



FOR LEASE

Design District – Midtown Freestanding Building

45-47 NE 36th Street, Miami, FL 33137

Design District – Midtown Ground Floor Retail

45-47 NE 36th Street, Miami, FL 33137

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$75 NNN
CAM:	\$11/SF
Available SF:	1,740 SF
Total Building SF:	8,710 SF
Lot Size:	4,356 SF

PROPERTY OVERVIEW

DWNTWN Realty Advisors has been retained exclusively by ownership to arrange the leasing of 45-47 NE 36th Street in Midtown, Miami. 1,740 SF on the ground floor is currently available. The two-story freestanding corner retail property totals 8,710 SF on a 4,356 SF lot, with a prime location in Miami's thriving Midtown district. Strategically positioned on the north side of NE 36th Street, directly opposite the Shops at Midtown Miami, this property benefits from high foot traffic and visibility from major national tenants such as Target, West Elm, and Home Goods. The property features 10 parking spaces in an adjacent lot, in addition to surplus overflow parking across the street at the Midtown Garages. Accessibility is a core advantage, with immediate access to Interstate 195, Interstate 95, and Biscayne Boulevard, linking the Design District, Midtown, and Wynwood neighborhoods. The property is also located amid ongoing developments in the area, including luxury residential towers and commercial ventures.

PROPERTY HIGHLIGHTS

- Directly Across The Shops At Midtown Miami
- Located Just Between Midtown, Wynwood, and the Design District
- Close Proximity To The 195 Causeway and I-95

Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtysadvisors.com // (P) 786.235.8330

Joe Fernandez // Executive
jf@dwntwnrealtysadvisors.com // (P) 305.647.0981

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

Design District – Midtown Ground Floor Retail

45-47 NE 36th Street, Miami, FL 33137

LOCATION DESCRIPTION



LOCATION OVERVIEW

Midtown Miami is a live, work, play complex bound by North Miami Avenue to the west, NE 2nd Avenue to the east, between NE 29th Street and NW 36th Street. Sandwiched between Edgewater to the east, Wynwood to the southwest, and the Design District to the north, Midtown is Miami's most walkable neighborhood, a "mini-city" just beyond the fringes of Downtown. Originally conceived as the "SoHo" of Miami, Midtown is essentially a hyper-condensed slice of the city at large, with luxury residential towers set atop rows of national and local stores, bars, and restaurants packed into a relatively small land area.

The Shops at Midtown shopping mall serves as the focal landmark of the neighborhood with nationally-recognized retail staples like Target, Home Goods, Nordstrom Rack, and West Elm and is surrounded by luxury buildings such as Hyde Midtown, Midtown 5, Gio Midtown, etc. Many restaurants like Sugarcane, Salumeria, Italia, or Little Hen anchor the bottom of some of the buildings.

Midtown Miami is located just a few blocks from the Miami Design District. The Miami Design District is a shopping destination dedicated to innovative fashion, design, art, architecture, and dining. Some of the high-end stores at the Design District are Gucci, Prada, Louis Vuitton, and Hermès and it is also home to world-class restaurants like Contessa, Joel Robuchon, Cote or ZZ's just to name a few.

For art lovers, Wynwood is just a few blocks away. You'll find the most extensive collection of Street Art in the world, restaurants, cafés, boutiques, and lounges.

Midtown is also located just about 10 minutes from Miami Beach. You can drive, ride a bike or jog all the way to the beach. Take the Venetian Causeway, just a few blocks South of Midtown and you'll enjoy the beautiful scenery.

Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtys.com // (P) 786.235.8330

Joe Fernandez // Executive
jf@dwntwnrealtys.com // (P) 305.647.0981

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

[View Inventory](#)

Design District – Midtown Ground Floor Retail

45-47 NE 36th Street, Miami, FL 33137

MIAMI, SOUTH FLORIDA



LOCATION OVERVIEW

Miami has been experiencing a commercial real estate boom since the 2010s. First with a surge in luxury residential condos that led to an increase in demand for office and retail space in 2016-2018. The development of Brickell City Centre notably placed Brickell as Miami's financial district, as well as the expansion of the Wynwood Arts District which contributed to Miami's reputation as a financial and entertainment hub. Following Covid, Miami has seen an increase in population coming from all over the United States and an increased interest from institutional investment firms to move their capital to the Sunshine State. Miami is also seeing a significant influx of capital from Latin America and Europe. The city has been attracting millions of tourists, not only to enjoy the beaches but for its city components.



Population Growth
2010-2022
+35%



66%
Renter Occupied



\$ 5.7 Billion
CONSUMER
SPENDING



25M +
Annual Visitors



2022 Average
Household Income
\$72,677



Low Tax State
Pro-Business City

Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtysadvisors.com // (P) 786.235.8330

Joe Fernandez // Executive
jf@dwntwnrealtysadvisors.com // (P) 305.647.0981

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

Design District – Midtown Ground Floor Retail

45-47 NE 36th Street, Miami, FL 33137

AERIAL CONTEXT

DESIGN DISTRICT

- GUCCI, MIAMI DESIGN DISTRICT, Off-White™, BVLGARI, Hästens, Dior, VALENTINO, aloe yogo, Burberry, Reformation, Ferragamo, TIFFANY & Co.
- ROLEX, CHANEL, SAINT LAURENT PARIS, TOMMY HILF, Acne Studios, Mollini & C. Dada, ZIMMERMANN, FENDI, SIMONAS, miu miu, HARRY WINSTON, ba&sh, sisley, TOMFORD, JAPOW.

Design District Context

- 1.6M SF of Retail
- 800k SF of Office
- 170 luxury brands including flagship stores

MIAMI BEACH

🚗 10 min

MIDTOWN

DESIGN DISTRICT

INTERSTATE 195

I-195 (100,000 daily car traffic)

Salvaje Restaurant

Tower 91
107 units

3601 NMA
250k SF of Office

Midtown Parking Entrance

NE 36th Street (30,000 daily car traffic)

450k SF of Retail, 50+ stores

- the Shops at midtownMiami, Marshalls, west elm, NORDSTROM rack, DICK'S SPORTING GOODS, target, HomeGoods, Bath & Body Works, ROSS DRESS FOR LESS

Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtysadvisors.com // (P) 786.235.8330

Joe Fernandez // Executive
jf@dwntwnrealtysadvisors.com // (P) 305.647.0981

DWNTWN REALTY ADVISORS
 A Commercial Brokerage Firm

Design District – Midtown Ground Floor Retail

45-47 NE 36th Street, Miami, FL 33137

PARKING CONTEXT



Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtysadvisors.com // (P) 786.235.8330

Joe Fernandez // Executive
jf@dwntwnrealtysadvisors.com // (P) 305.647.0981

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

Design District – Midtown Ground Floor Retail

45-47 NE 36th Street, Miami, FL 33137

BUILDING PICTURES



Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtysadvisors.com // (P) 786.235.8330

Joe Fernandez // Executive
jf@dwntwnrealtysadvisors.com // (P) 305.647.0981

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

Design District – Midtown Ground Floor Retail

45-47 NE 36th Street, Miami, FL 33137

INTERIOR PICTURES



Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtys.com // (P) 786.235.8330

Joe Fernandez // Executive
jf@dwntwnrealtys.com // (P) 305.647.0981

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

Design District – Midtown Ground Floor Retail

45-47 NE 36th Street, Miami, FL 33137



FLOOR PLANS

GROUND FLOOR

2ND FLOOR



Tony Arellano P.A. // Managing Partner
ta@downtwnrealtyadvisors.com // (P) 786.235.8330

Joe Fernandez // Executive
jf@downtwnrealtyadvisors.com // (P) 305.647.0981

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

Design District – Midtown Ground Floor Retail

45-47 NE 36th Street, Miami, FL 33137

MIDTOWN RETAIL CONTEXT

SUBJECT PROPERTY



Tony Arellano P.A. // Managing Partner
ta@dwntwnrealtysadvisors.com // (P) 786.235.8330

Joe Fernandez // Executive
jf@dwntwnrealtysadvisors.com // (P) 305.647.0981

DWNTWN REALTY ADVISORS
A Commercial Brokerage Firm

CONTACT

Tony Arellano P.A.

Managing Partner

(C) 786.333.7199

(O) 786.235.8330

ta@dwntwnrealtyadvisors.com

Joe Fernandez

Executive

(C) 305.310.9062

(O) 305.647.0981

jf@dwntwnrealtyadvisors.com

