

FOR LEASE
OFFICE

**5400 NE
4TH CT**

MIAMI, FL 33137

GRIDLINE
PROPERTIES



Executive Summary

Positioned at the intersection of Miami's iconic MiMo District and the charming Morningside neighborhood, this boutique office building presents a unique leasing opportunity for small businesses and creative professionals.

Three units are currently available, including a 2,074 SF ground-floor space ideal for a range of professional or creative uses. Also available are two well-appointed suites: a 540 SF ground-floor unit with private, street-level access ready for immediate occupancy, and a 628 SF second-floor suite available June 2025, featuring abundant natural light and its own dedicated entrance.

All spaces offer an elevated industrial aesthetic with concrete-gray walls and exposed beam ceilings. Tenants enjoy access to a shared kitchen and ADA-compliant restrooms, and join a dynamic mix of creative and professional users including a media company, Pilates studio, and construction management firm.

Just steps from Biscayne Blvd and minutes from the Design District, Midtown, and the Beaches, this is a rare chance to lease flexible space in one of Miami's most creative corridors.

For inquiries or a private tour, contact Gridline Properties.





Property Highlights

FOR LEASE

TYPE	Commercial
BUILDING SIZE	8,762 SF
TOTAL LOT SIZE	10,332 SF
ZONING	T6-8-O
AVAILABLE UNITS	2A/C: 540 SF 3B: 628 SF 1/2B: 2,074 SF
RATE	\$57 PSF Modified Gross

FEATURES

- 

Ample parking
- 

Access to prime locations within mins drive
- 

Great co-tenancy
- 

Kitchenette
- 

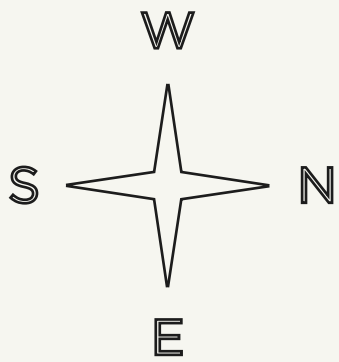
24 Hour access

This well-located commercial space offers a rare chance to grow your business in one of Miami’s most connected areas. With generous square footage, strong co-tenancy, and flexible zoning, it’s built for versatility. Enjoy practical amenities, easy access to key neighborhoods, and the convenience of a space that works around the clock.

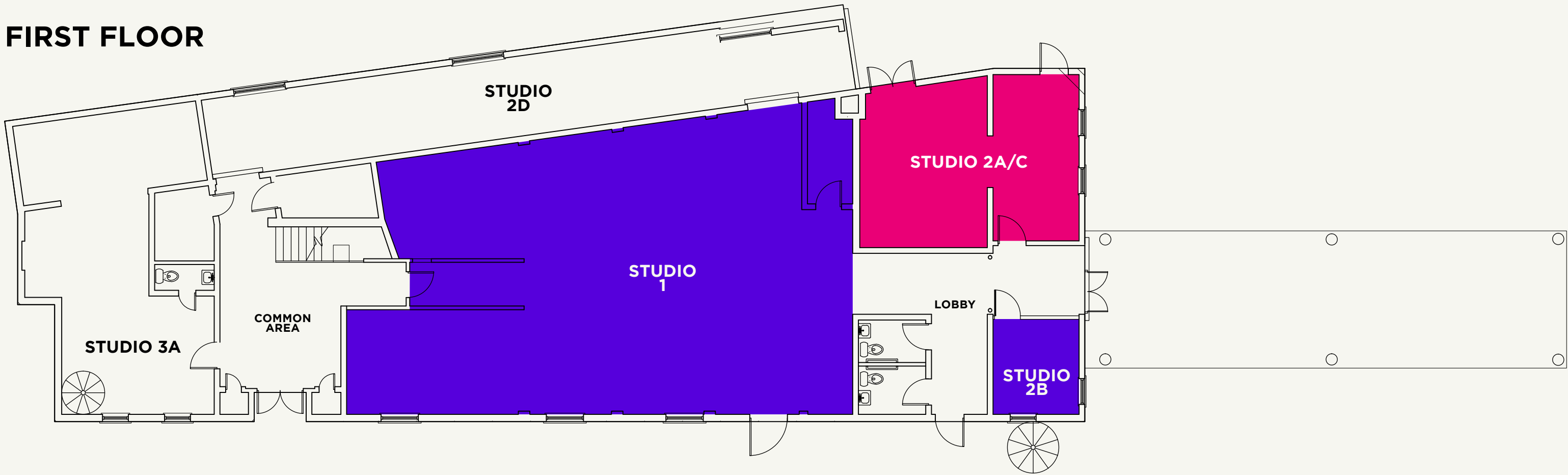


Floor Plan

AVAILABLE UNITS



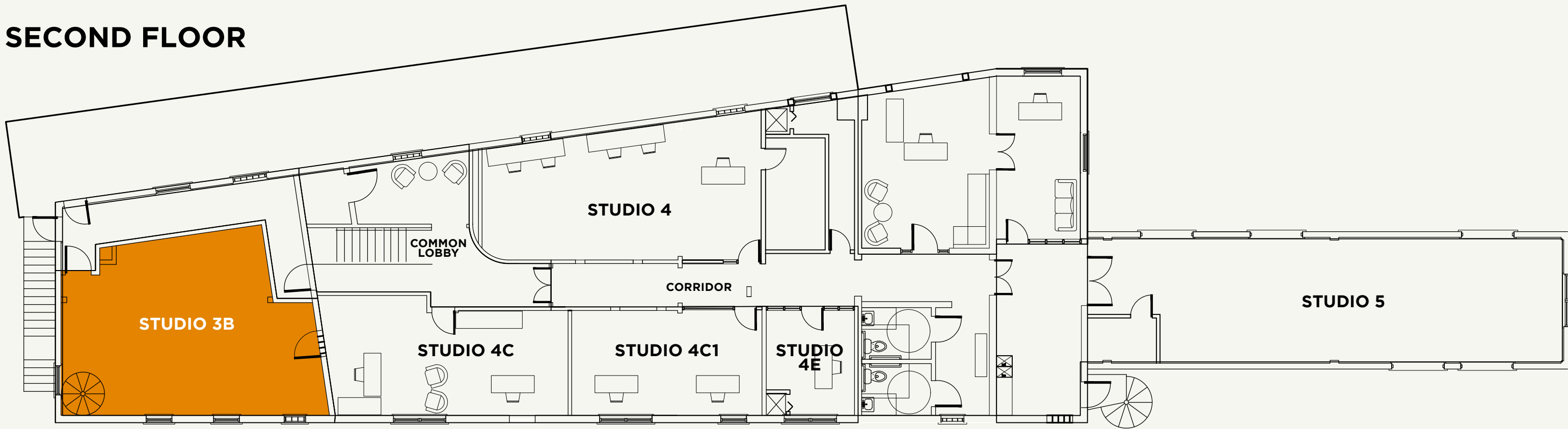
FIRST FLOOR



●
1/2B - 2,074 SF
\$57 PSF

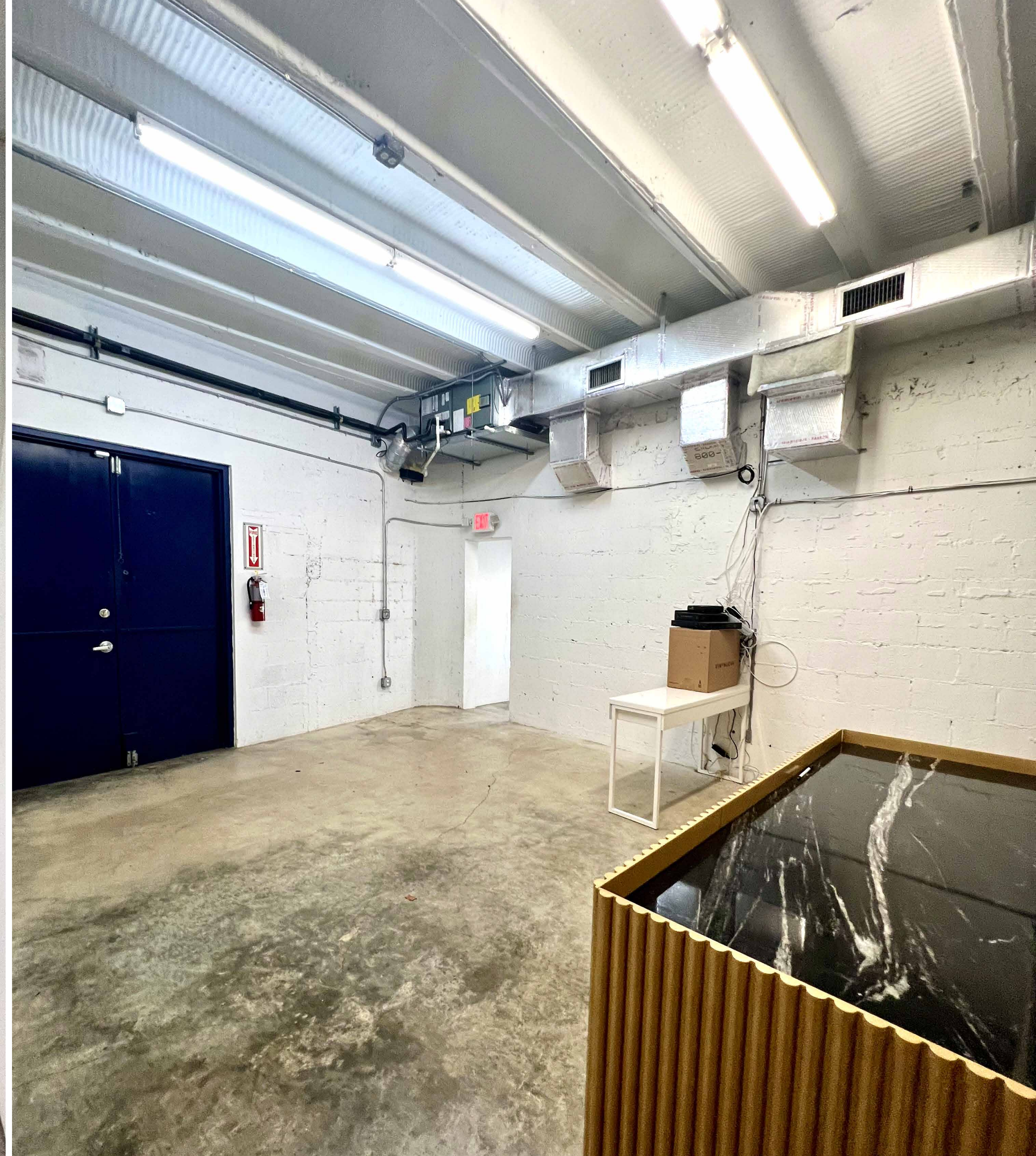
●
2A/C- 540 SF
\$57 PSF

SECOND FLOOR



●
3B- 628 SF
\$57 PSF

Interior Images | Unit 2A- 540 SF



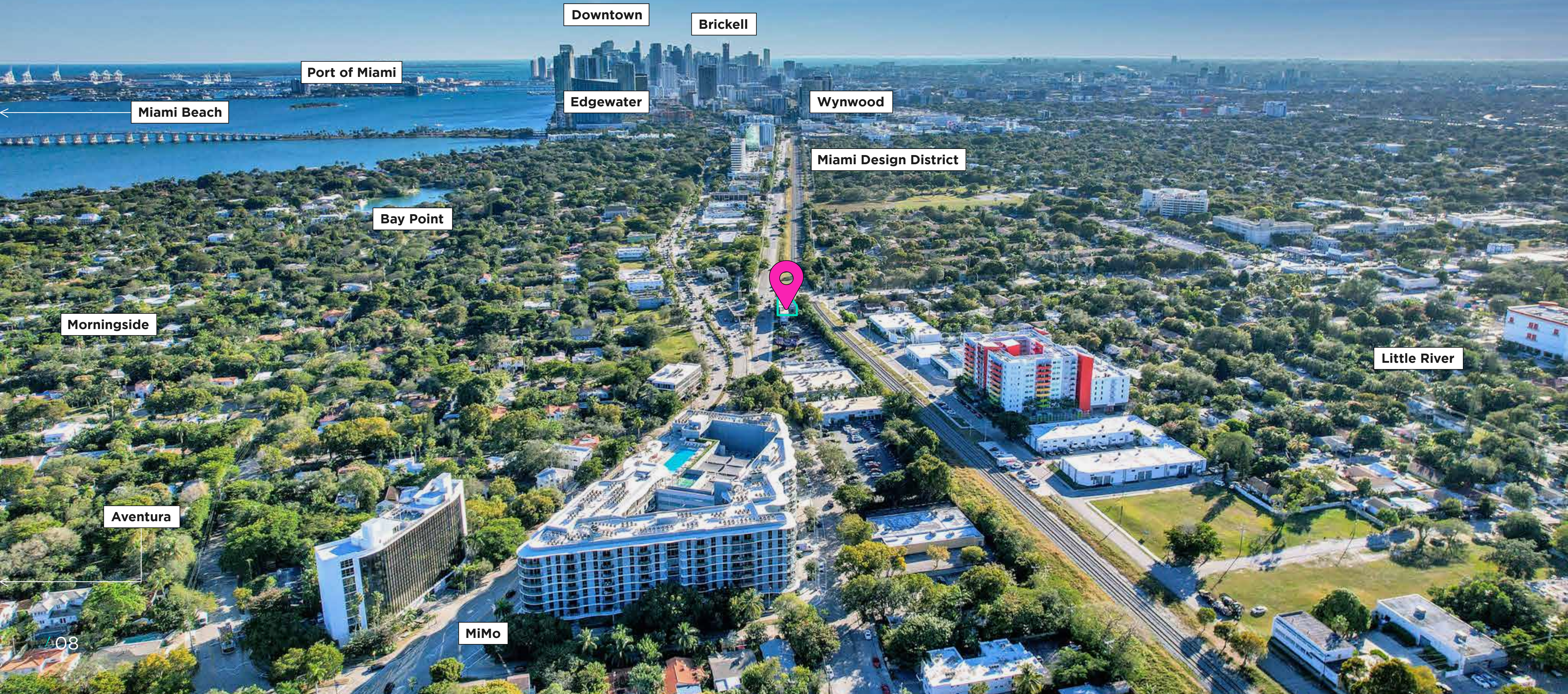
Interior Images | 3B- 628 SF



Interior Images | 1/2B- 2,074 SF



Location Overview - South View





5400 NE 4TH CT

READY TO SCHEDULE A TOUR?
CONTACT US

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