

**FOR LEASE**

UNDER CONSTRUCTION  
**DELIVERY Q2 2020**





Miami Beach

MIAMI  
DESIGN  
DISTRICT

Midtown



For more information, please contact:

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## 4,665 SF For Lease

### Property Highlights

- The building is Free-standing building on the hard corner of NE 40<sup>th</sup> Street and North Miami Avenue currently undergoing a complete renovation which will deliver new mechanicals and impact storefronts.
- Dedicated and secure 16-space surface parking lot at rear of building.
- Q2 2020 delivery in vanilla-shell condition.
- Floor-to-ceiling glass storefront.
- 18' Ceiling height.
- Short- and long-term leases considered.
- Immediate co-tenancy with luxury fitness tenant **54D**.

### Area Amenities

- North Miami Avenue is the primary north/south traffic corridor of the market connecting the Design District to Midtown, Wynwood and Downtown Miami to the south and Little River to the north.
- Immediate on ramp access to I-195 at 38<sup>th</sup> Street and North Miami Avenue.
- One block west of the Design District's core soft-goods retail co-tenancy, including Givenchy, Tom Ford, Louis Vuitton, Dior, Hermes and Cartier.
- Strong designer hard-goods co-tenancy with Fendi Casa/ Luxury Living, Bulthaup, Citco, Mitchell Gold + Bob Williams Home, Natuzzi, Kartel, and Armani Casa.
- More than 1,000 municipal parking spaces within a two-block radius.

For more information, please contact:

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