LITTLE RIVER
FLEX PORTFOLIO

FOR SALE

Exceptional Investment or Owner-User Properties

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THE OPPORTUNITY

ASKING PRICE	PORTFOLIO SF	CEILING HEIGHT	IDEAL FOR
$16,950,000	**29,186 SF ±**	**30′ Clear**	**Owner-User**

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BUILT FOR TODAY.
POSITIONED FOR TOMORROW.

The Little River Flex Collection is four newly built flex buildings with 30’ clear ceilings, full HVAC, and real office space. This submarket has never had offerings built to this level. Available individually or as a $16,950,000 portfolio, buyers can occupy, lease, or hold. Nothing like this exists in Little River right now, and the corridor is filling in fast.

HIGHLIGHTS

- Newly constructed 2023–2024, 30’ clear ceilings
- Fully air-conditioned, finished office, elevator, kitchenette
- Four buildings (buy individually or together, up to ±29,186 SF)
- LR210 + LR221 can be combined as ±15,700 SF
- D2 zoning, Opportunity Zone
- Gated site with covered parking
- Minutes from the Design District, in the path of growth

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THE FLEX COLLECTION

LR210 - 210 NE 68TH ST

Size: **±7,819 SF**
Price: **$4,550,000**
Ceiling: **30' Clear**

COMBINE
LR210 + LR221
Up to ±15,700
SF Contiguous

NE 2ND AVE

N
W E
S

NE 67TH ST

LR6700 - 6700 NE 2ND CT

Size: **6,220 SF ±**
Price: **$3,625,000**
Ceiling: **30' Clear**
Features: **Mezzanine + Multiple Overhead Doors**

LR221 - 221 NE 67TH ST

Size: **±7,845 SF**
Price: **$4,550,000**
Ceiling: **30' Clear**

LR235 - 235 NE 67TH ST

Size: **±7,302 SF (Usable area*)**
Price: **$4,225,000**
Ceiling: **30' Clear**
Parking: **Parking on-site**

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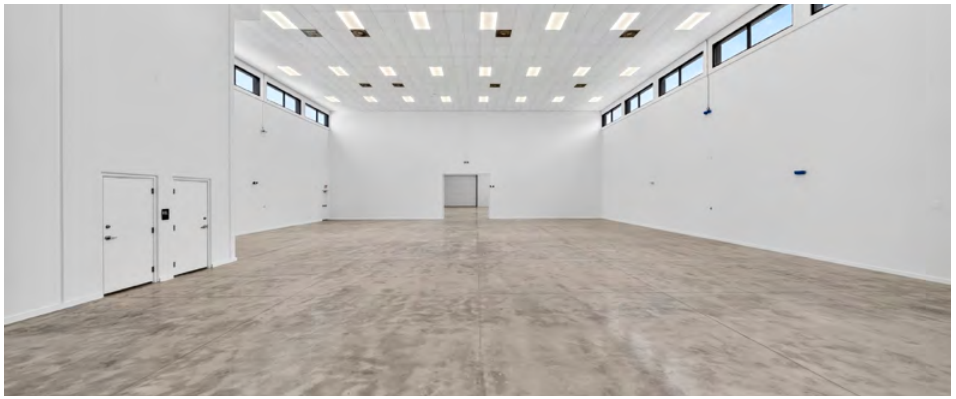
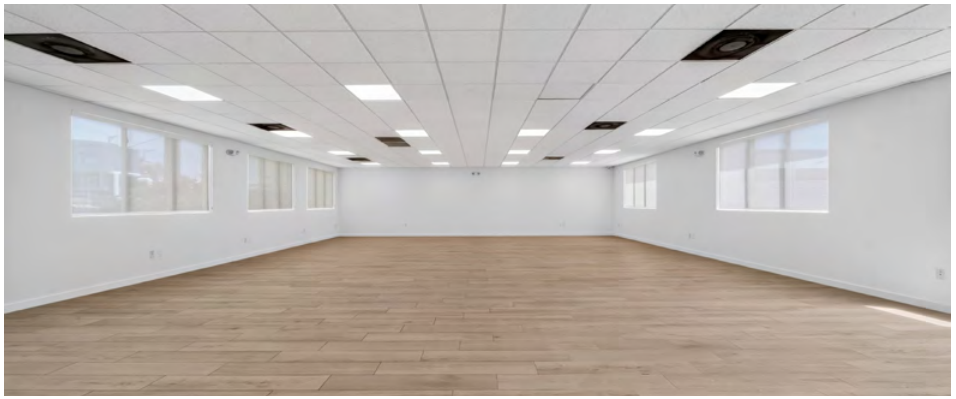
210 NE 68TH ST

LR210





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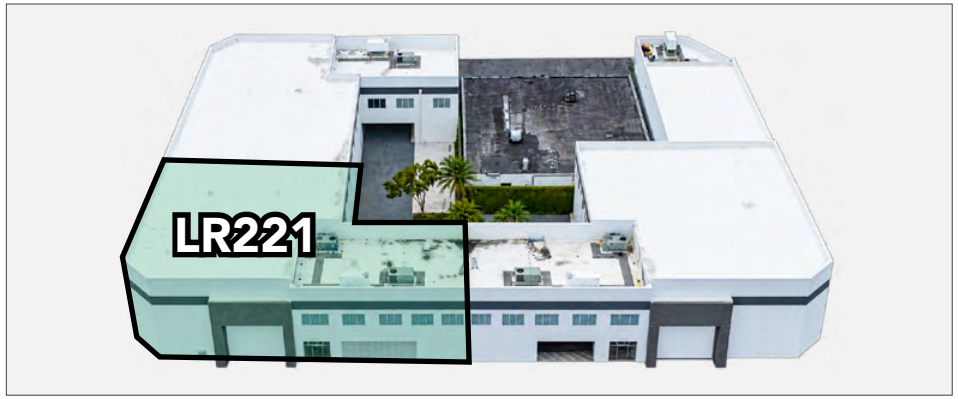
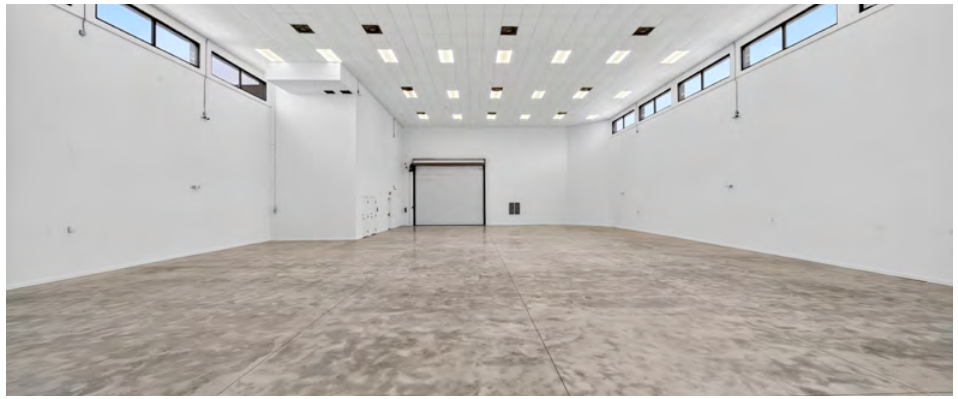
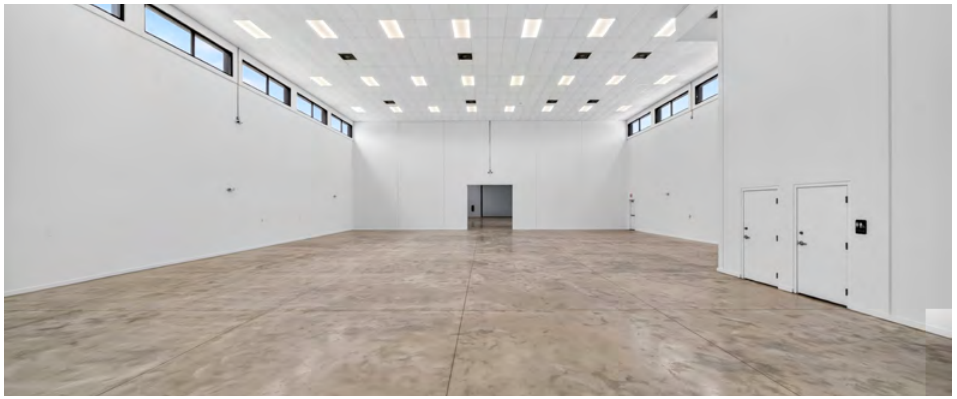
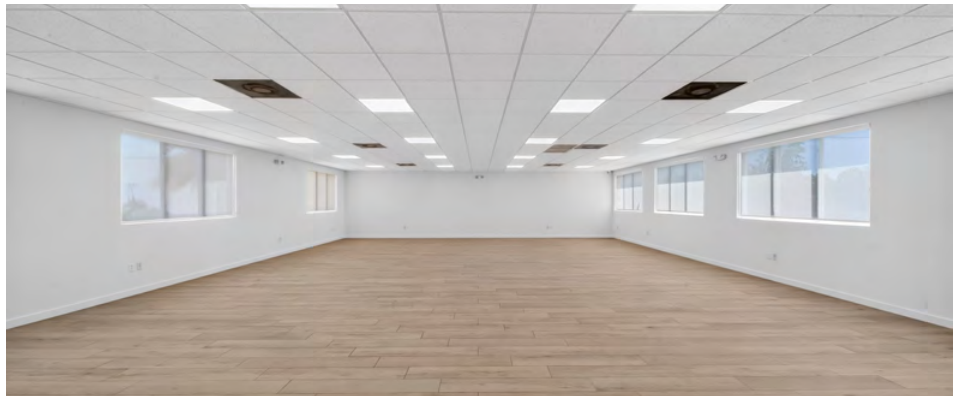
221 NE 67TH ST

LR221









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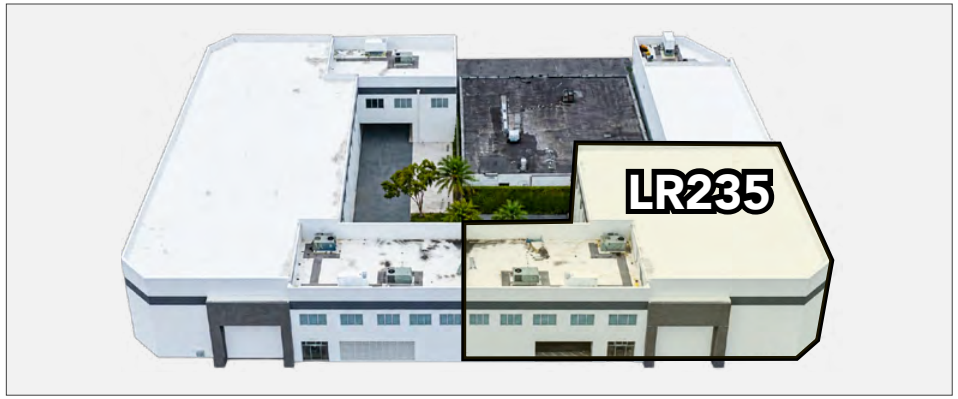
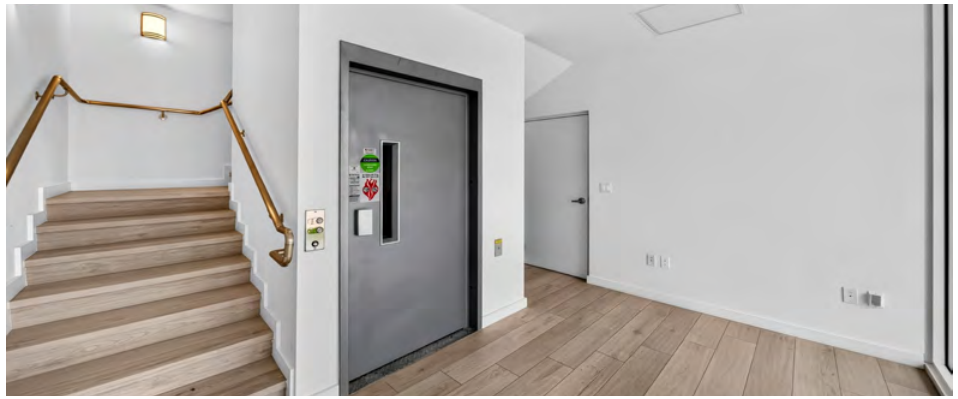
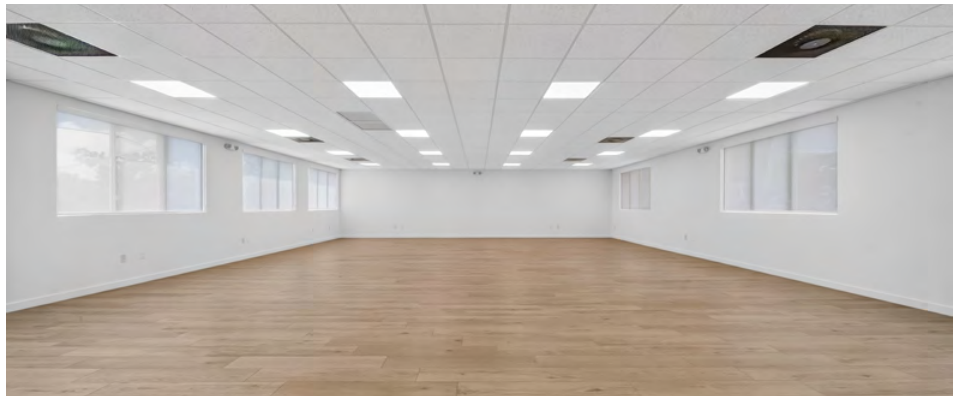
235 NE 67TH ST

LR235







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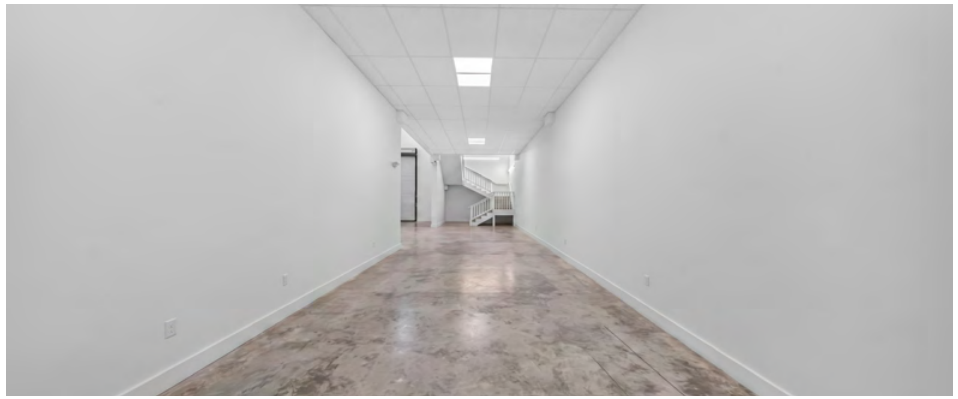
6700 NE 2ND CT

LR6700



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COVERED PARKING

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ON-SITE PARKING

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ROOM TO THINK BIG

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PORTFOLIO OPPORTUNITY

PROPERTY	SIZE (±)	ASKING PRICE	HIGHLIGHTS
LR210 - 210 NE 68th St Miami, Florida 33138	±7,819 SF	$4,550,000	• 30′ clear •±1,800 SF office • Full HVAC · Backup generator • Elevator •Connects with 221 NE 67th St for ±15,700 SF contiguous
LR221 - 221 NE 67th St Miami, Florida 33138	±7,845 SF	$4,550,000	• 30′ clear • ±1,800 SF office • Full HVAC · Backup generator • Elevator • Connects with 210 NE 68th St for ±15,700 SF contiguous
LR235 - 235 NE 67th St Miami, Florida 33138	±7,302 SF usable*	$4,225,000	•30′ clear • ±1,800 SF office •Full HVAC • Backup generator • Elevator; 3-phase power • 7 dedicated parking spaces
LR6700 - 6700 NE 2nd Ct Miami, Florida 33138	±6,220 SF	$3,625,000	• 30′ clear • Multiple overhead doors • Office/mezzanine • Full HVAC • Elevator • Impact windows
PORTFOLIO TOTAL	**±29,186 SF**	**$16,950,000**	**Available as a complete portfolio or individually**

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NORTH TO SOUTH VIEW

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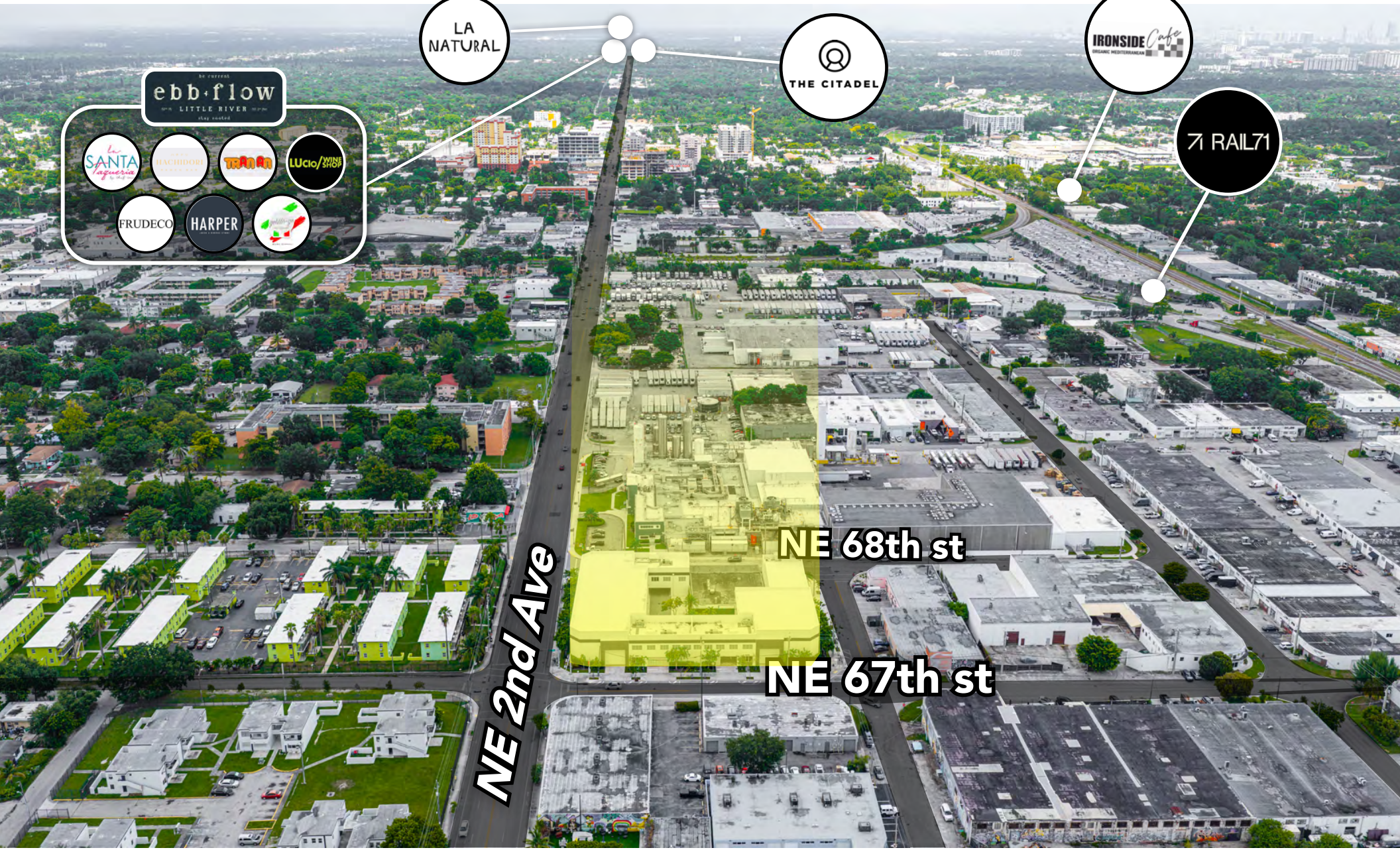
SOUTH TO NORTH VIEW



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EAST TO WEST VIEW

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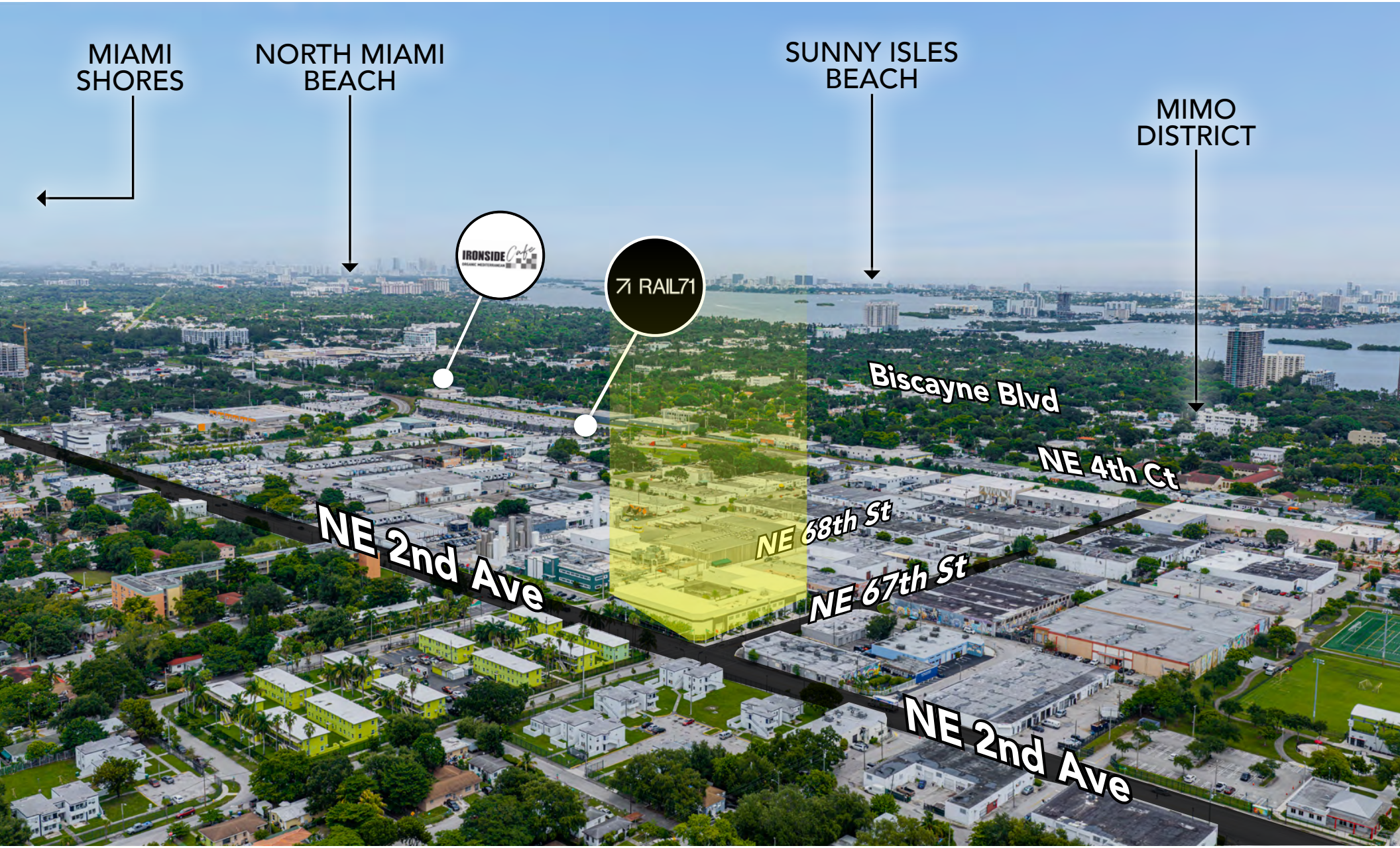
S.W. TO N.E. VIEW



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N.E. TO S.W. VIEW

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