

FOR LEASE
SHOWROOM / OFFICE

**294 NW
54TH ST**

MIAMI 33127, FL

GRIDLINE
PROPERTIES



Executive Summary

Gridline Properties is pleased to present as exclusive listing agents 294 NW 54 Street, an opportunity to lease a commercial building at the junction of Little River and Miami's Buena Vista neighborhood.

The two-story building is comprised of 10,000 square feet, equally divided between the first and second floor. Additionally, the first floor space can be divided in half providing an opportunity for any tenant looking to rent 2,400 square feet.

The property holds immense value for a Showroom, Dry retail, Offices, F&B, and more. The property is located within minutes of Miami's most influential neighborhoods including The Design District, Midtown, Morningside, Bay Point, and the Upper East Side.



Property Highlights

- **Lease**
- **Type:** Retail
- **Building Size :** 10,000 SF
- **Total Lot Size:** 7,946 SF
- **Zoning:** T5-O
- **Proposed Uses:** Showroom, gallery, office, event space
- **Leasable area:** 2,400-10,000 SF
- **Term:** Negotiable
- Central AC
- Twin-T roofs

- **Rate:** \$35 PSF Mod. Gross



Interior Images



— Exterior Images



Exterior Images



Aerial

Edgewater

Downtown

Midtown

Wynwood

Miami Design District



Location Overview

Miami Shores

El Portal

Uptown Little River

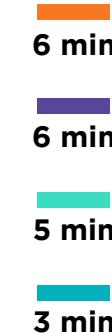
**Sunny's
Steakhouse**

North B
Village

**Magic City Innovation
District**

**Miami
Design
District**

Wynwood



6 min
6 min
5 min
3 min

Miami

World-class Culinary Offerings in Little River

Little River is fast becoming Miami's hidden gem for culinary delights, offering a diverse and vibrant dining scene that captures the city's creative energy. Recognized by Michelin Guide, Little River has solidified its place as a must-visit destination for food lovers.



MAGIC CITY
INNOVATION DISTRICT

Located in the heart of Miami, the Magic City Innovation District is a vibrant hub of creativity, culture, and growth. Spanning 18 acres in the Little Haiti neighborhood, this forward-thinking district blends modern urban living with Miami's rich cultural heritage. The area is designed to foster innovation, featuring cutting-edge workspaces, residential developments, dynamic retail spaces, and public art installations.

**MIAMI
DESIGN
DISTRICT**



WYNWOOD





294 NW 54TH ST

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