

344 NE 61 Street

MAGIC CITY
INNOVATION DISTRICT
LITTLE HAITI



EXCLUSIVE AGENT
METRO1.COM
INFO@METRO1.COM

MAGICCITYDISTRICT.COM

SHAPENEOGRAPHY®
WE SHAPE NEIGHBORHOODS®

Property Specs

SIZE: 3,292 SF

RENTAL RATE: \$40 PSF PLUS NNN (\$12 PSF)

PARKING: 4 SPACES IN FRONT

**CURRENT BUILD OUT: 2 GLASS OFFICES,
KITCHENETTE, BATHROOM**

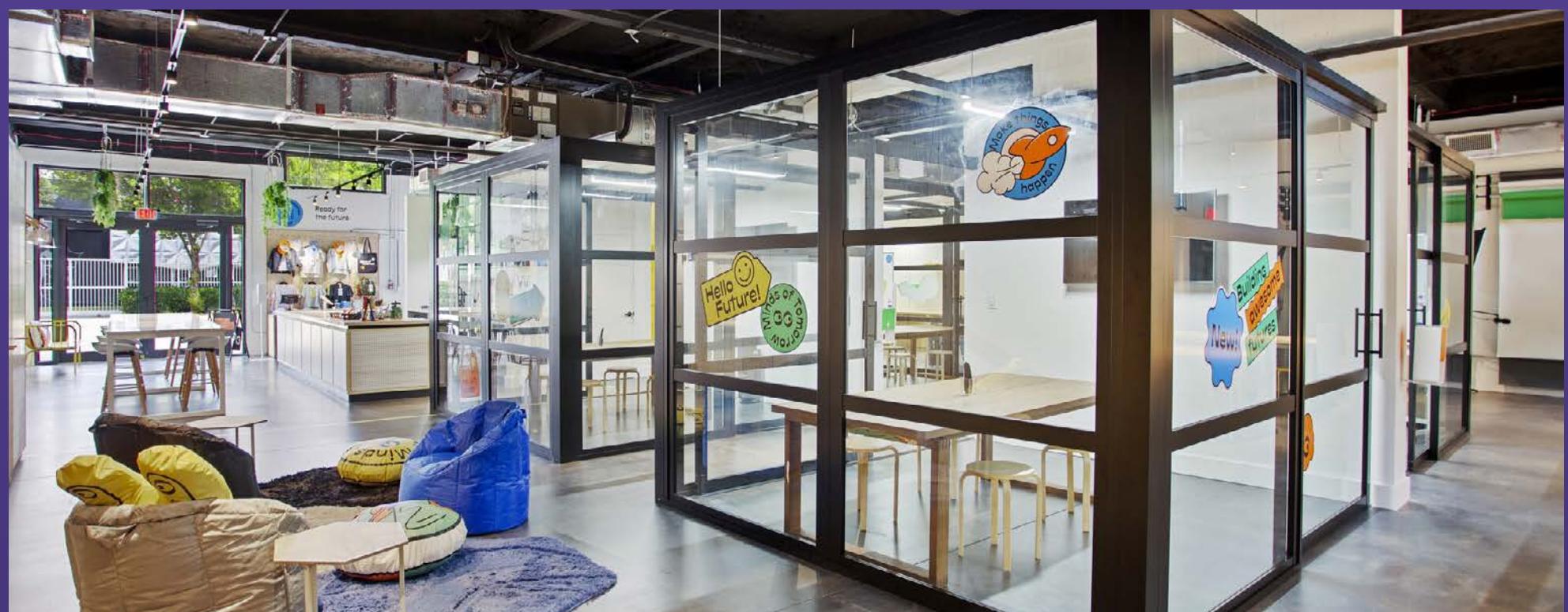
344 NE 61 St offers 3,292 SF of space along NE 61 St, the main artery of the Magic City Innovation District.

This prime location is nestled between vibrant, culturally rich neighborhoods like the MiMo District, Design District, Little Haiti, and Little River, all experiencing significant growth.

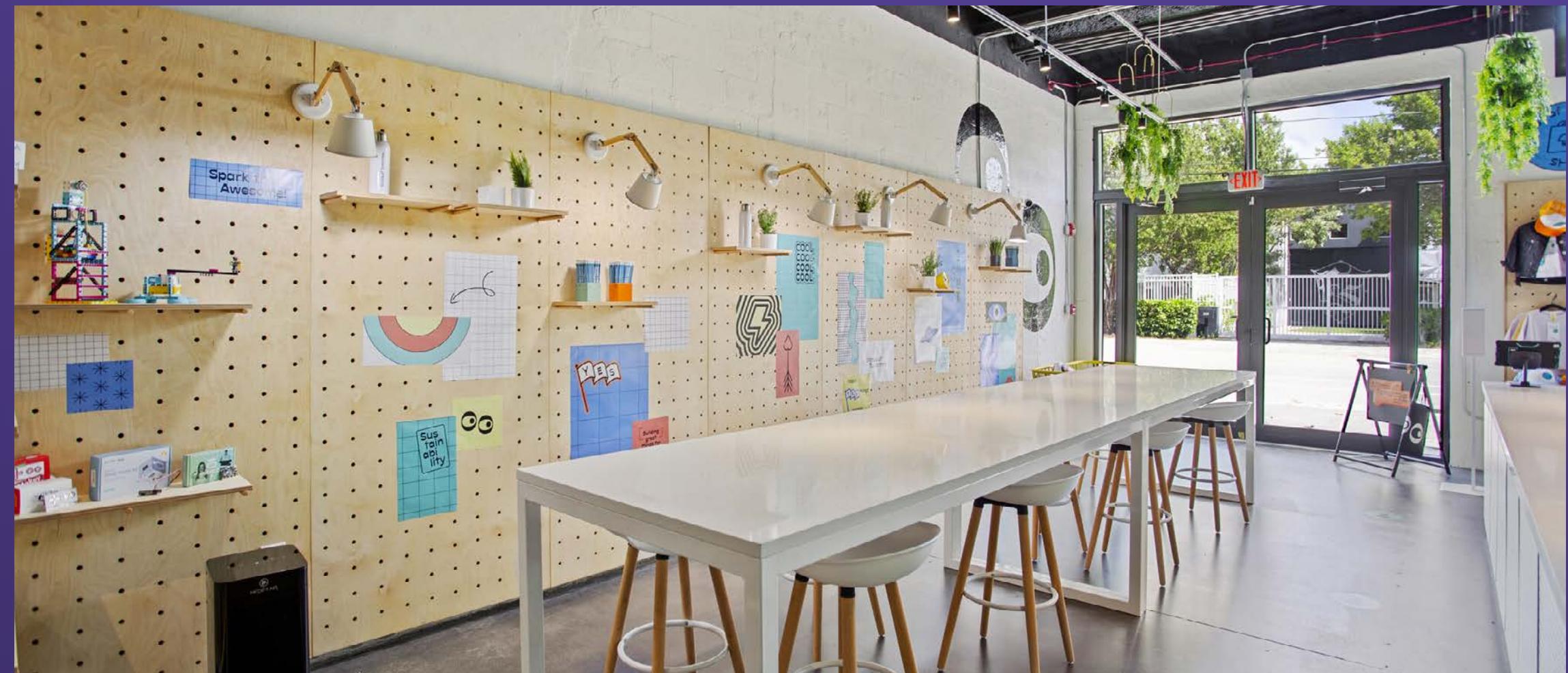
The Magic City Innovation District - Little Haiti is bustling with exciting businesses like Ultra Padel, Dinko Pickleball, Raw Fit, ZeyZey, BPM Wellness, Diana Lowenstein Gallery, Moe Studio, Magic 13 Brewing Co, among others.

Nearby amenities, including the Legion Park, Lemon City Library, Legion Park, Little Haiti Soccer Park, and Morningside Park, contribute to the family-friendly atmosphere of the community.

This space is perfect for a range of uses, and is currently operating as an educational use, but could be repurposed for creative offices, tech startups, flexible retail, and showrooms. The space is move-in ready with two glass offices, kitchenette, and bathrooms.



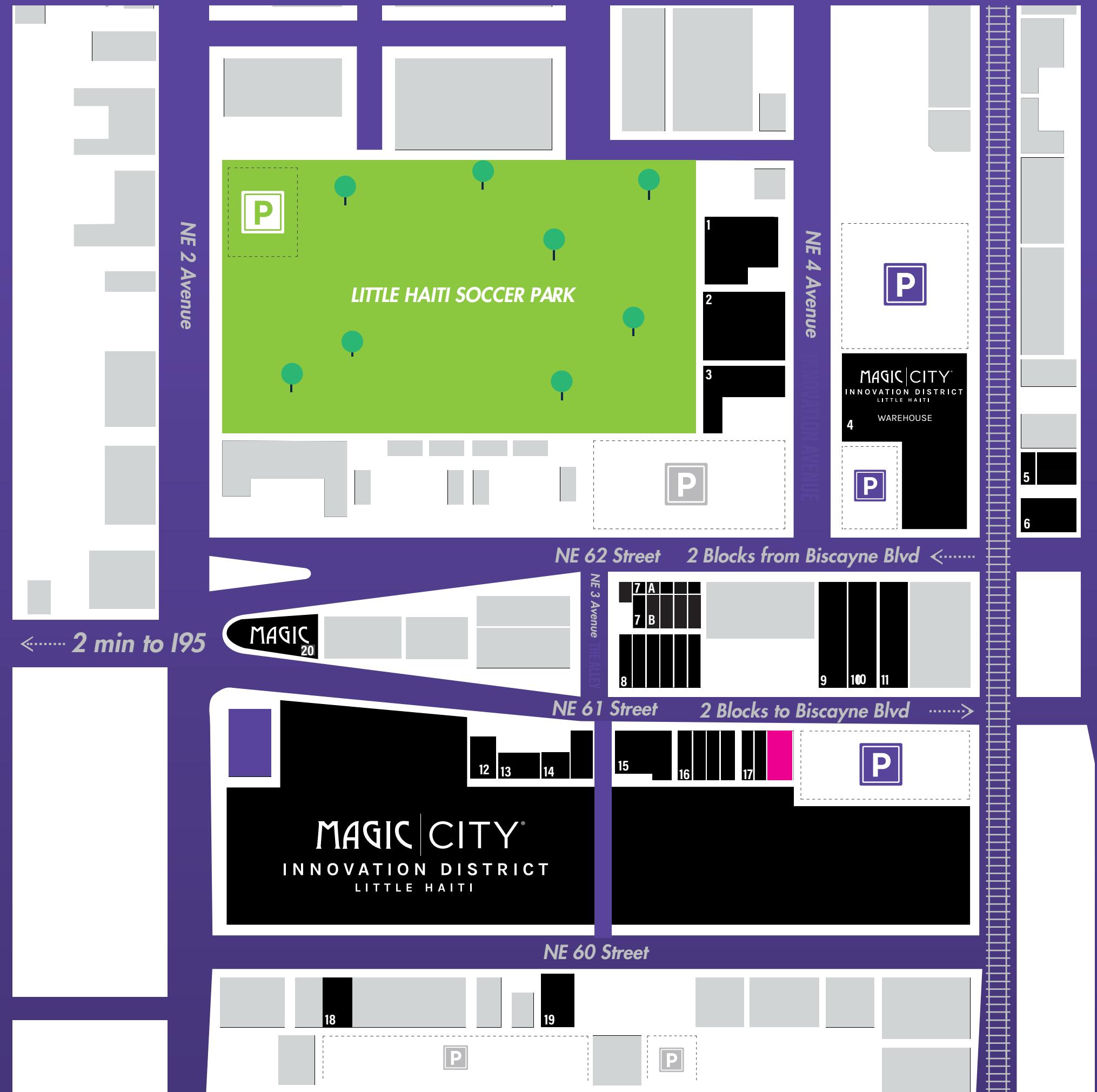
Photos



The District

1. 6380 NE 4 AVENUE	CCOMGROUP
2. 6350 NE 4 AVENUE UNIT 1-4	RAW FIT HARMONY STUDIO
3. 6300 NE 4 AVENUE	THE COBBLERS SNEAKER RESCUE & LEATHER WORKS
4. 6301 NE 4 AVENUE	ULTRA dinko PICKLEBALL
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 PE PLAZA EQUITY PARTNERS ALOONA DJ SCHOOL
8. 301-311 NE 61 STREET	BROW BRAND FH&A MOE MOTO MILLION 727 PILATES
9. 353 NE 61 STREET	THE OASIS EVENT SPACE
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 SUBJECT PROPERTY
18. 270 NE 60 STREET	SAFE INNOVATIONS
19. 296 NE 60 STREET	EASY LIFE CLUB
20. 200 NE 62 STREET	MAGIC SIGN

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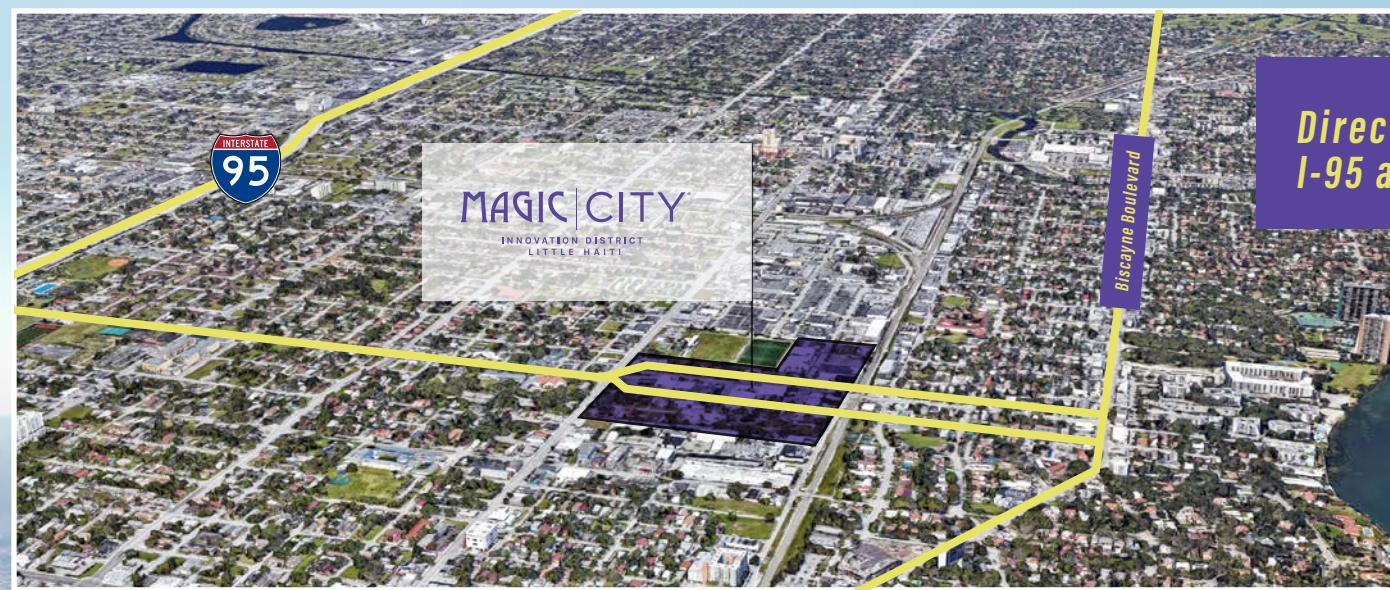


The District



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.





EXCLUSIVE AGENT

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NE 2 AVENUE