

FOR LEASE

OFFICE IN LITTLE RIVER

**5935 NE
2ND AVE**

MIAMI, FL 33137

GRIDLINE
PROPERTIES



Executive Summary

5935 NE 2nd Avenue offers an exclusive opportunity to lease a thoughtfully designed 3,000 SF stand-alone office building in the heart of Miami's Little River.

The turn-key property blends modern sophistication with a warm, creative ambiance—ideal for contemporary businesses ranging from a design studio, an architecture firm, a media company, or a boutique showroom.

EVERY DETAIL HAS BEEN CAREFULLY CURATED:

- Lutron lighting, Sonos sound system, and motorized shades throughout
- Two bathrooms, including a full bath with shower
- Flexible layout with open workspaces, private offices, and a second-floor suite with a private covered terrace
- Beautiful rear terrace for meetings or entertaining
- Ground-floor flex-space with roll-in access for vehicles or equipment

Parking includes three front spaces, one enclosed in back, and easy street parking. Located on a high-visibility corner with strong identity and natural light, this is a space that inspires productivity and reflects sophistication.

Turn-key office space to elevate your work environment. Please call us for a private tour.



Property Highlights

FOR LEASE

TYPE	Office
BUILDING SIZE	3,000 SF
TOTAL LOT SIZE	7,405 SF
NUMBER OF PARKING SPACES	4 + Available street-parking
ASKING RATE	\$40.00 NNN
BASE RENT	\$10,000
CAM	\$1,925
SALES TAX	\$432.75
TOTAL	\$11,925

FEATURES



Furnished



All electrical shades



Lutron lighting



Sonos sound system



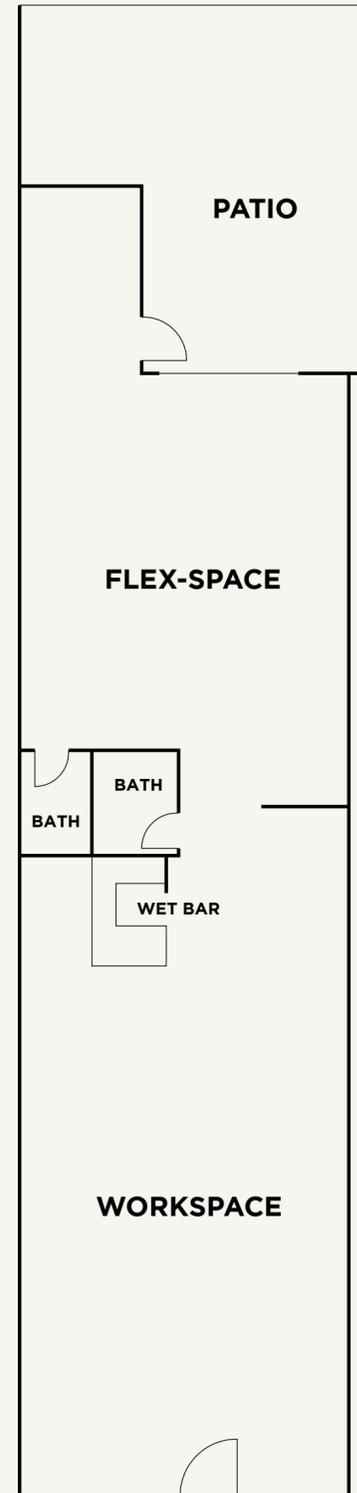
Nice covered terrace



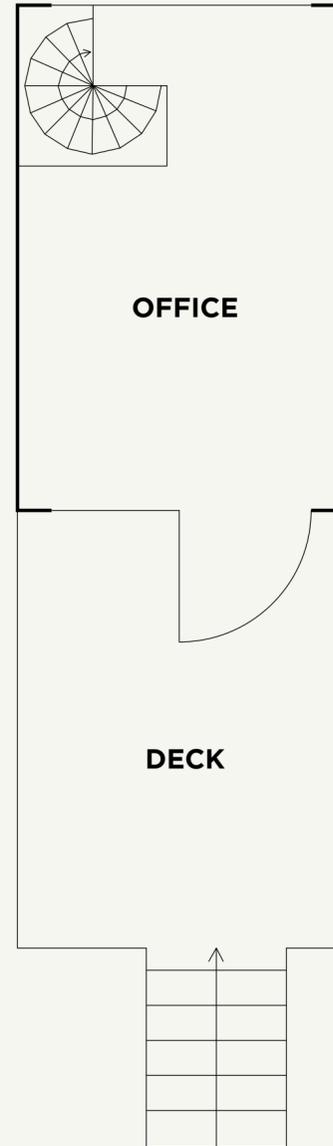
Floor Plans

3,000 SF
\$50.00 NNN

FIRST FLOOR



SECOND FLOOR



NE 2ND AVE



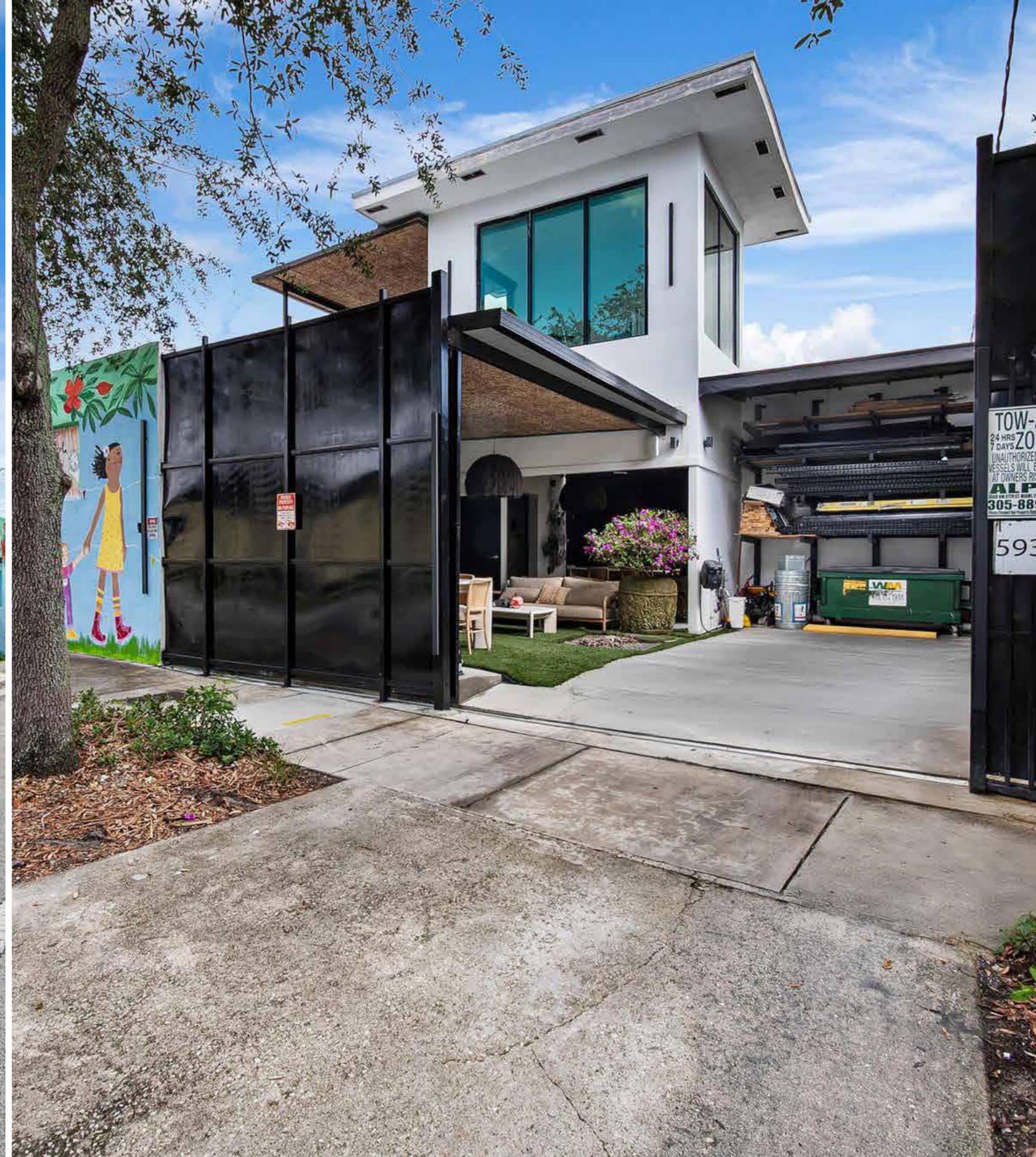
Interior Images







Exterior Images



Neighborhood Map

MIAMI BEACH

EDGEWATER DOWNTOWN BRICKELL
WYNWOOD
MIAMI DESIGN DISTRICT

MORNINGSIDE

UPPER EAST SIDE



NE 2ND AVE

GRIDLINE PROPERTIES

5935 NE 2ND AVE

READY TO SCHEDULE A TOUR?
CONTACT US

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