



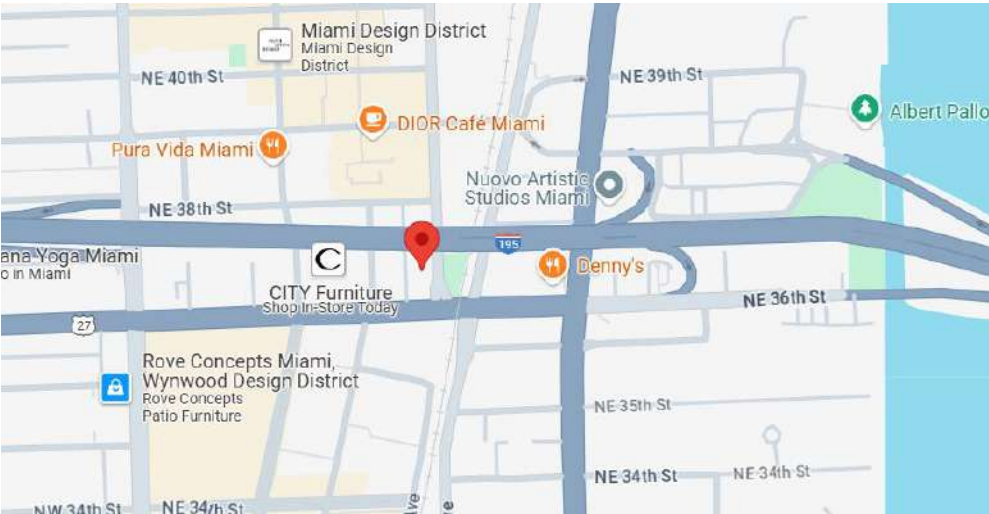
FOR LEASE

Flagship Free Standing Miami Design District Retail

3622 NE 2nd Ave, Miami, FL 33137



EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|---------------|-----------------|
| Lease Rate: | \$220/SF |
| Lease Type: | NNN |
| CAM Estimate: | \$25/ft |
| Available SF: | 5,314 RSF |
| Lot SF: | 5,750 SF |
| Garden SF: | 2,875 SF |
| Floors: | 2 Levels |
| Parking: | On-Site Parking |
| Submarket: | Design District |

LEASING OVERVIEW

DWNTWN Realty Advisors has been retained exclusively to arrange the leasing of 3622 NE 2nd Avenue, a premier freestanding retail building in the heart of the Miami Design District. Spanning two levels with 5,314 RSF and situated on a 5,750 SF lot, the property offers a rare combination of indoor retail space, private garden area, and on-site parking. Located directly on NE 2nd Avenue—one of the District’s most prominent corridors—this site is ideal for luxury retail, gallery, or experiential concepts seeking high-visibility in Miami’s most prestigious shopping destination.

LEASING HIGHLIGHTS

- Direct Frontage on NE 2nd Ave in the Miami Design District
- On-Site Parking – Rare Amenity in the Submarket
- Ideal for Flagship Retail and or Luxury Showroom
- Surrounded by the Worlds Top Retail Brands in Miami’s Most Prestigious High-Street

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LOCATION DESCRIPTION



LOCATION OVERVIEW

The Property is located in the Design District, one of Miami's up-and-coming downtown neighborhoods. A creative neighborhood and luxury shopping destination, the District is dedicated to innovative fashion, design, art, architecture and world-class dining. Located between 38th and 46th Street and bounded by I-95 to the west and Biscayne Boulevard to the east, the neighborhood is one of the most unique in Miami.

This thriving neighborhood, located just north of downtown Miami, has undergone a remarkable transformation over the years, evolving into a premier destination that seamlessly blends creativity, luxury, and commerce. It is home to a diverse mix of upscale boutiques, art galleries, showrooms, design studios, and trendy eateries. Its distinctive character and artistic flair make it a magnet for both locals and visitors who appreciate cutting-edge fashion, interior design, and contemporary art.

The Design District offers a remarkable shopping experience. Internationally recognized luxury brands, such as Louis Vuitton, Gucci, Prada, and Hermès, have set up their flagship stores here, attracting fashion enthusiasts from around the world.

MIAMI
DESIGN
DISTRICT®

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EXISTING CONDITIONS

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25.77°N -80.19°W



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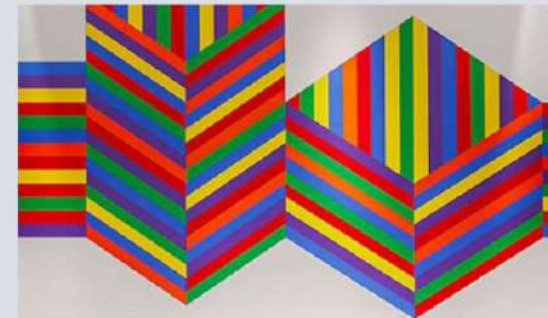
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MOODBOARD



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DESIGN DISTRICT ARCHITECTURE

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