

JEAN-GEORGES
MIAMI TROPIC
RESIDENCES

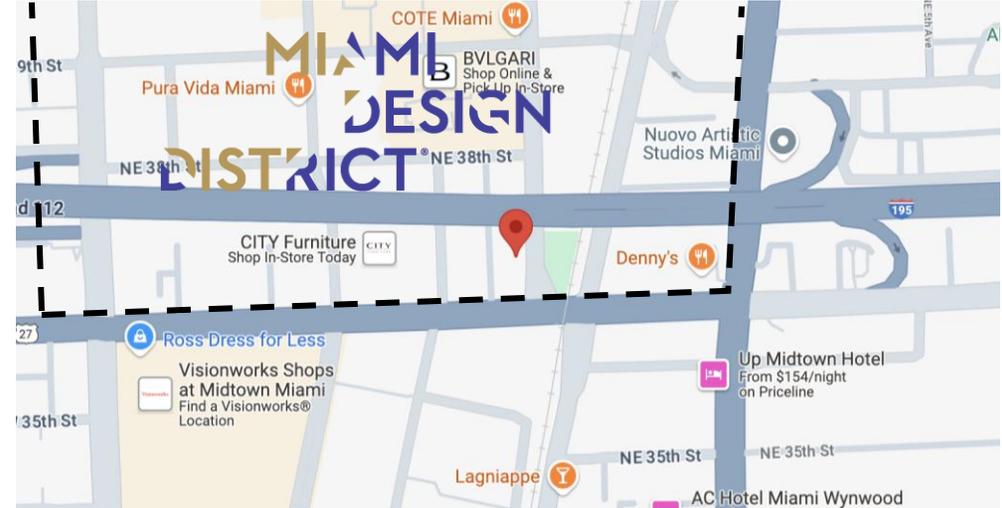


FOR LEASE

Design District Retail

3620 NE 2nd Ave, Miami, FL 33137

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|-------------------|----------------------|
| Lease Rate: | \$200/SF |
| CAM Estimate: | \$35/SF |
| Annual Base Rent: | \$307,000 |
| Available SF: | 1,535 SF |
| Building Type: | Retail – High Street |
| Parking: | On-Site Available |
| Submarket: | Design District |

LEASING OVERVIEW

DWNTWN Realty Advisors has been retained exclusively to arrange the leasing of 3620 NE 2nd Avenue, a rare ground-floor retail opportunity at the gateway to the Miami Design District. Offering 1,535 SF of premium NE 2nd Avenue frontage, this intimate jewel box sits at the intersection of one of the world's most prestigious luxury corridors — surrounded by Louis Vuitton, Dior, Hermès, Cartier, and Chanel — and directly adjacent to Jean-Georges Miami Tropic, a 329-unit luxury residential tower delivering a built-in, high-net-worth consumer base. With rare on-site parking, T6-12-O urban core zoning, and unmatched connectivity to Wynwood, Midtown, and Miami Beach, this space represents an exceptional platform for a flagship boutique, luxury concept, art gallery, or experiential showroom seeking an iconic Design District address.

LEASING HIGHLIGHTS

- Prime Ground-Floor NE 2nd Avenue Frontage
- Gateway Position to Miami Design District
- High Foot Traffic Luxury Retail Corridor
- Adjacent to Jean-Georges Miami Tropic (329-Unit Tower)
- Rare On-Site Parking Available

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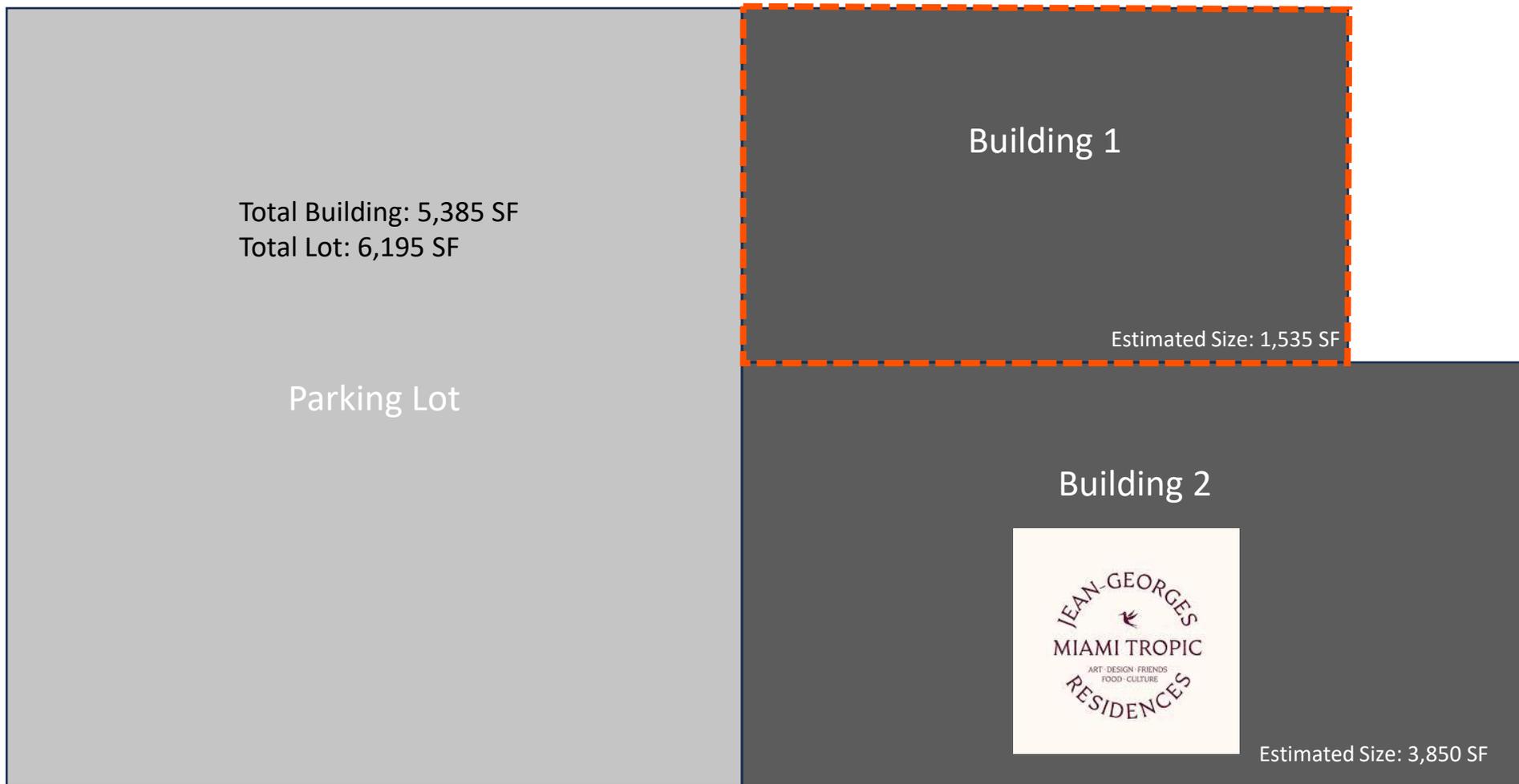
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[View Inventory](#)

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SITEPLAN



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EXISTING PHOTOS



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LOCATION DESCRIPTION



LOCATION OVERVIEW

Nestled in the heart of the Miami Design District, 3620 NE 2nd Avenue is situated in one of Miami's most dynamic and upscale neighborhoods. Known for its fusion of luxury, art, and innovation, the Design District has become a premier destination for high-end shopping, art galleries, and distinctive dining experiences, attracting thousands of visitors daily. The neighborhood's unique blend of cutting-edge fashion, architecture, and culture draws a diverse crowd of locals, tourists, and design enthusiasts who appreciate the area's creative and luxurious ambiance.

Surrounded by internationally recognized brands like Louis Vuitton, Hermès, and Dior, as well as renowned restaurants such as Swan and Michael's Genuine, the property benefits from consistent foot and vehicle traffic, which continues to increase as the District expands in popularity. Nearby cultural landmarks like the Institute of Contemporary Art and the visually striking Museum Garage add to the neighborhood's appeal, making it a must-visit locale in Miami. Positioned at the gateway to this creative hub, 3620 NE 2nd Avenue presents an unparalleled investment opportunity, offering a foothold in one of the city's most sought-after and rapidly growing districts, where luxury and commerce thrive.

MIAMI
DESIGN
DISTRICT®

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DESIGN DISTRICT RETAIL AND DEVELOPMENT CONTEXT



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THE DESIGN DISTRICT



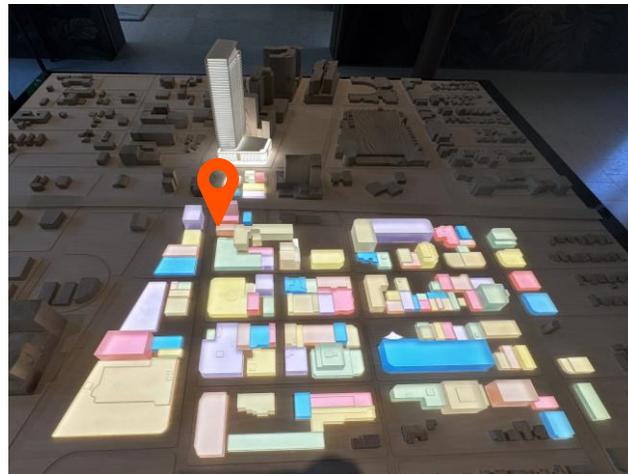
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MIAMI TROPIC DEVELOPMENT



JEAN-GEORGES MIAMI TROPIC RESIDENCES

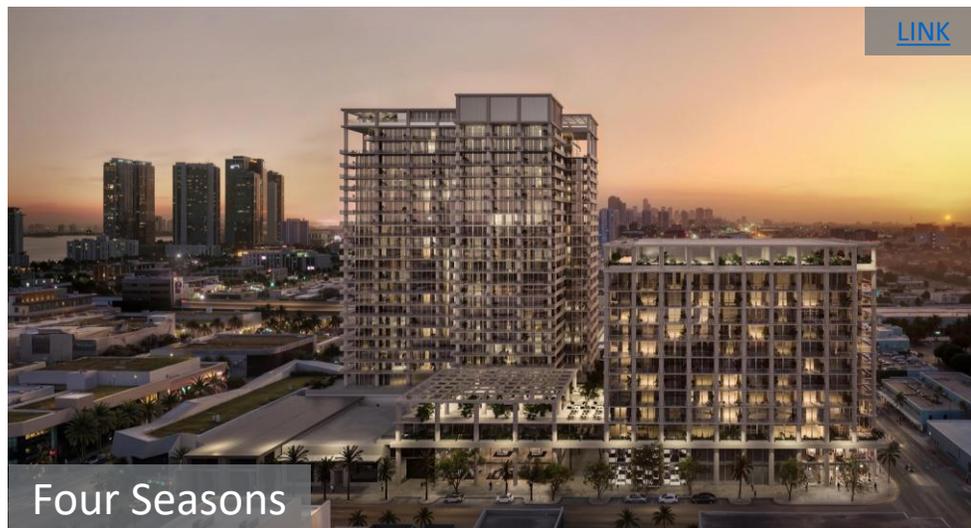
Miami Tropic
An Iconic Adjacent Development

- 329 Luxury condos
- Miami Design District/Midtown Location
- Jean-George Anchored Restaurant

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DEVELOPMENTS COMING TO THE DESIGN DISTRICT



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THE DESIGN DISTRICT



DESIGN DISTRICT



URS FISCHER: BUS STOP, 2017



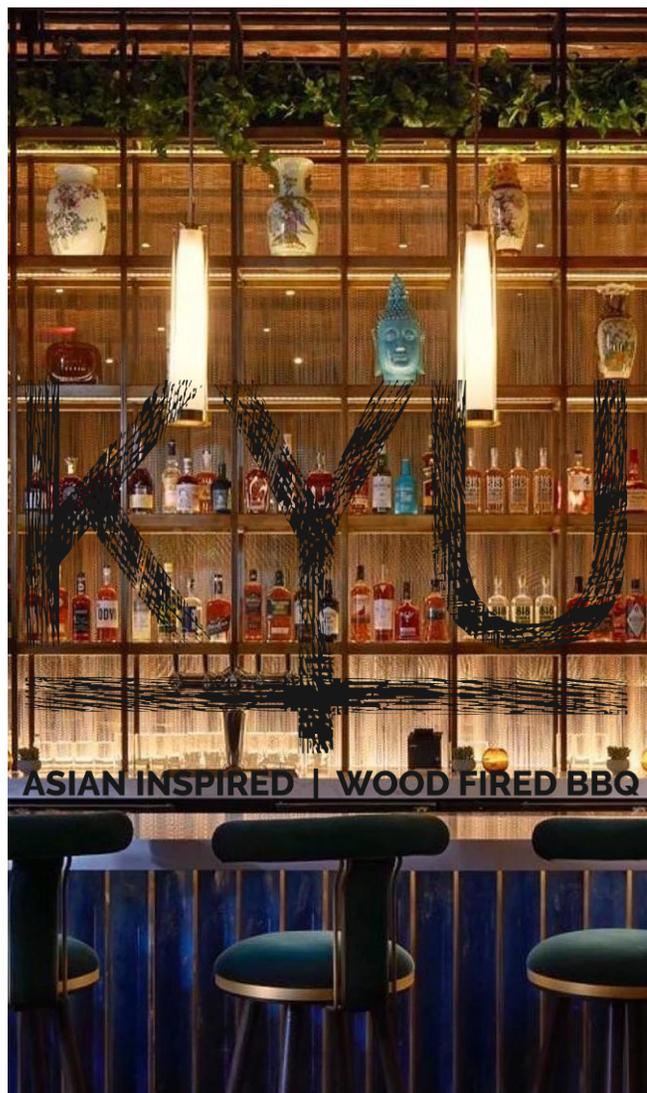
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