

**344 NE
61 Street**

MAGIC CITY
INNOVATION DISTRICT
LITTLE HAITI

gn & Technology
kids & teens
Now
Enrolling
Ages
5-12
minds of tomorrow.com

minds of tomorrow



346

344

Minds of
Tomorrow

Hello
Future!



EXCLUSIVE AGENT

METRO1.COM
INFO@METRO1.COM

MAGICCITYDISTRICT.COM

WE SHAP NEIGHBORHOODS®
E

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.

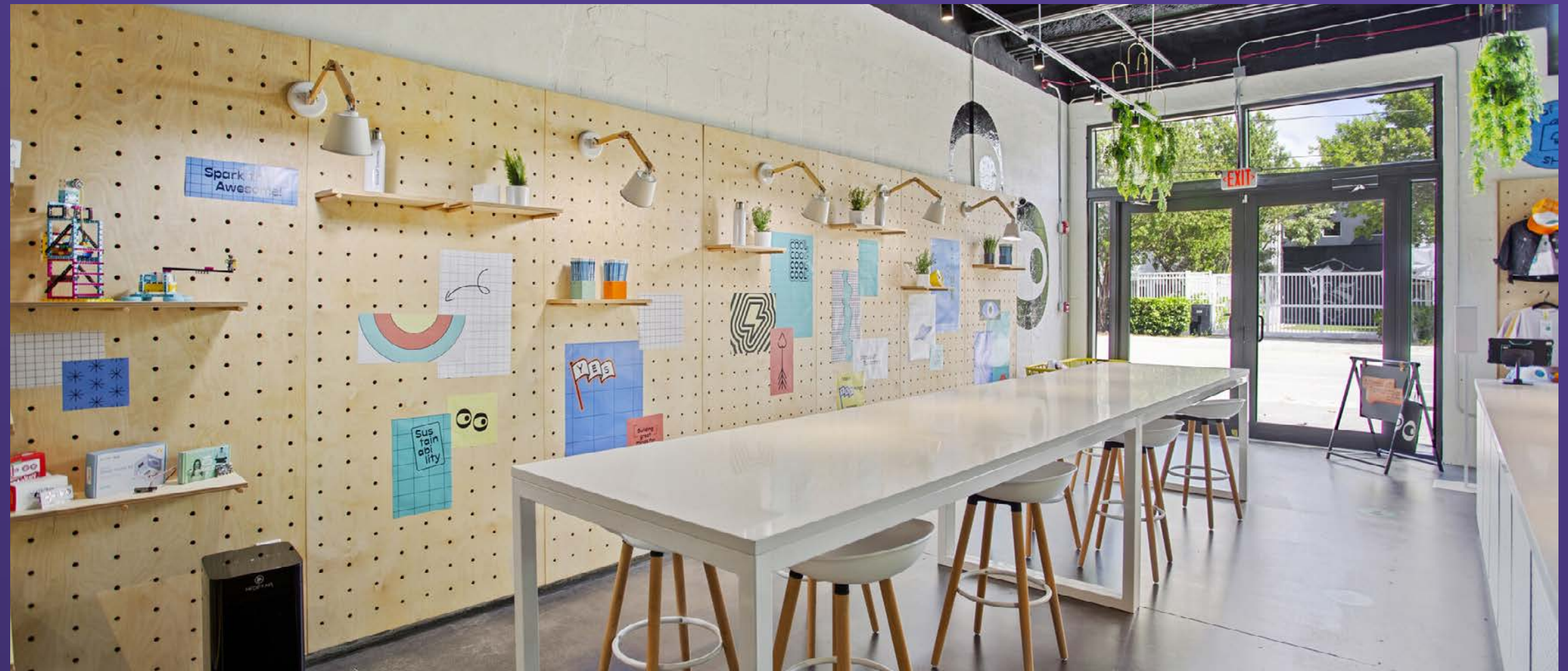
The Magic City Innovation District - Little Haiti is bustling with exciting businesses like Ultra Padel, Dinko Pickleball, Raw Fit, ZeyZey, BPM Wellness, Diana Lowenstein Gallery, Moe Studio, Magic 13 Brewing Co, among others.

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.



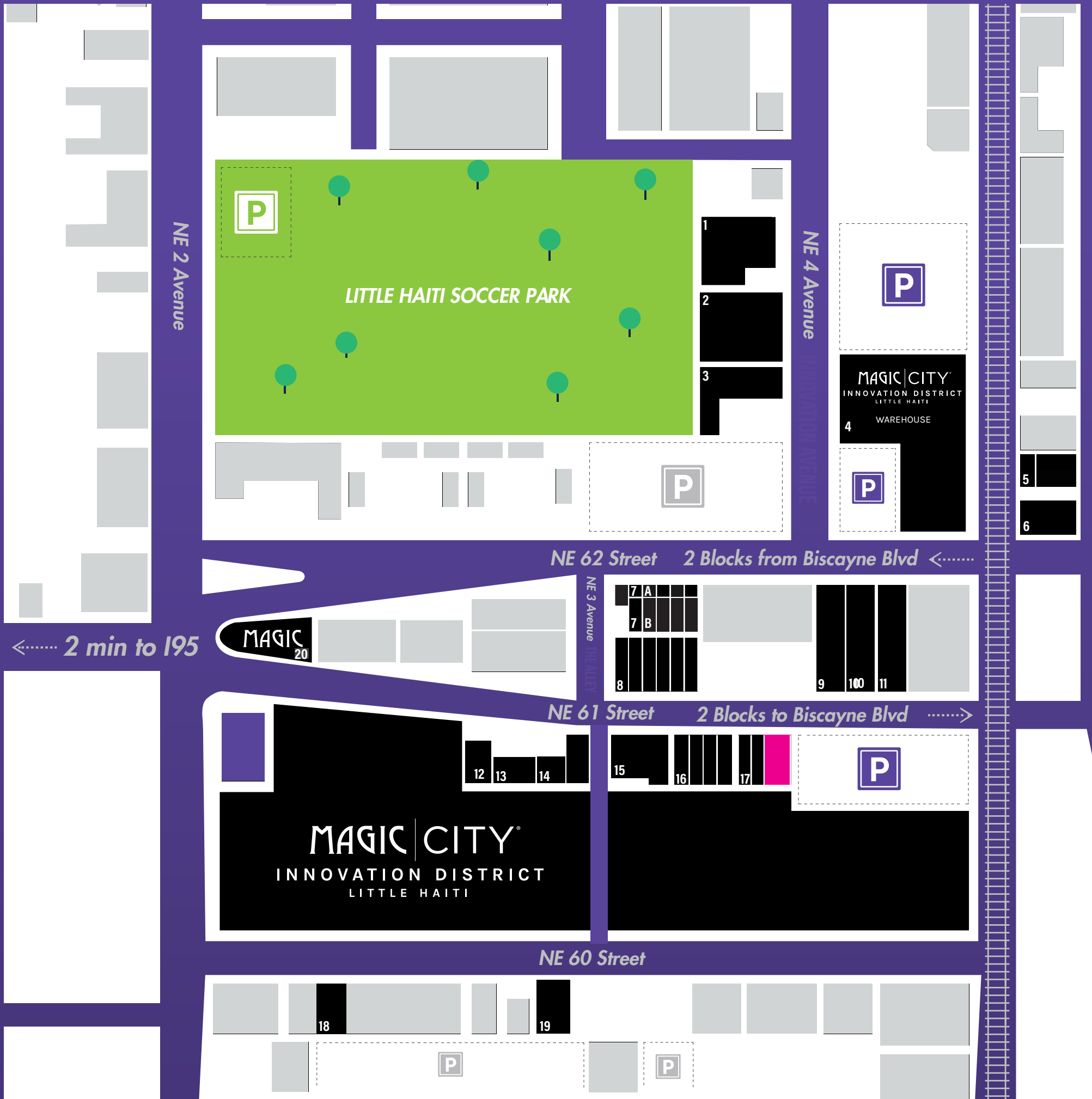
Photos



The District

1. 6380 NE 4 AVENUE	CCOMGROUP <small>WELCOME TO THE neighborhood</small>
2. 6350 NE 4 AVENUE UNIT 1-4	RAW FITHARMONY STUDIO
3. 6300 NE 4 AVENUE	THE COBBLERS <small>SNEAKER RESCUE & LEATHER WORKS</small>
4. 6301 NE 4 AVENUE	ULTRA dinko <small>HICKLEWALL</small>
5. 6210 - 6214 NE 4 COURT	Signarama ECOVIE
6. 6200 NE 4 COURT	SWIM KIDS
7/A. 300-330 NE 62 STREET	POP HEARTINFINITY WOODWORKAMALEAN MANNBAN DE OSH
7/B. 6161 NE 3 AVENUE UNIT 1-3	LIVING ON TECHNOLOGYpe PLAZA EQUITY PARTNERSALOONA DJ SCHOOL
8. 301-311 NE 61 STREET	BROW BRANDFH &AMOE MOTO MILLION727 PILATES
9. 353 NE 61 STREET	THE OASIS EVENT SPACEZENITH
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 GALLERYSOLAR MOTORS
17. 340 - 346 NE 61 STREET	VITRA INTERNATIONAL DESIGNMAGIC 13 BREWINGSUBJECT PROPERTY
18. 270 NE 60 STREET	SAFE INNOVATIONS
19. 296 NE 60 STREET	EASY LIFE CLUB
20. 200 NE 62 STREET MAGIC SIGN	

MAGIC CITY
INNOVATION DISTRICT
LITTLE HAITI

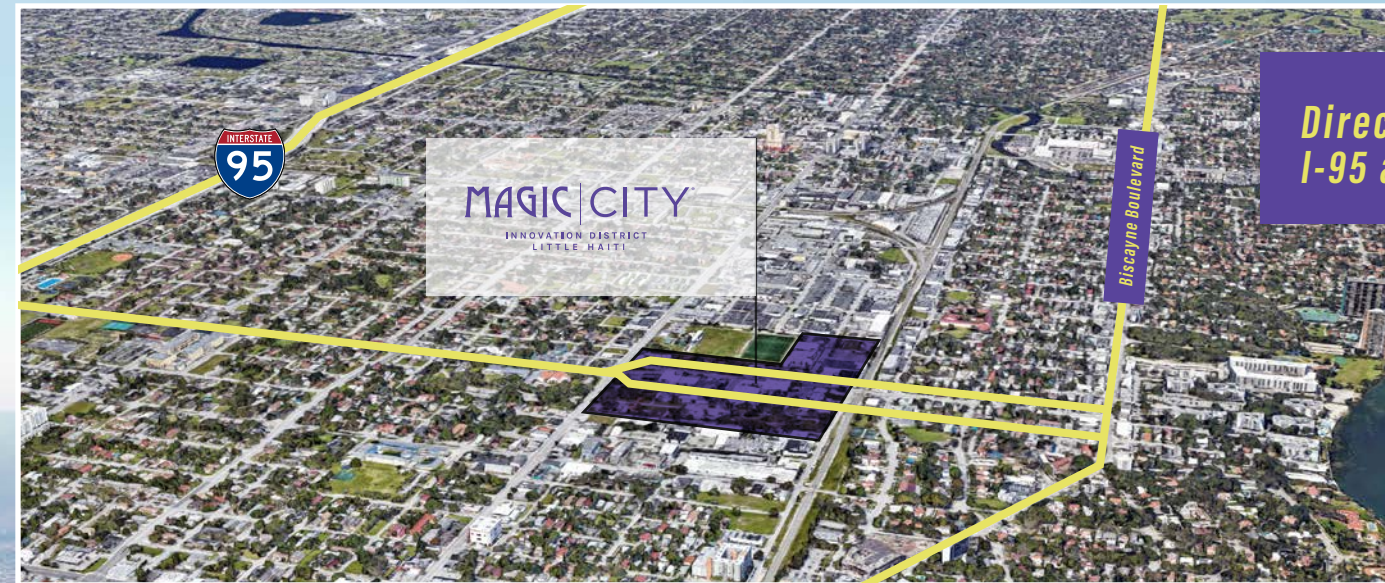


The District



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

5 MINS

DESIGN DISTRICT

LITTLE HAITI

WYNWOOD

MIDTOWN

EDGEWATER

DOWNTOWN

BRICKELL

PORT MIAMI

SOUTH BEACH

15 MINS

30 MINS



EXCLUSIVE AGENT

CONTACT

JUAN ANDRES NAVA

Managing Broker

anava@metro1.com

786.690.7500

BERNARDITA BANFI

Broker Associate

bbanfi@metro1.com

305.600.9876

DJINJI BROWN

Advisor

dbrown@metro1.com

305.331.5836

DANIELLA SUTNICK

Advisor

dsutnick@metro1.com

305.323.7273

METRO1.COM

INFO@METRO1.COM

305.571.9991



MAGIC CITY
INNOVATION DISTRICT
LITTLE HAITI

NE 2 AVENUE