

6161 NE 3rd AVENUE UNIT 2

MAGIC CITY
INNOVATION DISTRICT
LITTLE HAITI



EXCLUSIVE AGENT

METRO1.COM
INFO@METRO1.COM

MAGICCITYDISTRICT.COM



Property Specs

SIZE: 1,107 SF

RENTAL RATE: \$5,000/MONTH MOD GROSS

AVAILABLE MAY 1, 2025

STREET PARKING AVAILABLE

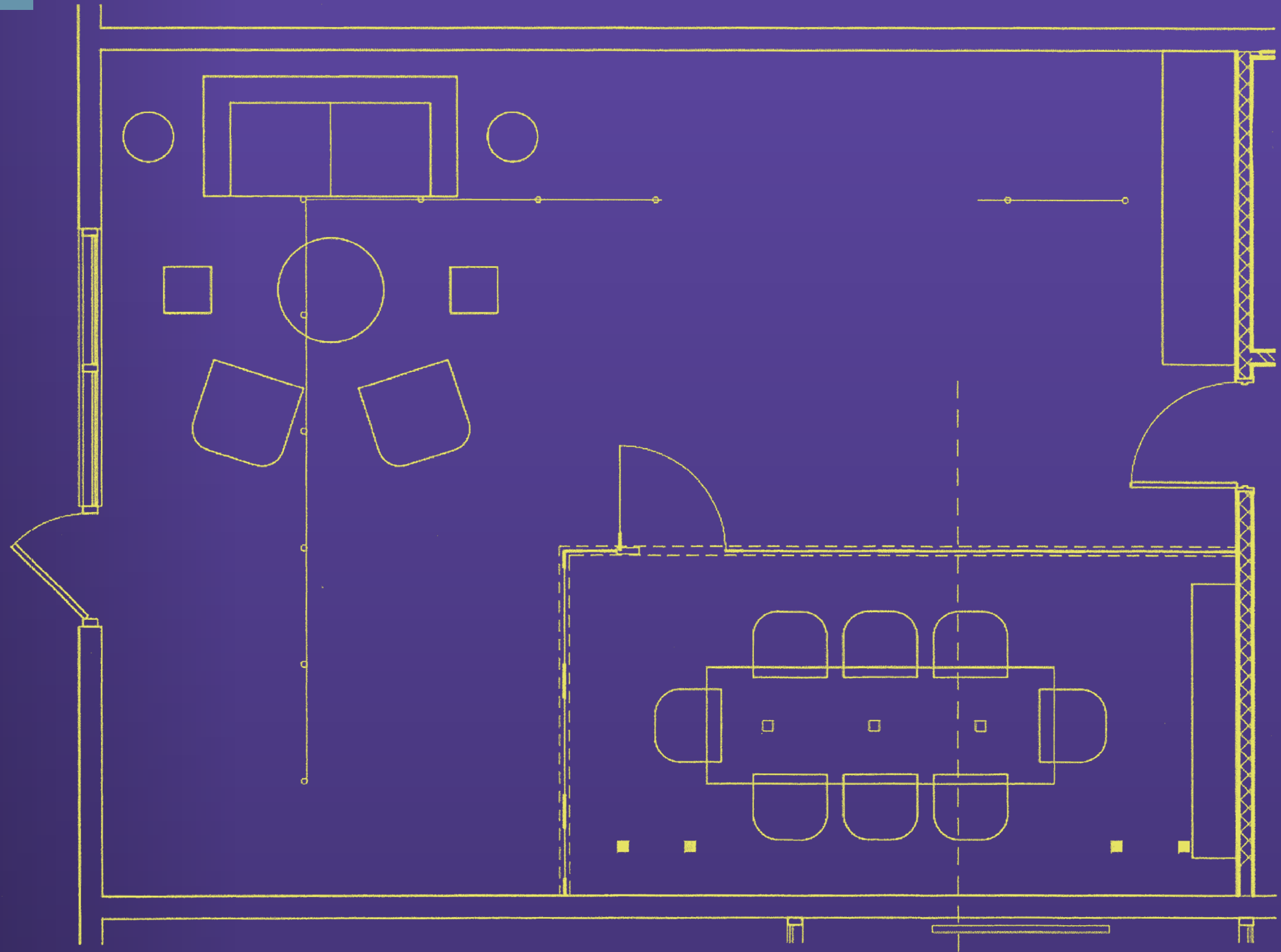
FULLY FURNISHED

Located in the heart of the Magic City Innovation District - Little Haiti, 6161 NE 3rd Ave offers a unique space ideal for retail, showrooms, and creative office uses. The 1,107 SF unit includes access to a lush, tropical garden shared with a diverse group of co-tenants, including Moe Studio, MotoMillions, and Plaza Equity Partners.

This prime location is surrounded by vibrant, culturally rich neighborhoods such as the MiMo District, Design District, Little Haiti, and Little River, all experiencing significant growth. Nearby amenities like Lemon City Library, Legion Park, Little Haiti Soccer Park, and Morningside Park contribute to the community's dynamic and family-friendly atmosphere.

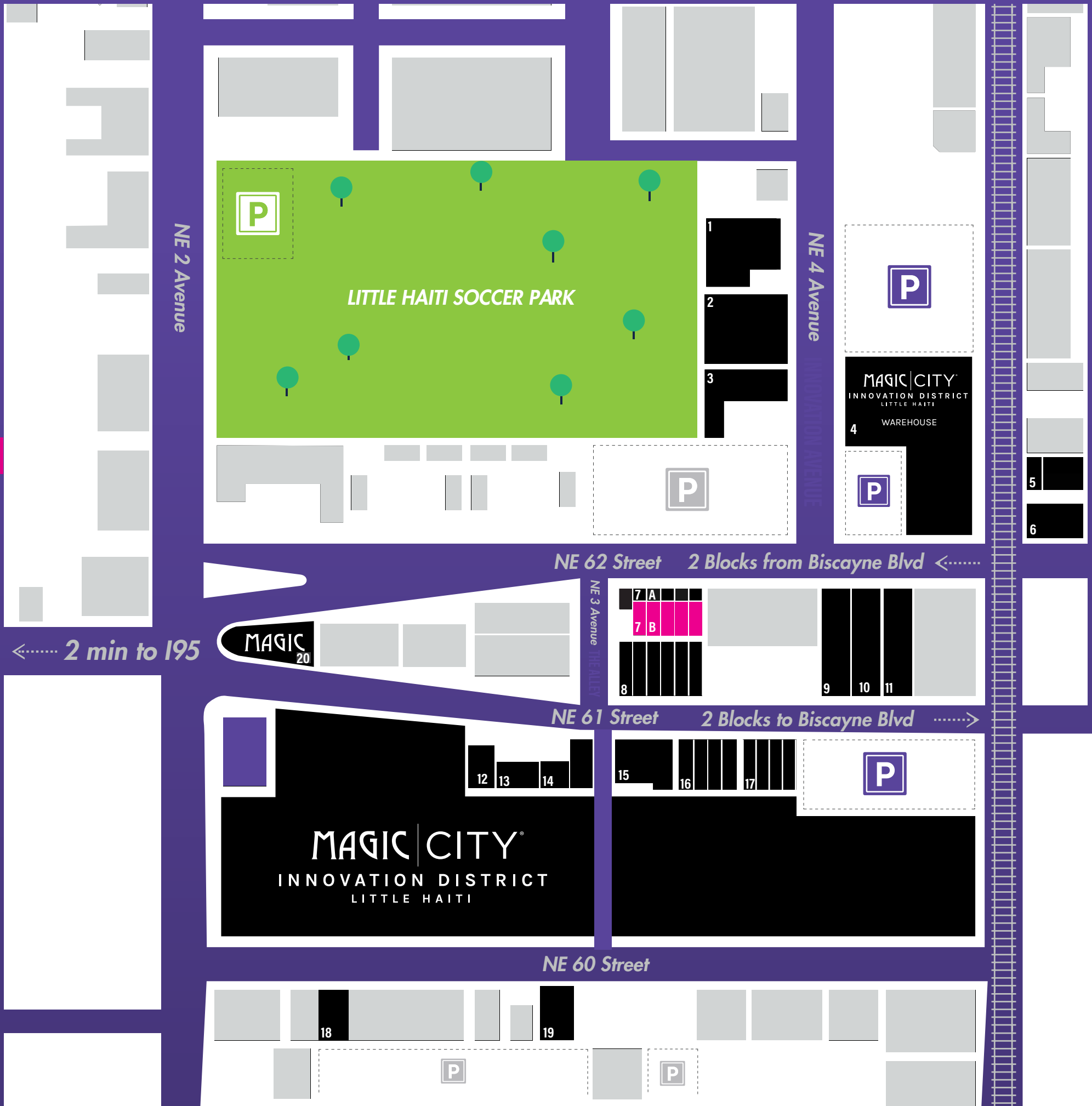


Floor Plan

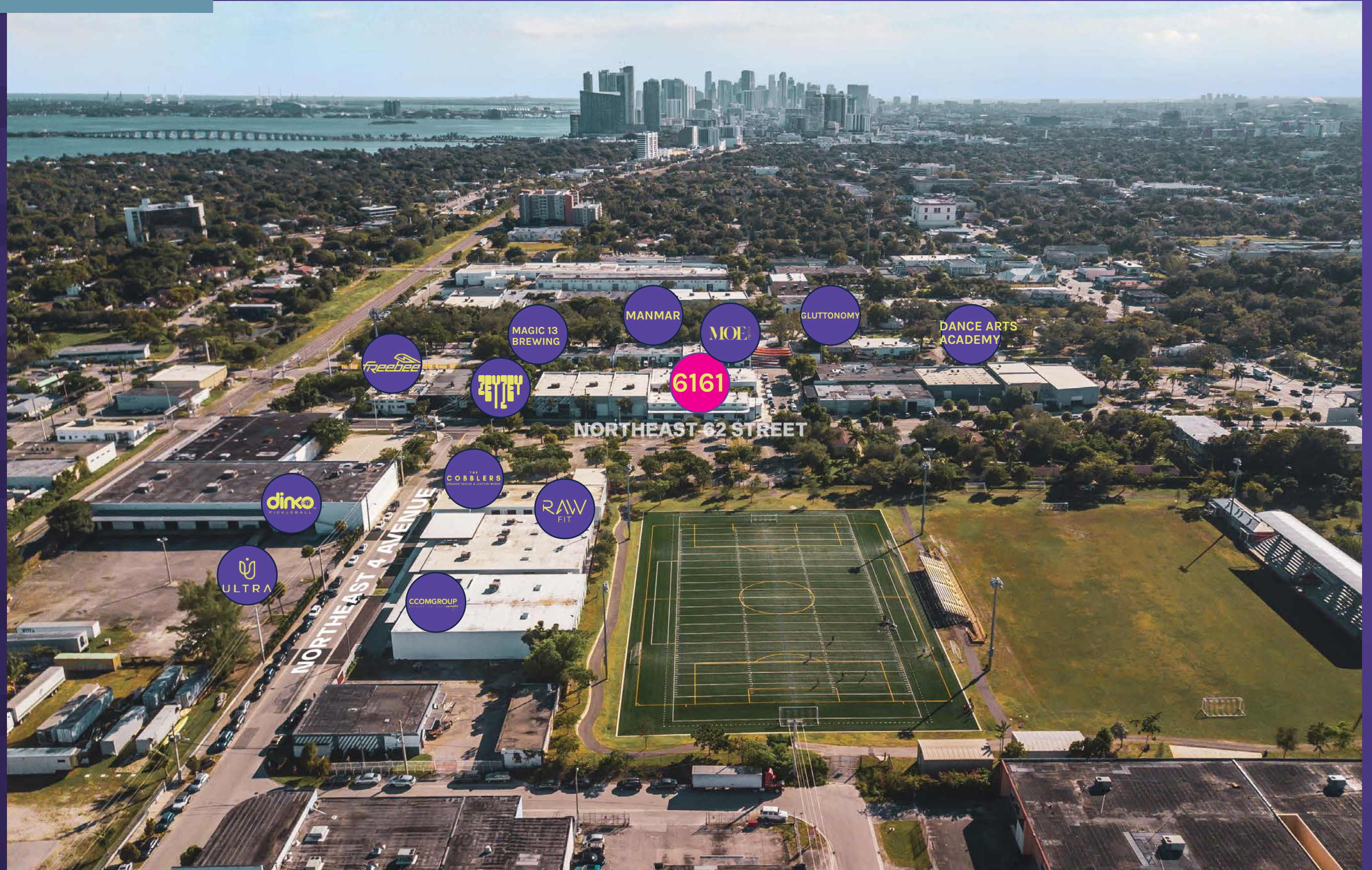


The District

- | | |
|------------------------------------|--|
| 1. 6380 NE 4 AVENUE | CCOMGROUP
<small>WELCOME TO THE CHANGING</small> |
| 2. 6350 NE 4 AVENUE
UNIT 1-4 | RAW FIT HARMONY STUDIO |
| 3. 6300 NE 4 AVENUE | THE COBBLERS
<small>SNEAKER RESCUE & LEATHER WORKS</small> |
| 4. 6301 NE 4 AVENUE | ULTRA dinko
<small>HICKORY WALL</small> |
| 5. 6210 - 6214 NE 4 COURT | Signarama ECOVIE |
| 6. 6200 NE 4 COURT | SWIM KIDS |
| 7/A. 300-330 NE 62 STREET | POP HEART INFINITY WOODWORK AMALEAN MANN BAN DE OSH |
| 7/B. 6161 NE 3 AVENUE
UNIT 1-3 | LIVING ON TECHNOLOGY PLAZA EQUITY PARTNERS ALOONA DJ SCHOOL SUBJECT PROPERTY |
| 8. 301-311 NE 61 STREET | BROW BRAND FH&A MOE MOTO MILLION 727 PILATES |
| 9. 353 NE 61 STREET | THE OASIS EVENT SPACE ZEPHYRUS |
| 10. 363-367 NE 61 STREET | BPM WELLNESS |
| 11. 371 NE 61 STREET | freebee |
| 12. 250 NE 61 STREET | DANCE ARTS ACADEMY |
| 13. 270 NE 61 STREET | VISO LIGHTING |
| 14. 288-290 NE 61 STREET | GLUTTONOMY FITLETE |
| 15. 310 NE 61 STREET | INFINITY DELTA |
| 16. 320 - 330 NE 61 STREET | MANMAR DIANA LOWENSTEIN GALLERY SOLAR MOTORS |
| 17. 340 - 346 NE 61 STREET | VITRA MAGIC 13 BREWING |
| 18. 270 NE 60 STREET | SAFE INNOVATIONS |
| 19. 296 NE 60 STREET | EASY LIFE CLUB |
| 20. 200 NE 62 STREET
MAGIC SIGN | |

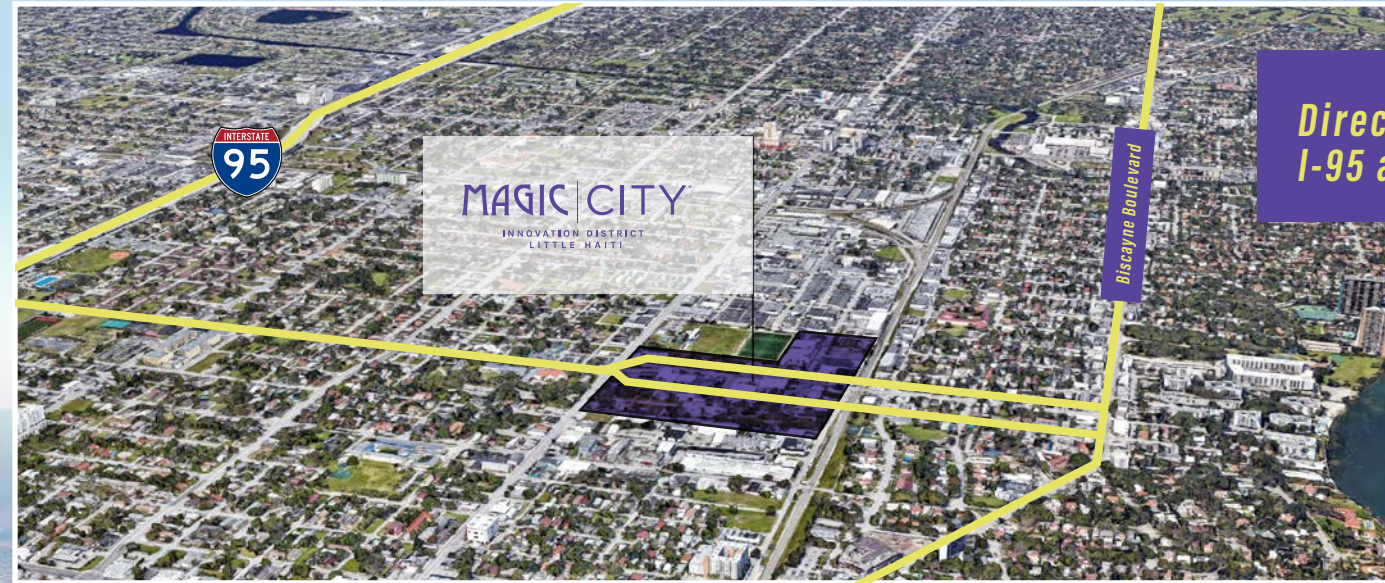


The District



What Is the Magic City Innovation District® - Little Haiti?

Magic City Innovation District - Little Haiti is a new urban community dedicated to technology, sustainability, art & culture, and health & wellness.



Direct access to major arteries I-95 and Biscayne Boulevard

MIAMI INTL. AIRPORT

15 MINS

5 MINS

30 MINS

MAGIC CITY
INNOVATION DISTRICT
LITTLE HAITI

MIAMI SHORES

DESIGN DISTRICT

LITTLE HAITI

WYNWOOD

MIDTOWN

EDGEWATER

DOWNTOWN

BRICKELL

PORT MIAMI

SOUTH BEACH



EXCLUSIVE AGENT

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NE 2 AVENUE