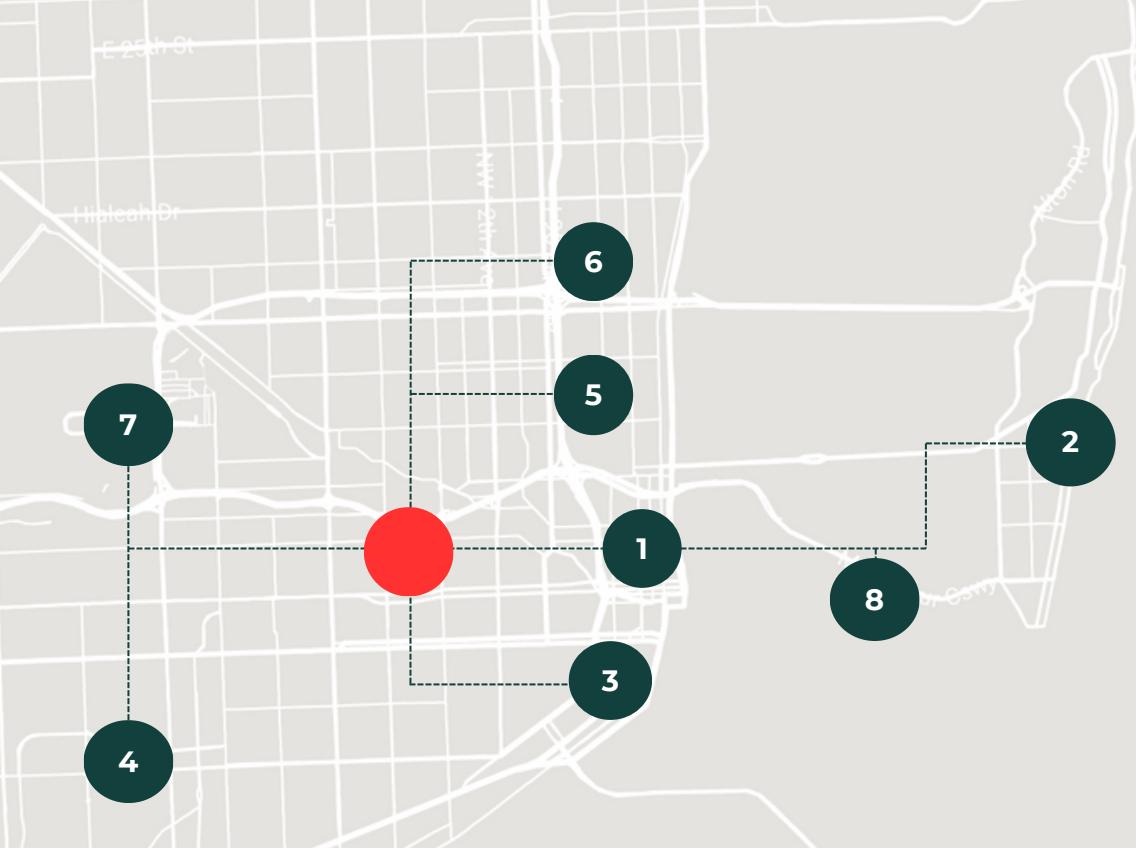
THIRD FLOOR

FLOOR PLANS

NW 9TH AVENUE

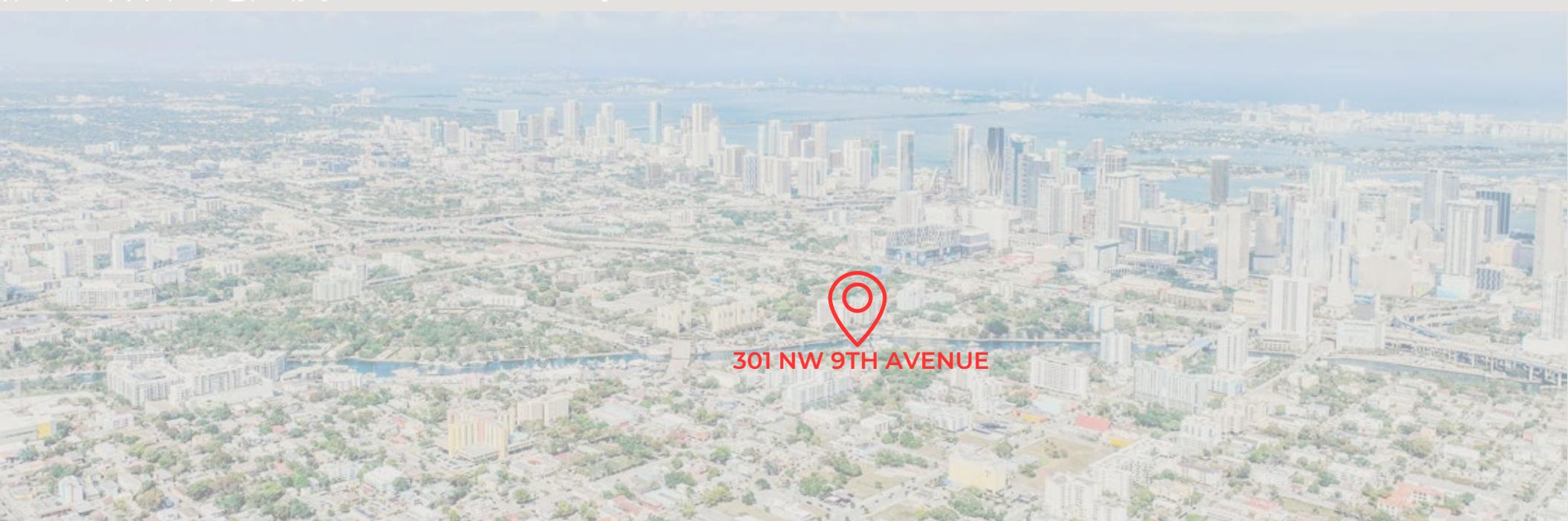
NW 3RD STREET





DISTANCE TO KEY DESTINATIONS

- **301 NW 9TH AVENUE**
- 1. DOWNTOWN | 1.5 Miles
- 2. MIAMI BEACH | 7.5 Miles
- 3. BRICKELL | 2.2 Miles
- 4. CORAL GABLES | 5.2 Miles
- 5. WYNWOOD | 2.6 Miles
- 6. DESIGN DISTRICT | 3.6 Miles
- 7. MIAMI INTERNATIONAL AIRPORT | 9 Miles
- 8. PORT OF MIAMI | 2.7 Miles



301 NW 9TH AVENUE

MIAMI RIVER DISTRICT & SURROUNDING AREAS



RIVER LANDING

301 NW 9TH
AVENUE



HABIBI
MIAMI RIVER



Seaspice



CASA
NEOS

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