

JCW
1400

JCW

CREATIVE FLEX BLDG.

FOR LEASE

1400 NE 131 STREET

NORTH MIAMI BUILDING FOR SALE



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INFO@METRO1.COM

Executive Summary.

Metro 1 Commercial QOZB LLC proudly introduces 1400 NE 131st, an exceptional leasing opportunity situated in North Miami's dynamic business district. Strategically positioned just East of the Brightline tracks, this property enjoys close proximity to key Miami locales including Aventura, Downtown Miami, and Bal Harbour/Surfside, with easy access to I-95.

Boasting 4,950 square feet of adaptable indoor space tailored for Creative Flex use, complemented by 8,000 square feet of outdoor area. 1400 NE 131st features multiple rooms and a custom build-out designed for versatility, ideal for creative offices, automotive workshops, or educational facilities.

The area is primed for growth, with plans for thousands of upscale residential units nearby and a forthcoming North Miami commuter train station. Additionally, its proximity to Biscayne Blvd, Whole Foods, Starbucks, and the vibrant 123 St Corridor ensures convenient access to essential services and local attractions. Whether launching a new venture or expanding operations, 1400 NE 131st offers unparalleled location advantages and functional flexibility in Miami-Dade's burgeoning Eastside business landscape.

Property Highlights.

- + **Lease Rate:** \$25/SF
- + **Building Sq Ft:** 4,960
- + **Land Sq Ft:** 13,945
- + **Zoning:** M-1



Property Photos.



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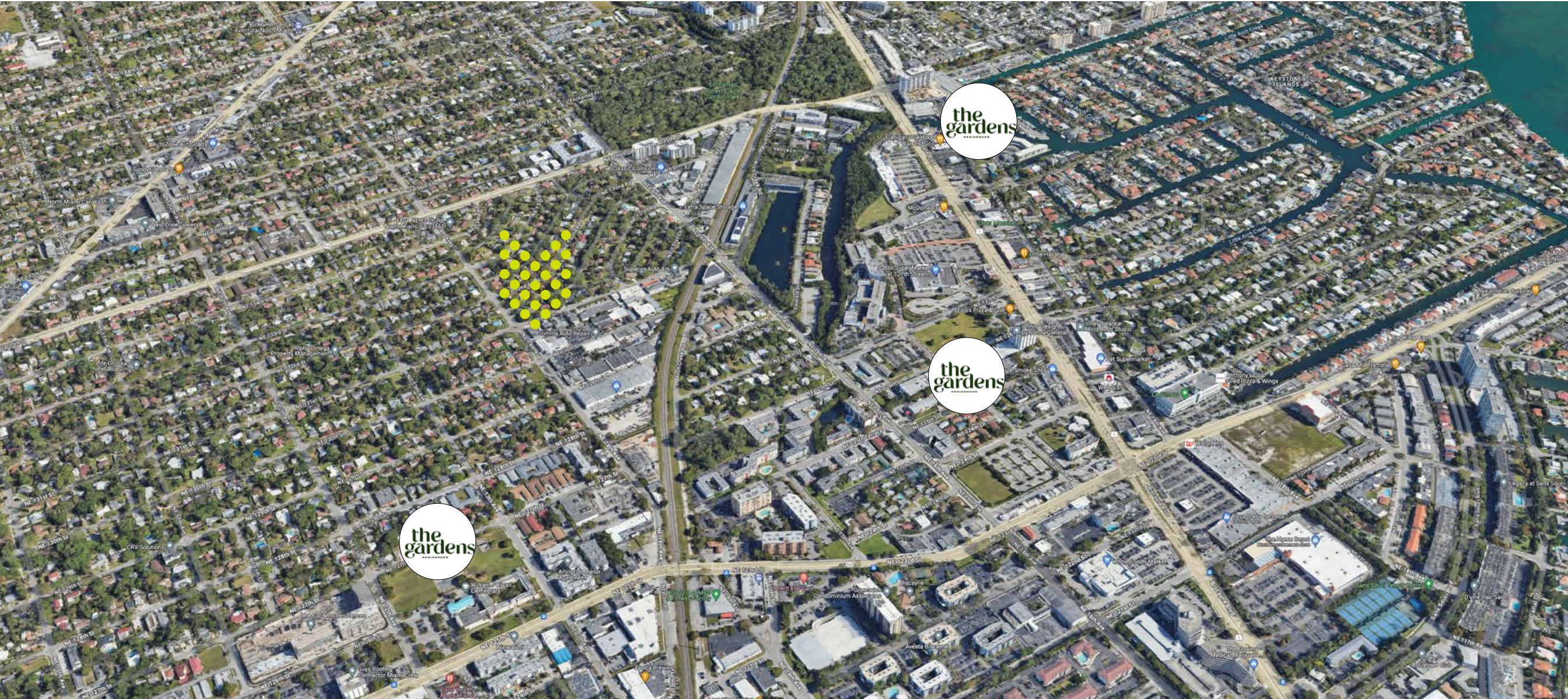


Sam Smith
Sales & Leasing Advisor
ssmith@metro1.com

Metro 1
305.571.9991
info@metro1.com

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

Aerial.



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Aerial 2.



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CONTACT

Sam Smith

Sales and Leasing Advisor

O. 305.571.9991

C. 305.310.9704

ssmith@metro1.com

