

# 804 NW 21st Terrace

## THE ALLAPATTAH BUILDING



**Diamela Burguera**  
Realtor  
786.218.5723  
dburguera@centralcommercialre.com

**Eric Gonzalez**  
Realtor  
305.302.0672  
eric@centralcommercialre.com



**CENTRAL  
COMMERCIAL**  
REAL ESTATE



**ADDRESS** 804 NW 21st Terrace  
Miami, Florida, 33127

**COUNTY** Miami-Dade

**LOCATION** Allapattah

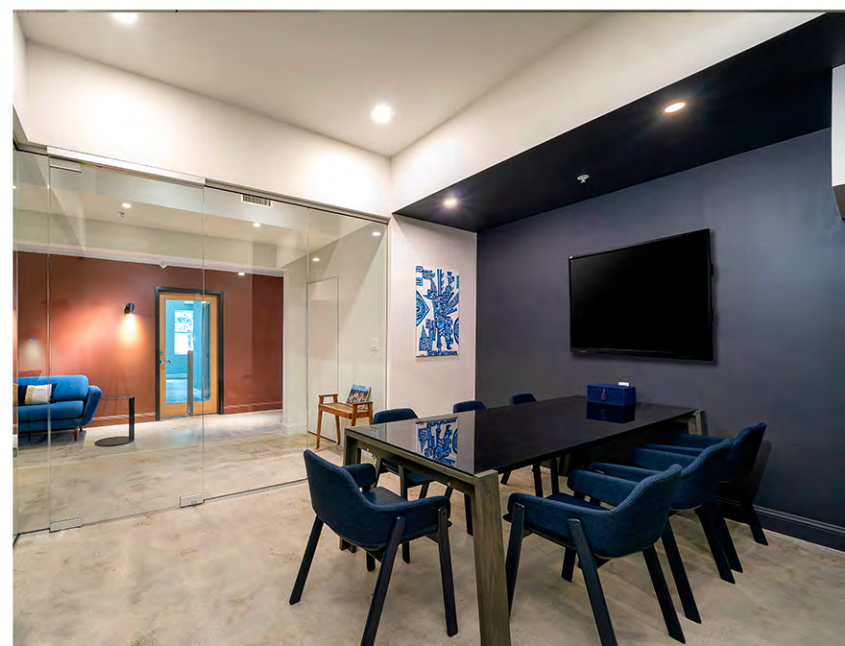
**LEASE RATE** \$740 - \$1190 Monthly

**AVAILABLE SF** +/- 313 - 498 RSF

**YEAR RENOVATED** 2018

**TYPE OF USE** Office/Studio

Central Commercial Real Estate is pleased to exclusively represent the The Allapattah Building. This fully renovated and unique-to-the-area building offers thirty small private offices. Available unit sizes range from 313 to 498 SF. All units are equipped with a full bathroom and Kitchenette with sink. Thoughtfully conceived common areas provide a professional yet fun working environment. Located in eastern Allapattah. 5 minutes from both Wynwood and the Jackson/UM Medical District. \$7.84 CAM includes electricity, water, common area maintenance & cleaning, common area wifi, and trash disposal.





NW 12TH AVE

US 441

LAS ROSAS  
Live Music Bar



Rubell Family Collection  
Contemporary Art Museum



SUBJECT PROPERTY  
804 NW 21st Terrace



WYNWOOD



HOMETOWN BBQ  
Barbecue Restaurant



SMART BITES  
Organic Restaurant



JACKSON MEMORIAL  
HOSPITAL AND  
HEALTH DISTRICT

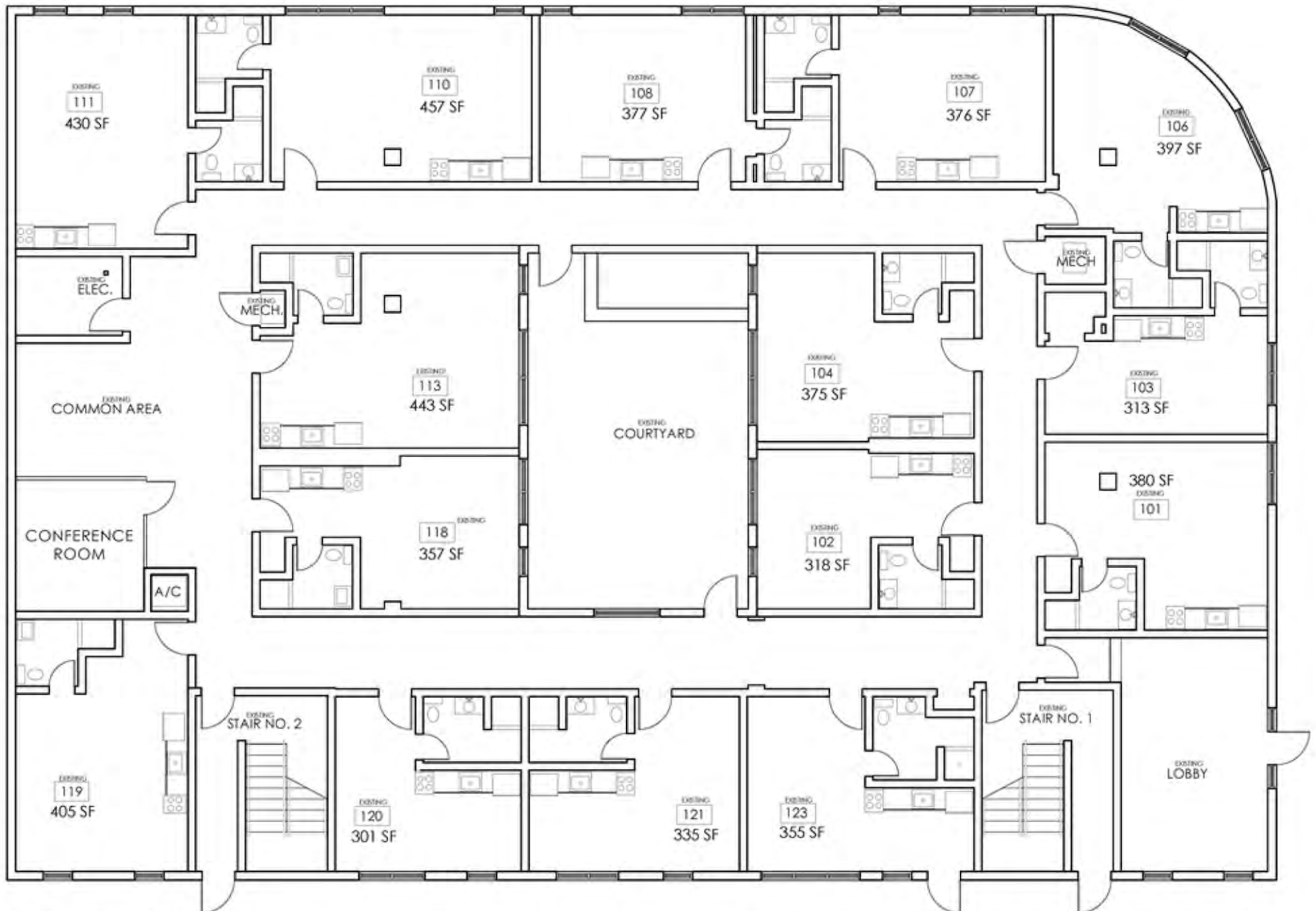
LEASE TYPE | NN

TOTAL SPACE | 313 - 498 SF

LEASE TERM | Negotiable

LEASE RATE | \$740.00 - \$1,125.00 per month

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
804 NW 21st Ter, 101	Available	380 SF	Modified Net	\$850 per month
804 NW 21st Ter, 102	Available	318 SF	Modified Net	\$740 per month
804 NW 21st Ter, 103	-	313 SF	Modified Net	\$740 per month
804 NW 21st Ter, 104	-	375 SF	Modified Net	\$850 per month
804 NW 21st Ter, 106	Available	397 SF	Modified Net	\$940 per month
804 NW 21st Ter, 107	Available	376 SF	Modified Net	\$850 per month
804 NW 21st Ter, 108	-	377 SF	Modified Net	\$850 per month
804 NW 21st Ter, 110	-	457 SF	Modified Net	\$1,030 per month
804 NW 21st Ter, 111	Available	430 SF	Modified Net	\$940 per month
804 NW 21st Ter, 113	-	443 SF	Modified Net	\$1,030 per month
804 NW 21st Ter, 118	-	357 SF	Modified Net	\$850 per month
804 NW 21st Ter, 119	Available	405 SF	Modified Net	\$940 per month
804 NW 21st Ter, 120	-	301 SF	Modified Net	\$682 per month
804 NW 21st Ter, 121	Available	335 SF	Modified Net	\$740 per month
804 NW 21st Ter, 123	Available	355 SF	Modified Net	\$850 per month



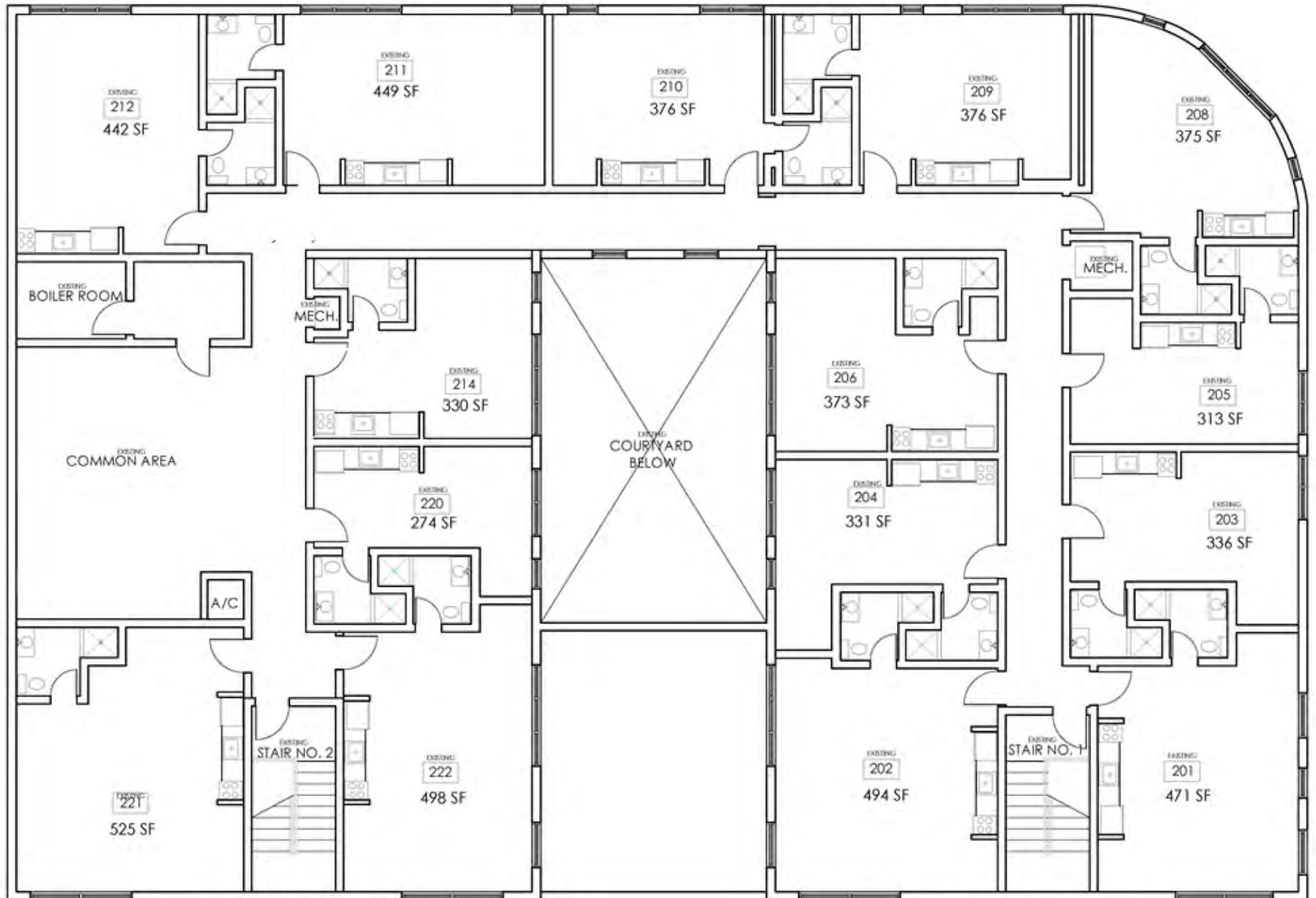
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Ground Floor

LEASE TYPE | NN      TOTAL SPACE | 313 - 498 SF      LEASE TERM | Negotiable      LEASE RATE | \$740.00 - \$1,125.00 per month

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
804 NW 21st Ter, 201	-	471 SF	Modified Net	\$1,030 per month
804 NW 21st Ter, 206	-	373 SF	Modified Net	\$850 per month
804 NW 21st Ter, 210	Available	376 SF	Modified Net	\$850 per month
804 NW 21st Ter, 214	-	330 SF	Modified Net	\$740 per month
804 NW 21st Ter, 220	-	274 SF	Modified Net	\$621 per month
804 NW 21st Ter, 202	-	494 SF	Modified Net	\$1,125 per month
804 NW 21st Ter, 203	Available	336 SF	Modified Net	\$740 per month
804 NW 21st Ter, 204	-	331 SF	Modified Net	\$740 per month
804 NW 21st Ter, 205	Available	313 SF	Modified Net	\$740 per month
804 NW 21st Ter, 208	-	375 SF	Modified Net	\$850 per month
804 NW 21st Ter, 209	-	376 SF	Modified Net	\$850 per month
804 NW 21st Ter, 211	-	449 SF	Modified Net	\$1,030 per month
804 NW 21st Ter, 212	Available	442 SF	Modified Net	\$1,030 per month
804 NW 21st Ter, 221	-	525 SF	Modified Net	\$1,190 per month
804 NW 21st Ter, 222	Available	498 SF	Modified Net	\$1,125 per month





Rendering not to scale

Second Floor

# 804 NW 21st Terrace

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For any inquiries and additional information please contact us at:

Central Commercial Real Estate  
786.577.4974

390 NW 27th Street, Miami, Florida 33127  
centralcommercial.com

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