



MIAMI
DESIGN
DISTRICT

The image is an aerial photograph of the Miami Design District. A dashed orange line outlines a large area in the upper half of the image. A specific property, located south of the main outlined area and east of a multi-lane highway, is highlighted with a dashed orange border. This property consists of a large, white, rectangular building with a flat roof and an adjacent lot of land. A diagonal purple dashed line runs through the property, labeled 'F.E.C.R Right of Way'. A 'brightline' logo is visible on the right side of the property. The surrounding area includes various commercial buildings, parking lots, and greenery. The highway in the foreground is filled with cars.

brightline
F.E.C.R Right of Way

FOR SALE

Miami Design District Free-Standing Building with Land

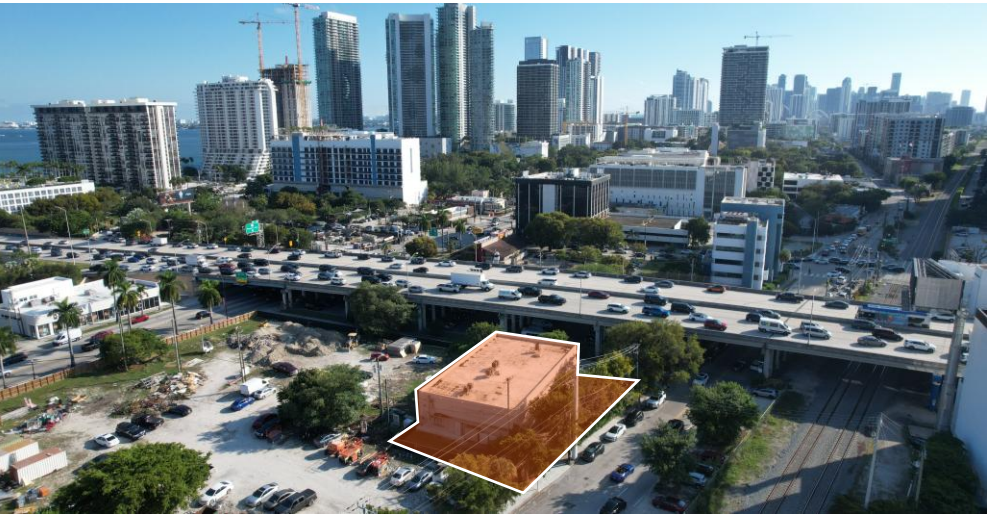
245 NE 37th St, Miami, FL 33137

DWN
TWN
REALTY ADVISORS

Miami Design District Free-Standing Building with Land

245 NE 37th St, Miami, FL 33137

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$17,500,000
Submarket:	Design District SAP
Building SF:	7,132 SF
Lot SF:	8,284 SF
Building Type:	Free-Standing Corner
Investment Format:	Owner-User and/or Development
Zoning:	T6-12-O

INVESTMENT HIGHLIGHTS

- Free Standing Miami Design District Building
- Transit Oriented Infill Development Site

INVESTMENT OVERVIEW

DWNTWN Realty Advisors has been retained exclusively by ownership to arrange the sale of 245 NE 37th Street, a rare Design District offering featuring a fully renovated creative studio building with exceptional optionality and long-term redevelopment potential. Situated at the convergence of the Miami Design District, Midtown, and Wynwood, the property delivers irreplaceable positioning in one of Miami’s most supply-constrained and highest-growth commercial corridors. The existing improvements — thoughtfully reimaged by Oppenheim Architecture — provide a turn-key creative environment ideal for luxury brands, design firms, content creators, or showroom operators seeking immediate presence in Miami’s most influential commercial district. With high ceilings, multiple studio bays, conference and production areas, and premium design elements throughout, the asset offers both functional usability and architectural distinction. Beyond its current use, the property sits on a uniquely efficient site with flexible zoning and significant development upside, supported by the surrounding wave of mixed-use, residential, and commercial projects reshaping the area. Investors benefit from multiple exit strategies: occupy, lease and hold, or pursue future redevelopment in a submarket where land values continue to accelerate and institutional demand remains strong. This is an exceptionally scarce opportunity to acquire a boutique Design District asset with immediate utility, brand-elevating architecture, and long-term value creation potential in one of the most dynamic urban markets in the United States.

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LOCATION DESCRIPTION



LOCATION OVERVIEW

Positioned just steps from the core of the Miami Design District, 245 NE 37th St sits within one of Miami's most influential and rapidly evolving commercial destinations. The Design District has grown into an internationally recognized hub for luxury retail, art, design, and culinary innovation, attracting a steady flow of affluent shoppers, design professionals, and visitors from around the world. Spanning approximately 18 city blocks with NE 36th Street as its southern boundary, the district continues to expand with new flagship stores, high-end boutiques, galleries, and architecturally significant projects.

The area is known not only for its concentration of global luxury brands and elevated dining concepts, but also for its distinctive public art installations, cultural programming, and modern urban design. This blend of luxury commerce and creative identity drives consistent foot and vehicle traffic throughout the district.

Well-positioned on NE 37th St, the property benefits from immediate proximity to the district's high-profile retail corridors and its surrounding ecosystem of showrooms, design studios, and hospitality venues. This strategic location offers strong visibility, a luxury-oriented customer base, and access to one of Miami's most desirable and high-growth commercial markets — making 245 NE 37th St a compelling opportunity for investors and operators seeking a presence within the Design District's elevated environment.

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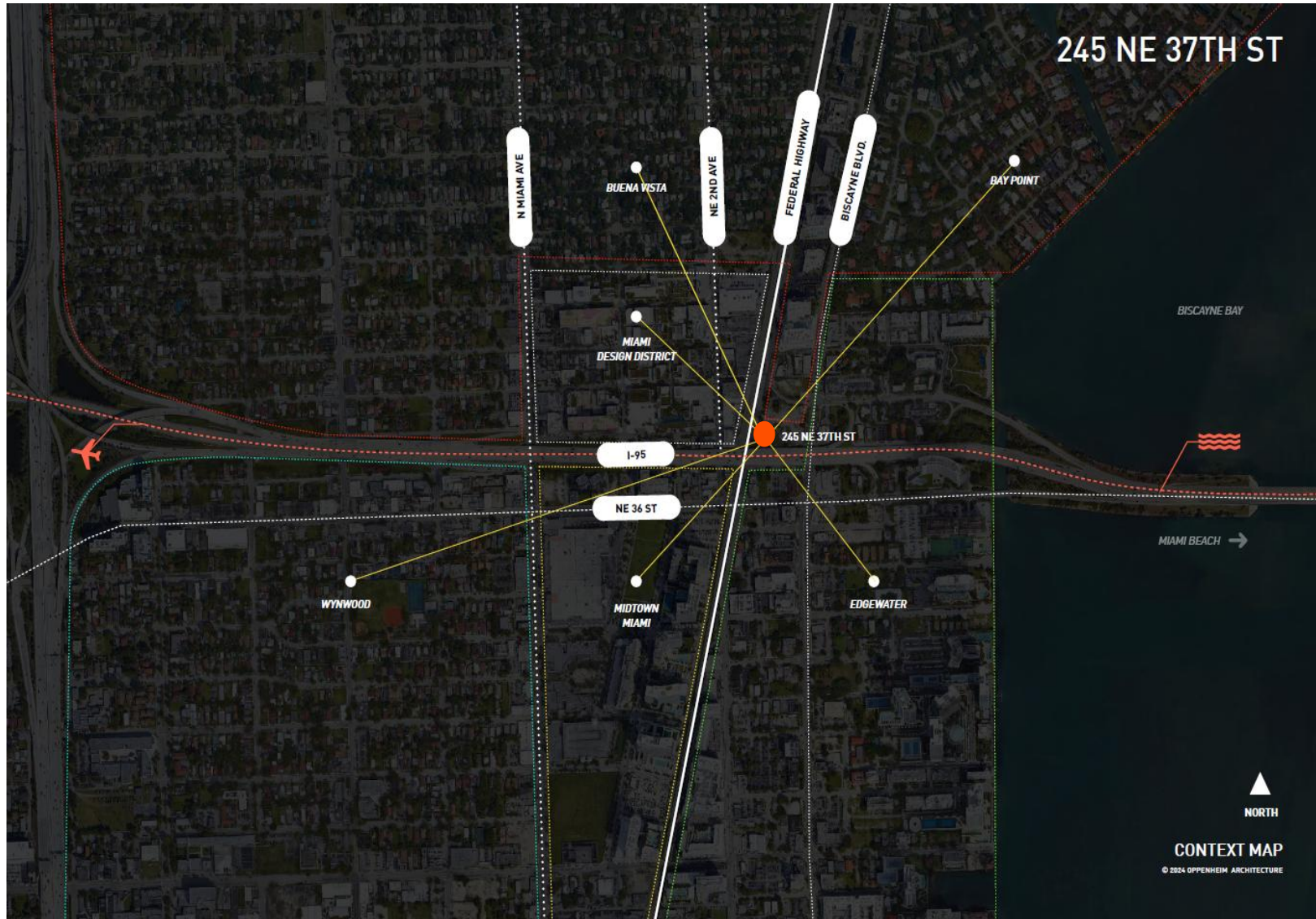
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CONTEXT MAP



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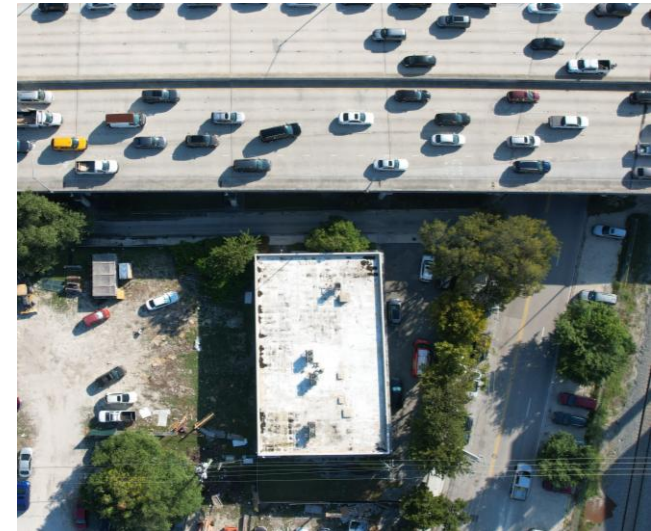
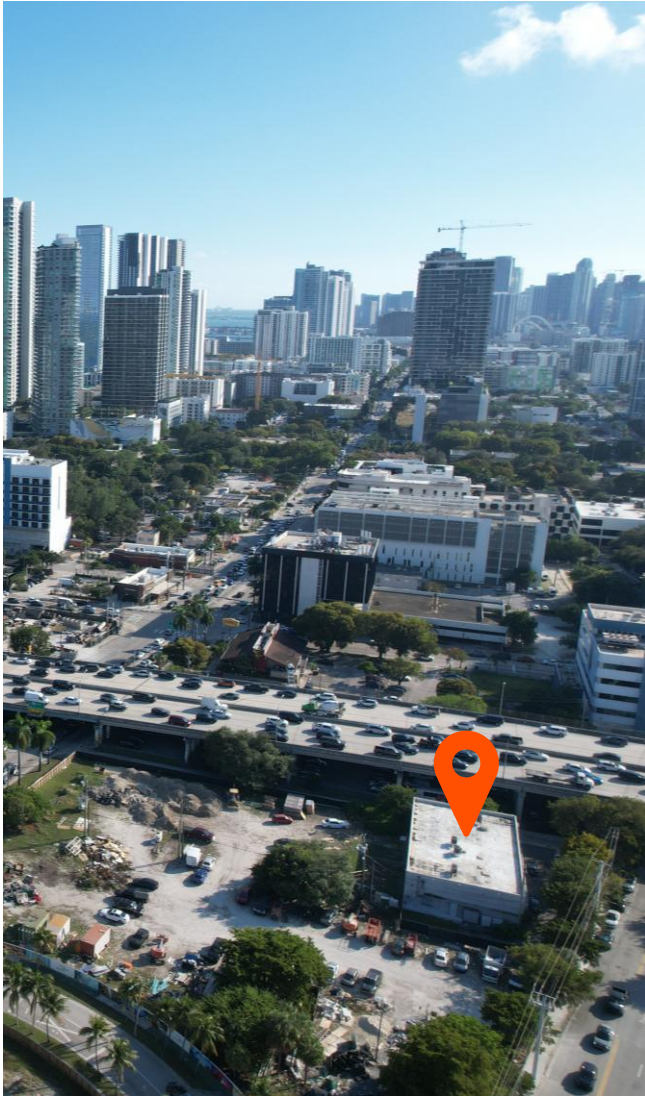
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PROPERTY PHOTOS



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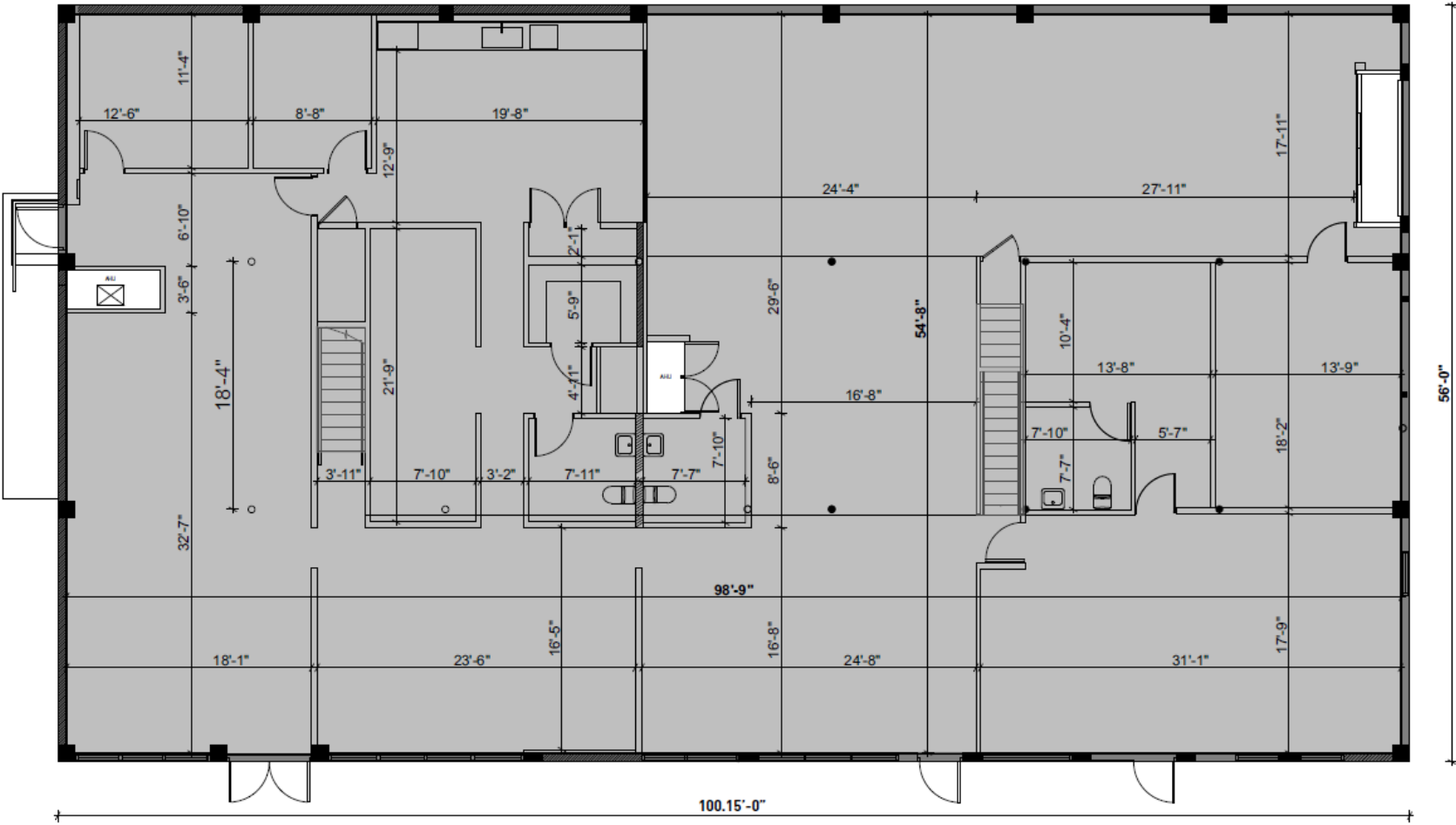
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LEVEL 1 FLOOR PLAN



GROSS LEASABLE AREA LEVEL 1 | 5,512.4 SQFT

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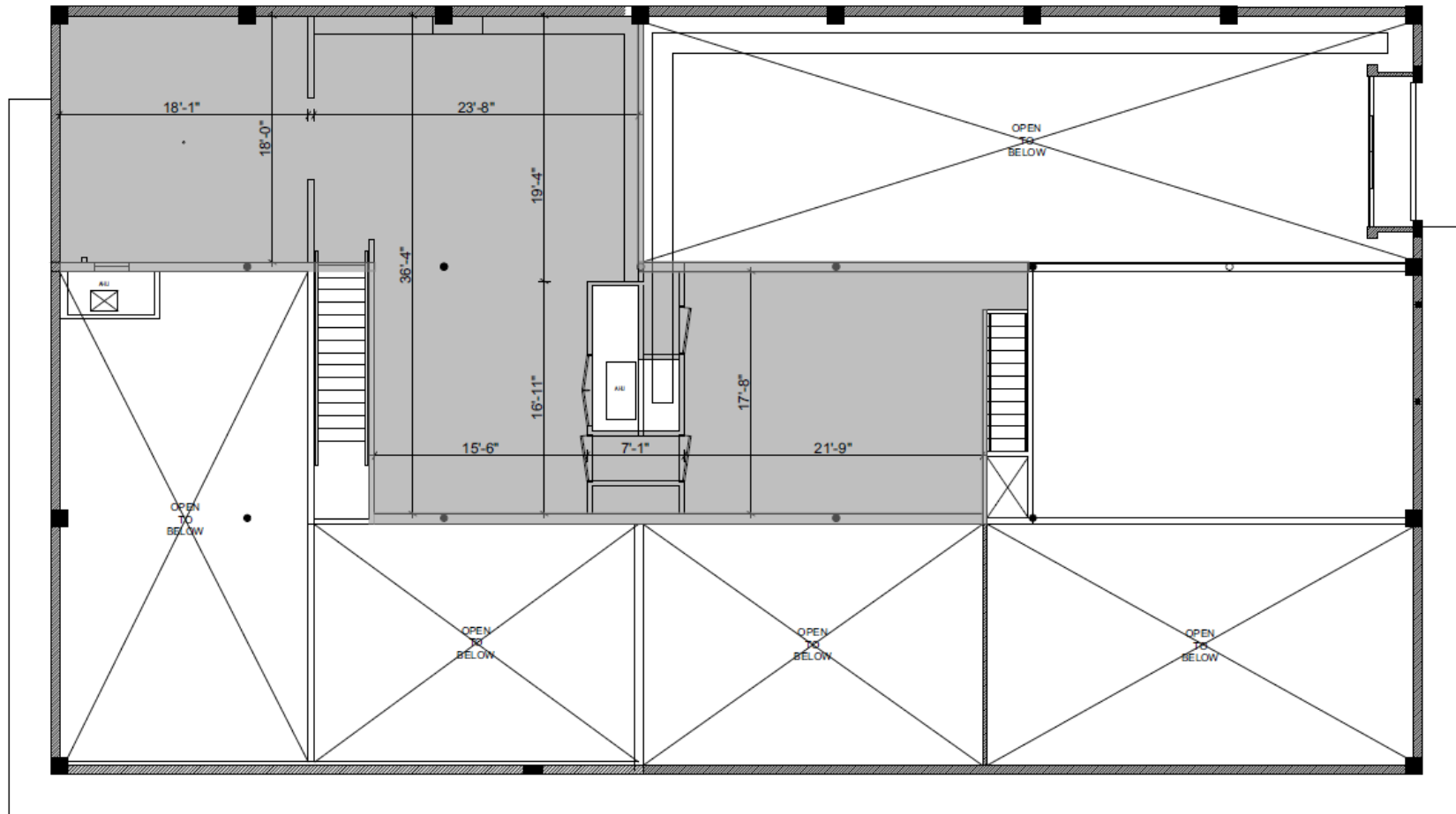
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LEVEL 2 FLOOR PLAN




GROSS LEASABLE AREA LEVEL 2 | 1,620 SQFT

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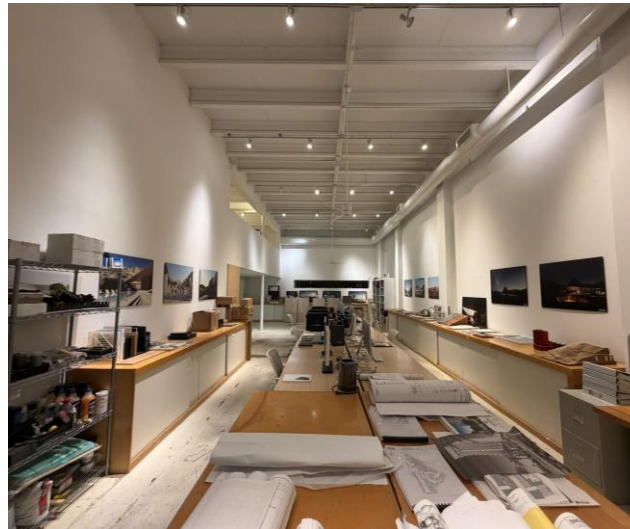
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INTERIOR PHOTOS



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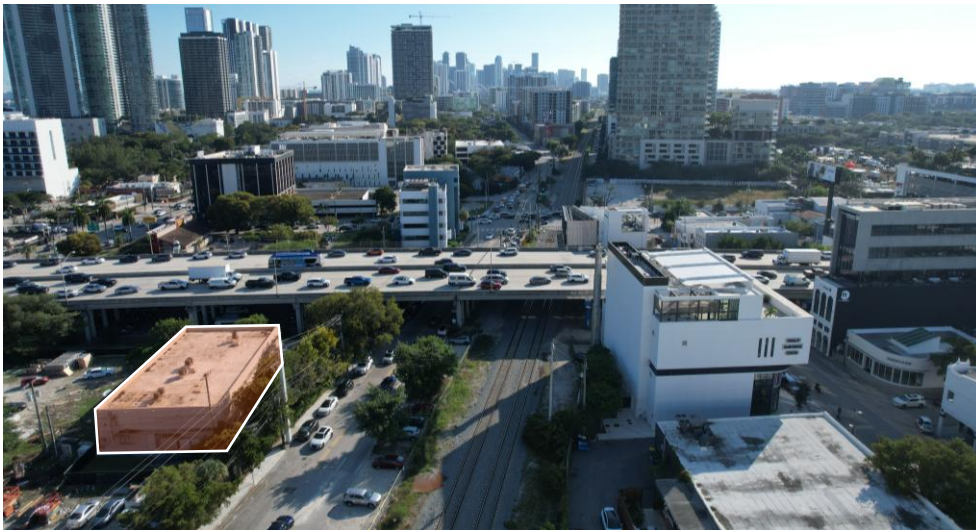
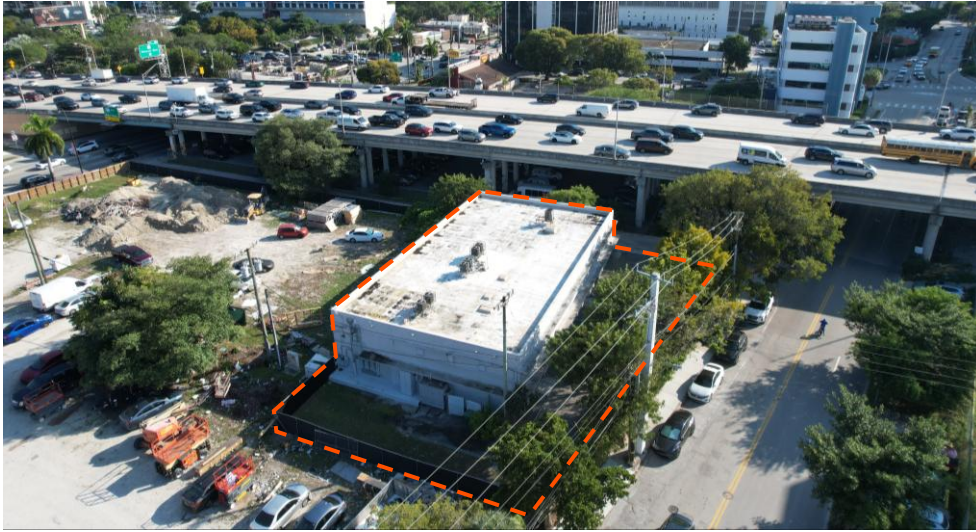
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AERIALS



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ADJACENT NORTHEAST CORRIDOR STATION & DESIGN DISTRICT GATEWAY REDEVELOPMENT



TRANSIT-ORIENTED GROWTH CATALYST

245 NE 37th Street is positioned directly beside Miami-Dade County's planned Design District Station, which will be constructed along the FEC Railway corridor highlighted in purple. As part of the SMART Plan's Northeast Corridor, this regional rail station will connect Downtown Miami to Aventura and Broward County, delivering high-frequency commuter access and strengthening the district's long-term urban mobility framework.

DIRECTLY ADJACENT TO THE TSND REDEVELOPMENT SITE

Immediately north and west of the property lies the TSND Site, a substantial multi-acre redevelopment opportunity controlled by Miami Design District stakeholders. This site is expected to anchor the future Design District Gateway — integrating large-format mixed-use development, enhanced public plazas, hospitality, residential, retail, and creative office components. The TSND Site reinforces the area as one of the most significant future growth nodes in the broader Design District master plan.

MAJOR VALUE DRIVER: STATION + TSND SITE CONVERGENCE

With the Design District Station positioned along the FEC right-of-way and the TSND Site forming the immediate northern development mass, 245 NE 37th Street sits at the center of the district's next major transformation. The property is uniquely placed to benefit from:

- Increased pedestrian and commuter volumes
- Substantial public-realm upgrades
- Mixed-use density driven by SAP entitlements
- Strengthening land values within the emerging Gateway district
- Reduced parking requirements under TOD overlays

A RARE INFILL POSITION WITH COMPOUND UPSIDE

Few sites in Miami combine adjacency to a regional transit station, frontage at the northern entrance of an internationally recognized luxury district, and proximity to a major multi-acre redevelopment. Together, the TSND Site and the Northeast Corridor Station position 245 NE 37th Street for exceptional long-term commercial, residential, and hospitality demand.

[SOURCE](#)

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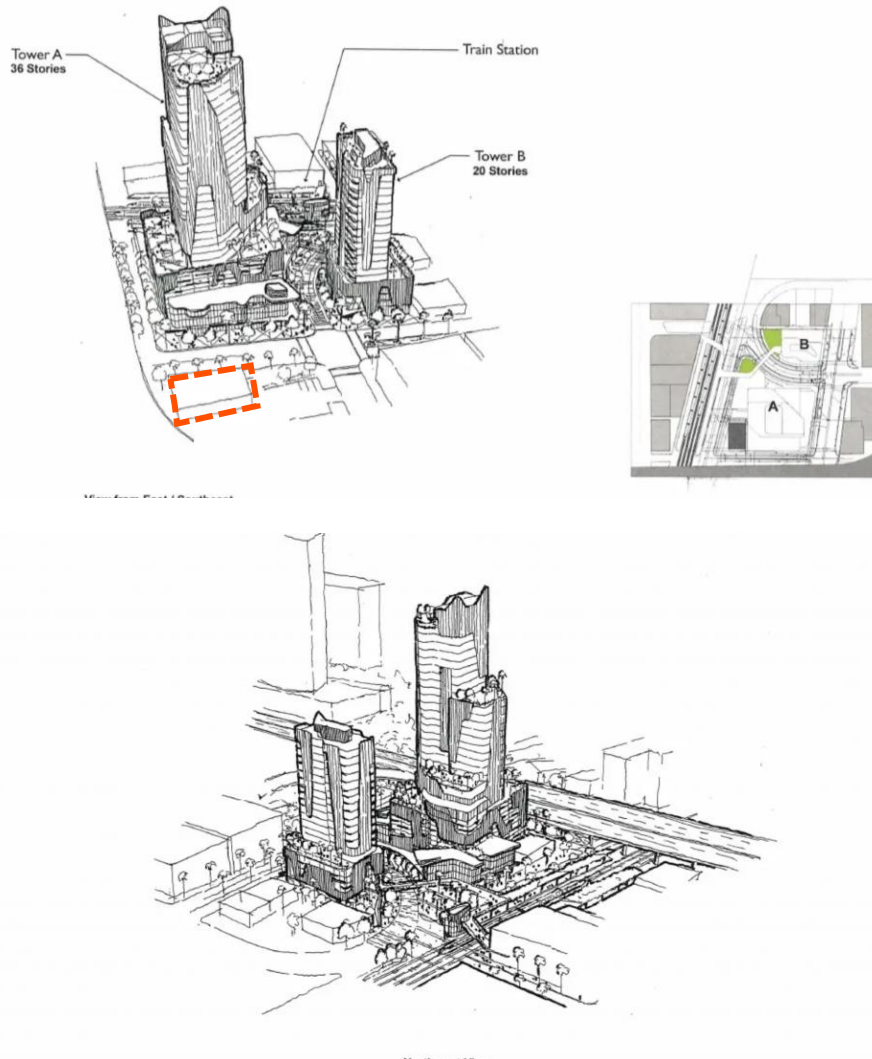
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ADJACENT NORTHEAST CORRIDOR STATION & DESIGN DISTRICT GATEWAY REDEVELOPMENT



THE DESIGN DISTRICT GATEWAY: A NEW NORTHERN ENTRY POINT

The TSND Site and surrounding parcels form the nucleus of the planned Design District Gateway, a high-density mixed-use node envisioned to anchor the district's northern entrance. Concept studies depict a vertically integrated urban environment featuring hospitality, residential towers, flagship retail, creative office, and public cultural spaces — all designed to complement the district's luxury and design-driven identity.

INTEGRATED PEDESTRIAN REALM & MULTI-LEVEL CONNECTIVITY

The Gateway vision establishes a network of elevated walkways, shaded paseos, plazas, and landscaped terraces that blend seamlessly into the existing retail grid. These elements strengthen connectivity between Biscayne Boulevard, the future commuter-rail station, and the district's core shopping streets, promoting a walkable, amenitized environment that attracts both visitors and long-term users.

A MAJOR FUTURE DEVELOPMENT NODE DRIVING LONG-TERM VALUE

As the Design District advances under SAP guidelines, the Gateway area is positioned to become one of Miami's most significant mixed-use redevelopment zones. Adjacency to the TSND Site and future station creates substantial upside for surrounding properties, supporting demand for hospitality, residential, retail, and experiential uses — and reinforcing 245 NE 37th Street's position within a high-growth, transit-oriented urban core.

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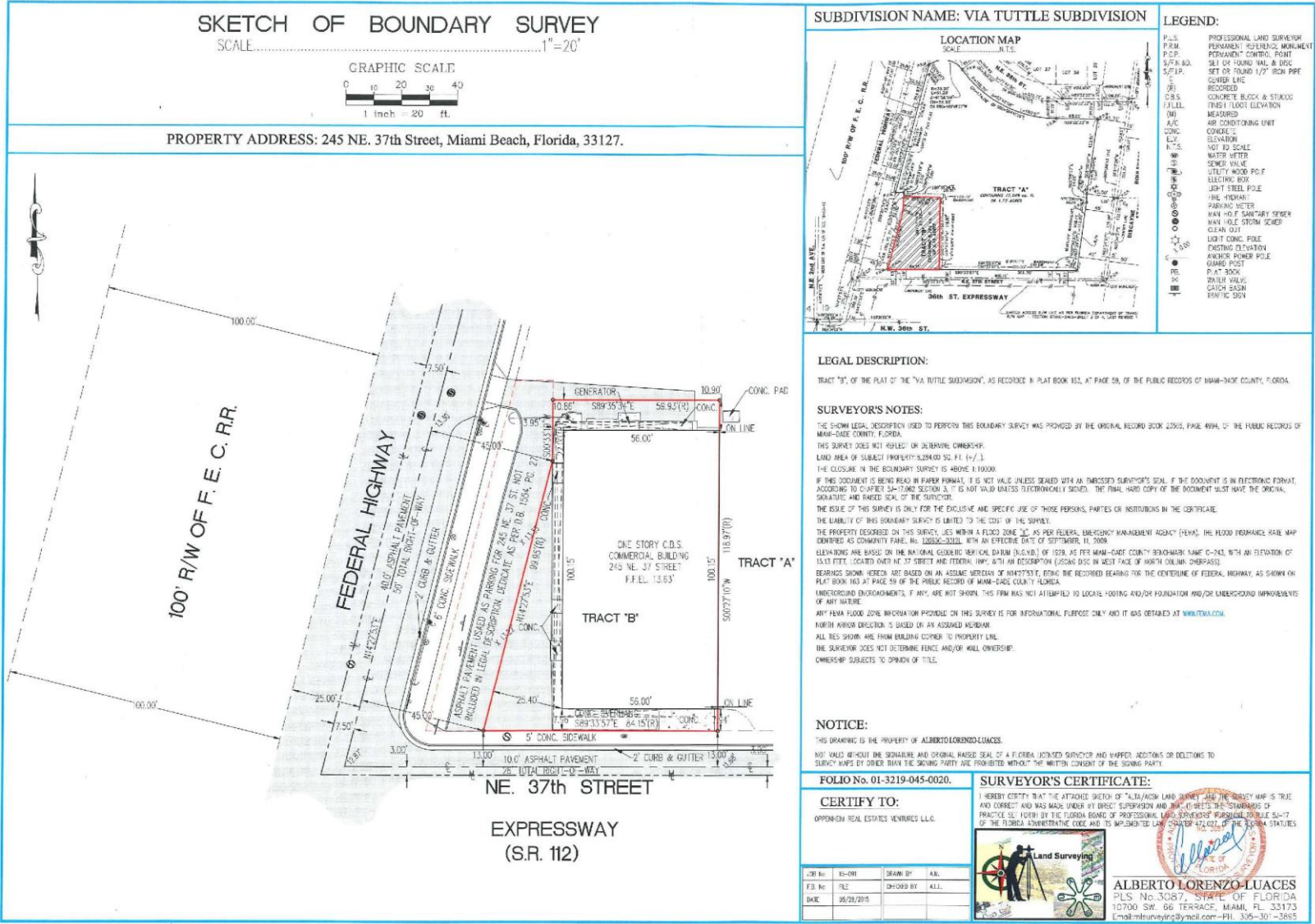
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SURVEY



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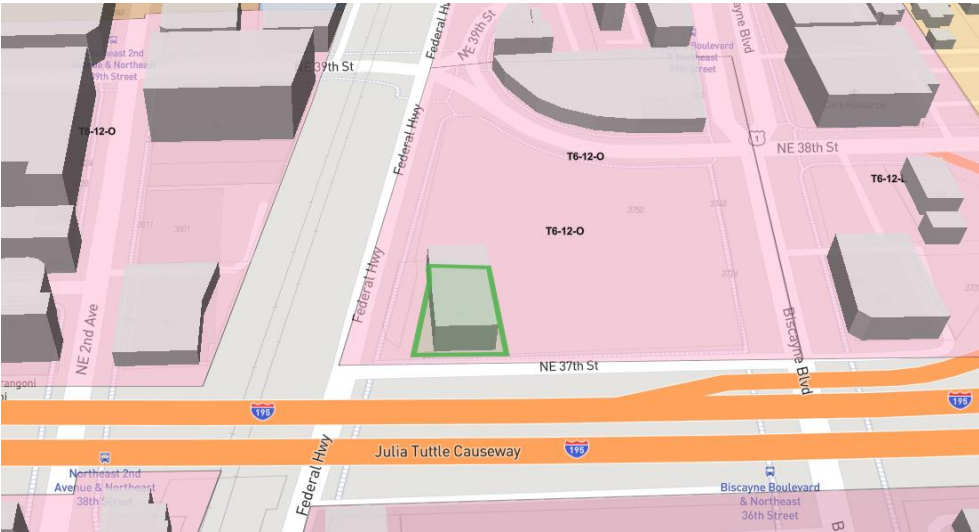
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ZONING & MASSING STUDY



MIAMI DESIGN DISTRICT ZONING SUMMARY		SAP SOURCE
Zoning:	T6-12-O	
Submarket:	Design District SAP	
Eligible For:	TSND	
TSND Source:	SOURCE	
Building SF:	7,132 SF	
Lot SF:	8,284 SF	
Max Built Area Allowed:	59,249 SF	
Max Residential Units:	26 Units	
Max Hotel Keys:	53 Keys	
Floor Lot Ratio:	8.00	
Max Lot Coverage:	80%	
Max Height:	12 Stories	

ZONING OVERVIEW

Zoned T6-12-O (Urban Core – Open) within the Miami Design District SAP, 245 NE 37th Street offers exceptional development flexibility with 12-story height, 8.0 FAR, 80% lot coverage, and approximately 59,249 SF of maximum buildable area across residential, commercial, office, and lodging uses. The zoning supports 26 residential units or 53 lodging keys, with a 5,856 SF building footprint and substantial mixed-use programming potential. Current entitlements enable a mid-rise tower with structured parking and active ground-floor retail or showroom space. The property's transformative value lies in its location within the Design District Gateway, directly adjacent to the planned TSND redevelopment and the future Northeast Corridor Design District Station at NE 39th Street—just two blocks north. As Miami's Transit Station Neighborhood District framework takes effect, properties within a half-mile of future rail stations gain access to enhanced zoning standards, reduced parking requirements, and accelerated transit-oriented development approvals. This positions 245 NE 37th Street at the epicenter of one of Miami's most significant upcoming transit nodes. Coupled with TOD and Transit Corridor overlays already in place and the ownership-commissioned Oppenheim massing study, this site represents a high-efficiency, future-forward development opportunity with substantial upside in Miami's premier urban design district.

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CHAD OPPENHEIM ARCHITECTURE DEVELOPMENT MASSING

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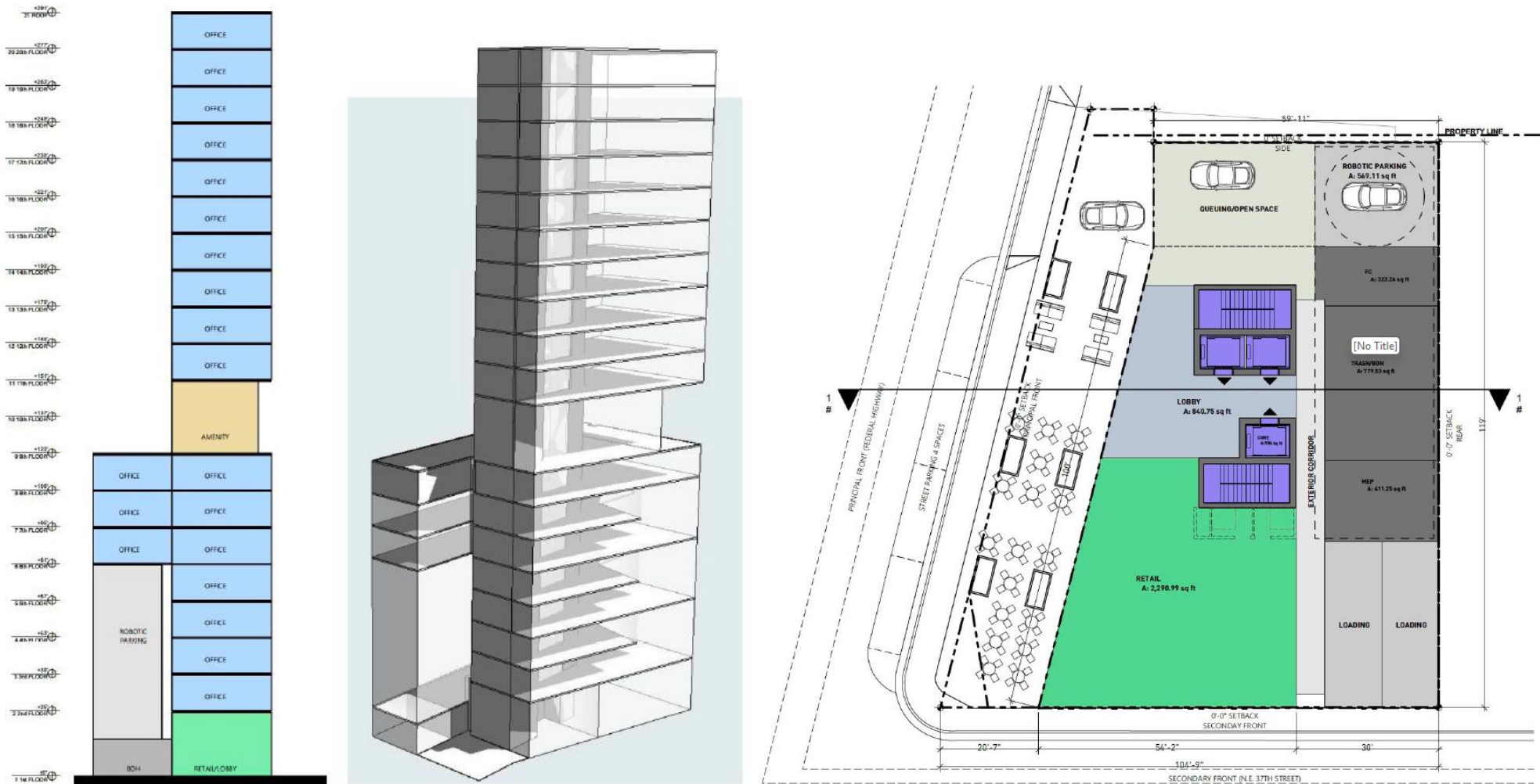
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DEVELOPMENT MASSING



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DESIGN DISTRICT RETAIL AND DEVELOPMENT CONTEXT



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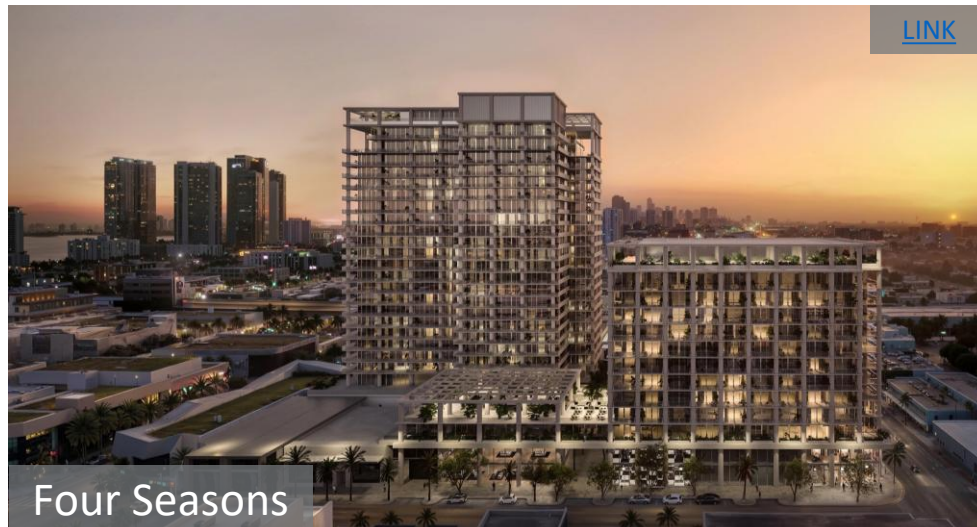
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DEVELOPMENTS COMING TO THE DESIGN DISTRICT



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DESIGN DISTRICT



URS FISCHER: BUS STOP, 2017



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SALE COMPS



Property Address	Sale Price	Sale Date	Land SF	Land Price/SF	Building SF	Building Price/SF	Zoning
3620 NE 2nd Ave	\$8,500,000	12/12/2025	6,195	\$1,372.07	5,385	\$1,578.46	T6-12-O
111-115 NE 40th St	\$27,000,000	9/30/2025	5,000	\$5,400.00	7,106	\$3,799.61	\$6,101
114-140 NE 40th St	\$17,585,834	9/17/2025	5,227	\$3,364.42	6,692	\$2,627.89	T6-12-O
130 NE 40th St	\$8,892,109	9/17/2025	10,019	\$887.52	10,297	\$863.56	T6-12-O
140 NE 40th St	\$1,506,018	9/17/2025	2,614	\$576.14	3,000	\$502.01	T-6-12-O
51 NW 36th St	\$4,419,000	9/12/2025	4,792	\$922.16	7,280	\$607.01	\$6,100
3800 NE 2nd Ave	\$35,000,000	7/15/2025	6,970	\$5,021.52	8,700	\$4,022.99	SD-8, Miami
4141 N Miami Ave	\$5,500,000	1/16/2025	9,583	\$573.93	15,901	\$345.89	T4-O
3601 Biscayne Blvd	\$20,000,000	12/9/2024	35,806	\$558.57	2,449	\$8,166.60	C-1
23-31 NE 41st St	\$24,550,000	10/11/2024	15652	\$1,568.49	29,588	\$829.73	SD-8
3800 NE Miami Ct	\$14,250,000	5/7/2024	13636	\$1,045.03	20,254	\$703.56	6110
3946 N Miami Ave	\$12,500,000	5/7/2024	26400	\$473.48	9,900	\$1,262.63	T4-L
70-74 NE 40th St	\$14,000,000	4/19/2024	5000	\$2,800.00	4,500	\$3,111.11	T5-O
3700-3704 NE 2nd Ave	\$27,200,000	3/28/2024	4,735	\$5,744.46	19,819	\$1,372.42	SD-8, Miami
3801 Biscayne Blvd	\$27,702,568	3/25/2024	50530	\$548.24	45,868	\$603.96	T6-12L Zoning T4-R
80 NE 40th St	\$18,000,000	3/5/2024	7500	\$2,400.00	6,524	\$2,759.04	T5-O
101 NE 40th St	\$22,000,000	11/28/2023	5001	\$4,399.12	4,957	\$4,438.17	T5-O
175 NE 36th St	\$10,450,000	4/12/2023	10454	\$999.62	12,500	\$836.00	T6-12-O
99 NE 36th St	\$4,173,880	3/29/2023	4701	\$887.87	1,680	\$2,484.45	6110
93 NE 36th St	\$2,826,120	3/29/2023	4701	\$601.17	2,120	\$1,333.08	6110
45 NE 39th St	\$51,087,381	12/21/2022	9400	\$5,434.83	8,906	\$5,736.29	SD-8
1 NE 40th St	\$19,652,279	12/21/2022	14702	\$1,336.71	17,104	\$1,148.99	SD-8, 6101
35 NE 40th St	\$19,404,190	12/21/2022	12502	\$1,552.09	17,391	\$1,115.76	SD-8, Miami, 6101
17-27 NE 39th St	\$17,466,159	12/21/2022	9400	\$1,858.10	8,296	\$2,105.37	SD-8
3995 N Miami Ave	\$15,026,896	12/21/2022	9065	\$1,657.68	35,000	\$429.34	SD-8, Miami
3925 N Miami Ave	\$12,946,120	12/21/2022	9165	\$1,412.56	11,600	\$1,116.04	SD-8
10 NE 40th St	\$10,581,755	12/21/2022	5,502	\$1,923.26	4,600	\$2,300.38	SD-8
53 NE 39th St	\$7,828,874	12/21/2022	4700	\$1,665.72	1,702	\$4,599.81	SD-8
20 NE 41st St	\$6,200,000	7/21/2022	5227	\$1,186.15	3,172	\$1,954.60	T5-O
3740 NE 2nd Ave	\$8,500,000	3/18/2022	5227	\$1,626.17	4,400	\$1,931.82	T6-12-O

Timeline	T48 Months
Total Sale Comparables	31
Total Sale Volume	\$498,749,183
Total Building Sq Ft	341,580
Total Land Acres	8.51
Average Price PSF BUILDING	\$2,245.02
Median Price PSF BUILDING	\$1,578.46
Max Price PSF BUILDING	\$8,166.60
Min Price PSF BUILDING	\$345.89
Average Price PSF LAND	\$1,944.04
Median Price PSF LAND	\$1,412.56
Min Price PSF LAND	\$468.23
Max Price PSF LAND	\$5,744.46

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