



**FOR LEASE**

**Miami Design District Retail + Office**

3620 NE 2nd Avenue, Miami, FL 33137

**DWNTWN**  
REALTY ADVISORS  
25.77°N -80.19°W

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## EXECUTIVE SUMMARY



Map data ©2020 Google

### OFFERING SUMMARY

Retail Lease Rate: \$90.00 SF/yr (NNN)

Office Lease Rate: \$30.00 SF/yr (MG)

Available SF: Left Unit - 750 SF

Office - 2,000 SF

Year Built: 1921

Type: Retail/Office

Location: Miami Design District

### PROPERTY OVERVIEW

DWNTWN Realty Advisors is proud to offer a leasing opportunity at 3620 NE 2nd Avenue in the Miami Design District. The subject property has one retail space available comprised of approximately 750 SF and 2,000 SF of creative office space located on the second floor. The subject space sits in the entrance of the Design District and Midtown, with its own parking behind, and over 100 parking spaces within walking distance. The subject property represents the perfect opportunity to have a presence in one of Miami's most creative neighborhoods and shopping destinations.

### PROPERTY HIGHLIGHTS

- Smaller retailer units that can be rented separately or combined
- 2nd Floor Office Space Available
- Very visible exposure from prominent street
- Entrance to Design District
- Easy access to parking
- Walking distance to luxury shops and restaurants

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## PROPERTY PHOTOS - RETAIL



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## PROPERTY PHOTOS - OFFICE



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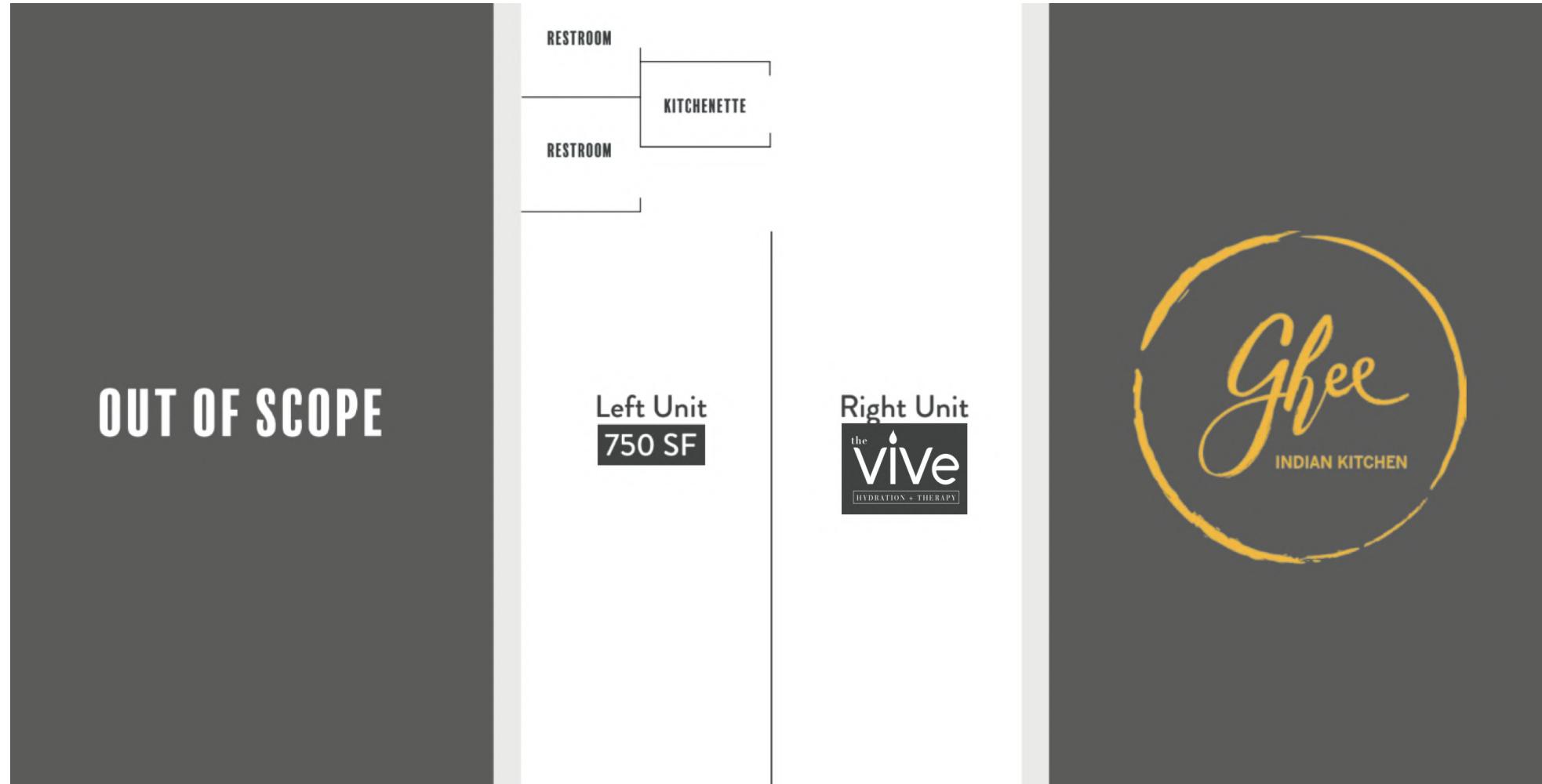
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## FLOOR PLANS - RETAIL

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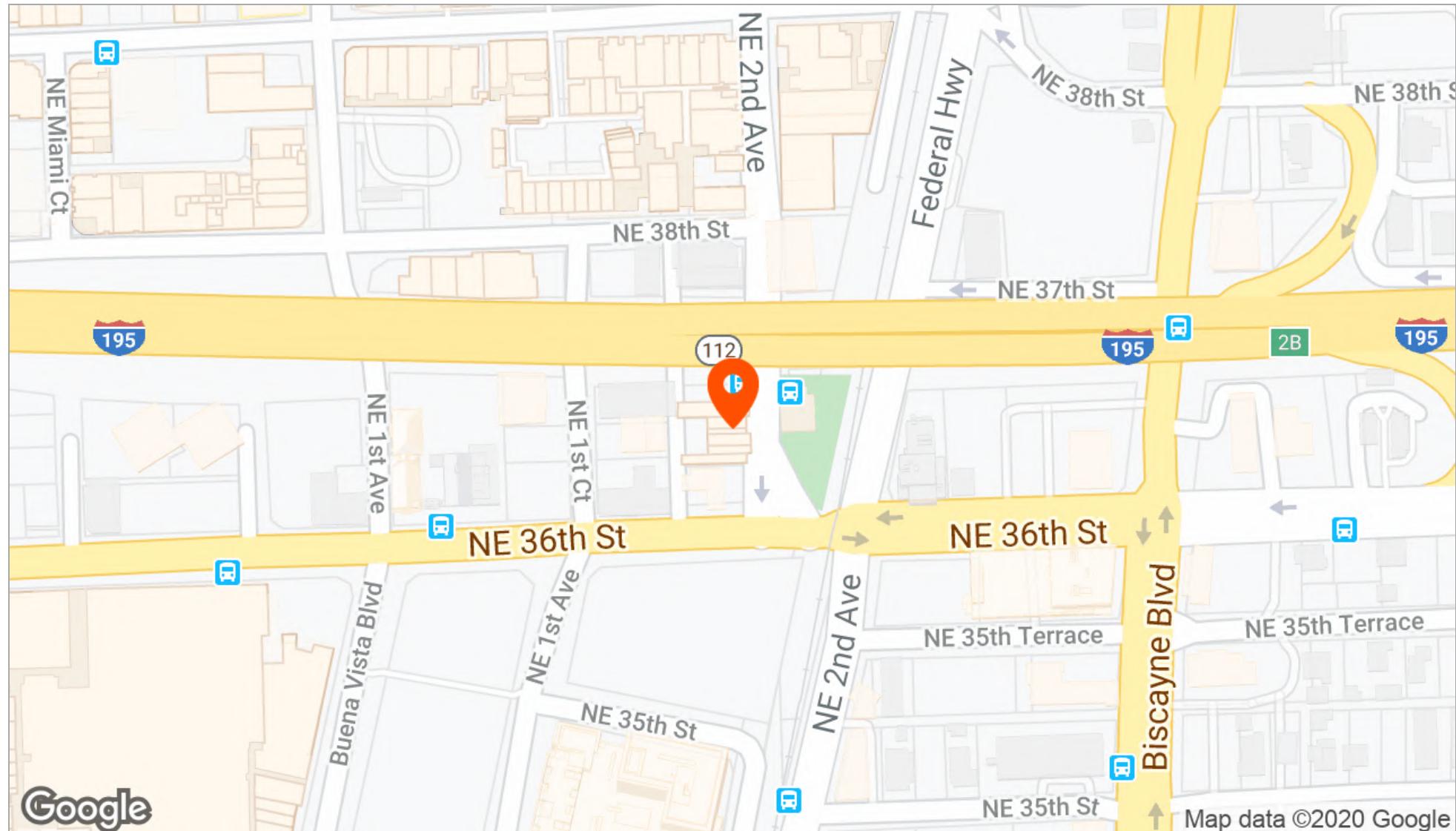
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## LOCATION MAPS



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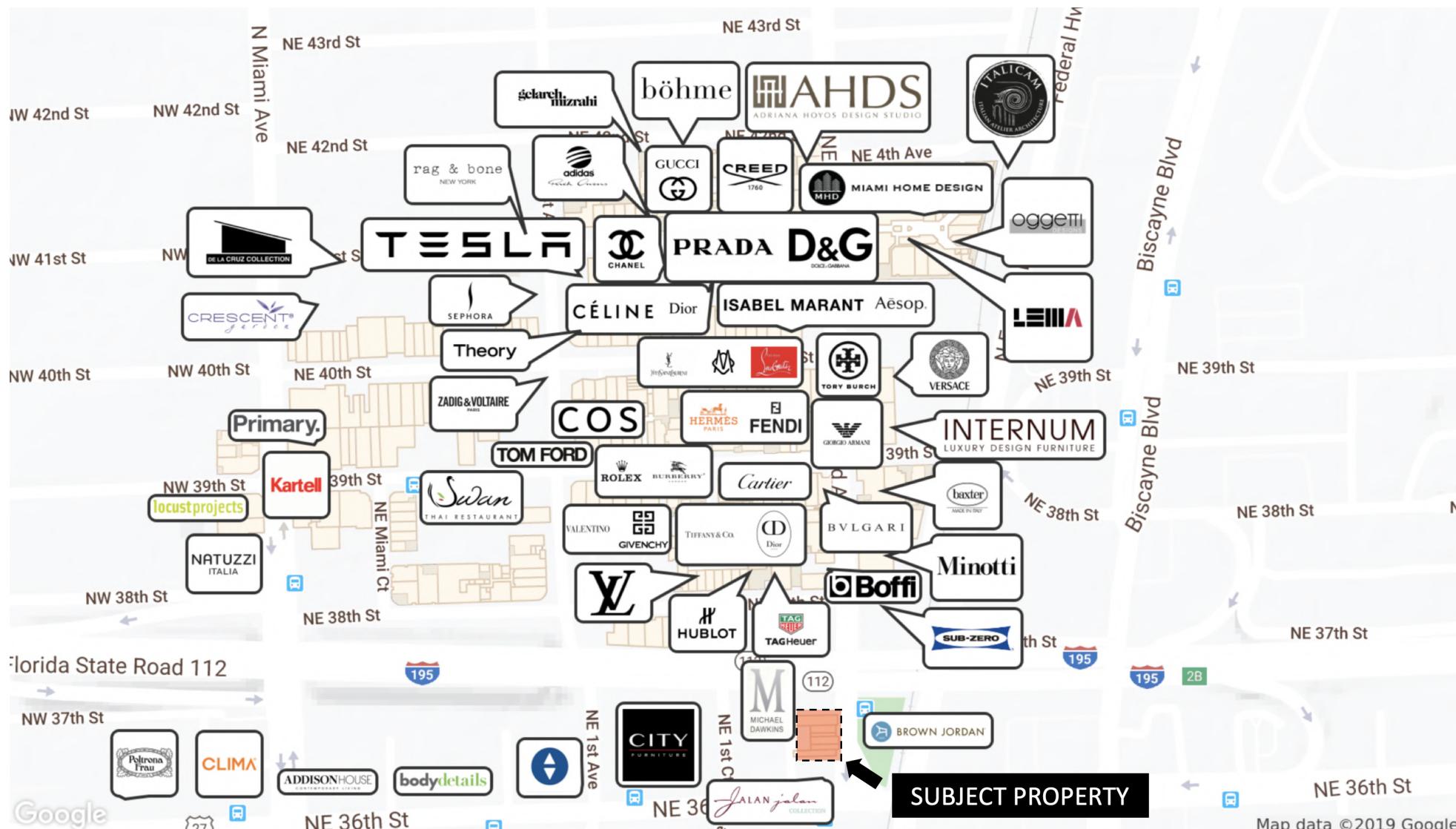
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## RETAILER MAP



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## AERIAL CONTEXT



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