



FOR LEASE

The Brown Jordan Building

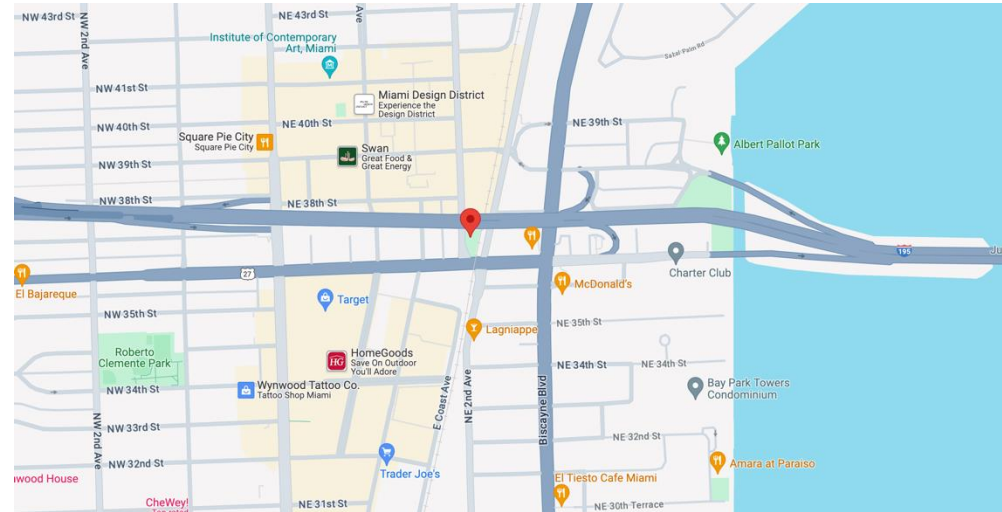
3625 NE 2nd Avenue, Miami, FL 33137



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$195 NNN
CAM Estimate:	\$30
1 st Floor SF:	3,108 SF
2 nd Floor SF:	3,038 SF
Rooftop SF:	2,520 SF
Total Building SF:	8,600 SF
Year Built:	2016
Submarket:	Wynwood, Design District, Midtown, Edgewater

PROPERTY OVERVIEW

DWNTWN Realty Advisors has been retained exclusively to arrange the leasing of The Brown Jordan Building at 3625 NE 2nd Avenue in Miami, FL. This freestanding building is strategically located at the intersection of the Design District, Wynwood, Midtown, and Edgewater. Built in 2016, the Brown Jordan Building is an iconic development setting the standard for newly constructed buildings in the area. The building's architect, Touzet Studio, has aimed to create an uber-modern structure with repurposed Miami-Dade County pine resourced from an existing Design District structure, coral rock, and organic concrete flooring. Spanning 8,600 SF across 3 floors, the property also has a 2,520 SF of rooftop terrace with 360-degree views of the surrounding area.

PROPERTY HIGHLIGHTS

- Flagship Retail with Prime Visibility from I-195 Offering 360-Degree Views
- Located At The Intersection Of The Design District, Wynwood, Midtown, And Edgewater
- Recently Built In 2016 With A 2,520 SF Rooftop Terrace

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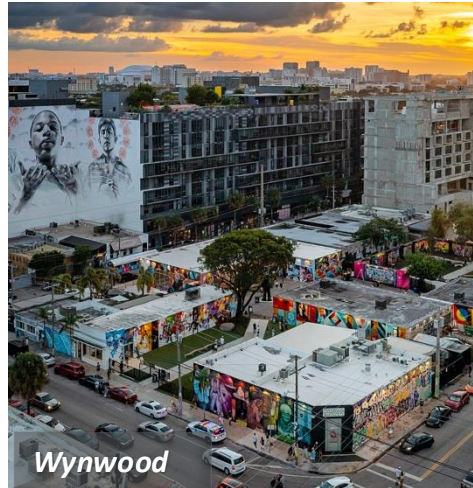
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LOCATION DESCRIPTION



WYNWOOD – MIDTOWN – EDGEWATER – THE DESIGN DISTRICT

THE INTERSECTION OF MIAMI'S URBAN CORE

Wynwood is bordered by I-95 to the west, Edgewater to the east, and Downtown to the south. Since the early 2000s, Wynwood has transformed into a global hub for art, fashion, and innovation. It's known as the "Silicon Valley of the South" with tech companies moving in, while also offering a vibrant art scene, unique restaurants, and a lively nightlife. Wynwood's main avenues are lined with local food spots, hip boutiques, museums, and entertainment options, making it a top choice in Miami's Urban Core.

Midtown Miami, nestled between Edgewater, Wynwood, and the Design District, offers a condensed urban experience with luxury residential towers and a bustling mix of stores, bars, and restaurants. The Shops at Midtown is a prominent shopping destination, surrounded by luxury buildings. Midtown's central location provides easy access to the Miami Design District and Wynwood for art and culture enthusiasts, and it's just a short drive or bike ride from Miami Beach via the Venetian Causeway.

Edgewater is a residential condo neighborhood ideally situated between Downtown, Wynwood, Midtown, and the Design District. It has become a hotspot for developers due to its beautiful views and proximity to key Miami areas. The East Edgewater waterfront area is particularly active, commanding premium prices. Edgewater also boasts Margaret Pace Park, offering a range of outdoor amenities. With easy access to Wynwood, the Miami Design District, South Beach, and the airport, Edgewater combines convenience with a waterfront lifestyle.

The Design District is one of Miami's emerging downtown neighborhoods, between 38th and 46th Street, bordered by I-95 to the west and Biscayne Boulevard to the east. This creative neighborhood and luxury shopping destination seamlessly blend fashion, design, art, and world-class dining. The Design District boasts upscale boutiques, art galleries, showrooms, and trendy eateries, attracting both locals and visitors. Internationally recognized luxury brands have flagship stores here, making it a global fashion destination at the forefront of Miami's creative and cultural scene.

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[View Inventory](#)

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FRONTAGE ON I-195

DWNTWN
REALTY ADVISORS
25.77°N -80.19°W



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NORTHWEST AERIAL CONTEXT



Design District Boundary

the Shops at midtownMiami
450k SF of Retail, 50+ stores

Eve at the District
195 units

Midtown 1
400 units
Proposed



NE 36th Street (40,000 VPD)



I-195 (100,000 VPD)

Design District Context

- 1.6M SF of Retail
- 800k SF of Office
- 170 luxury brands including flagship stores



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SOUTHWEST AERIAL CONTEXT



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PROPERTY PICTURES



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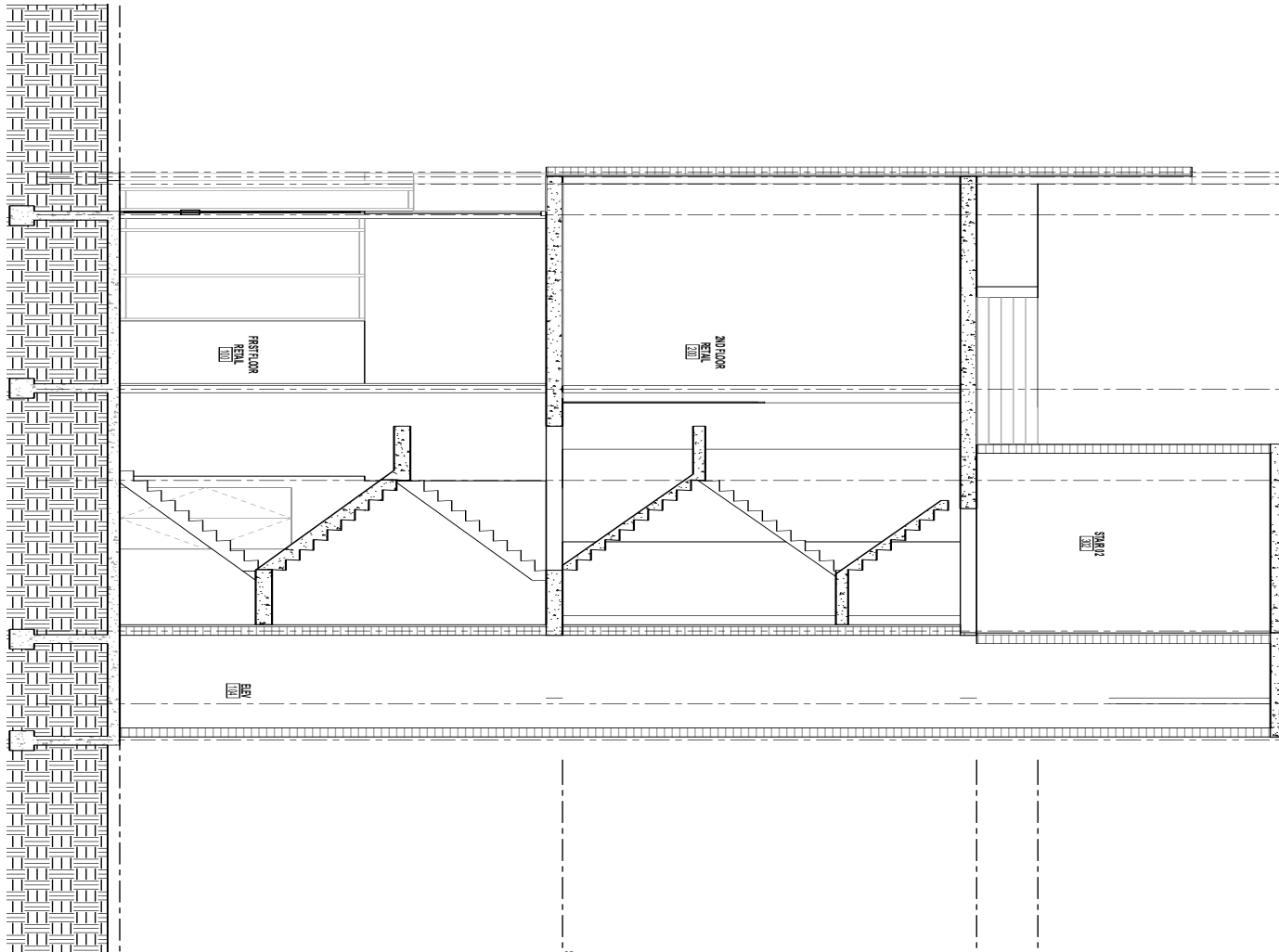
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ELEVATION PLAN



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ABOUT THE ARCHITECT

TOUZET STUDIO

TOUZET STUDIO is an award winning architecture and design studio located in Coral Gables, Florida. The studio is dedicated to finding elegant, sustainable solutions that withstand the test of time and meet the increasing challenges of climate.

We believe that the research, design process, and execution of every project should be specific to each site and client. In an age of globalized design firms our approach is much more client centered and site specific. We craft solutions that draw on the most advanced technologies but are client and community centered.

We draw inspiration from a wide variety of sources for our design. We are futurists who believe in innovation. We also love and respect history and preserving our collective stories and cultures. We believe in design that connects humans with nature, mindful and sustainable consideration of each material and process.

From urban design to bespoke interiors and carefully crafted buildings – each project is carefully designed to meet the client’s needs and withstand engagement over time.

The Studio has been recognized internationally and regionally in press celebrating their innovative design. Touzet Studio consistently is ranked one of the top design firms in Florida. Touzet Studio was recognized as AIA MIAMI Firm of the Year in 2021.

Touzet Studio was founded in 2004 in Miami, Florida by Carlos Prio Touzet , AIA and Jacqueline González Touzet AIA, LEED ap. Both Principals and the Studio have won numerous awards and their work has been published internationally.



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MIDTOWN RETAIL CONTEXT

← SUBJECT PROPERTY



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DESIGN DISTRICT RETAIL CONTEXT



SUBJECT PROPERTY →

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