

FOR LEASE
OFFICE

**123 NW
14TH ST**

SECOND FLOOR

MIAMI, FL 33136

GRIDLINE
PROPERTIES



Executive Summary

Located at 123 NW 14th St, just steps from Downtown Miami and minutes from Wynwood, the Design District, and Brickell, **Project Peach** is a thoughtfully designed mixed-use development inspired by the legacy of the historic Cola-Nip Bottling Company—famous for its nostalgic Peach Whip and Orange Smile sodas.

The building features a distinctive second-floor office space totaling 2,411 square feet, offering private floor access, secured entry, abundant natural light, a dedicated kitchenette, full shower, and an outdoor terrace ideal for breaks or informal gatherings. This turnkey office is perfectly suited for creative professionals, boutique firms, or startups seeking a self-contained, modern workspace in one of Miami's most strategically positioned corridors.

Project Peach also includes a ground-floor juice bar, three upper-level work-live residences, and a 900 square-foot rooftop oasis with shaded gathering space and event-ready amenities. Set within the evolving Overtown district and in close proximity to the Adrienne Arsht Center and The Lyric Theater, On-site parking, along with easy access to major thoroughfares leading to Miami Beach and the airport, adds further convenience. Designed with the future in mind, **Project Peach** is a forward-thinking asset that blends work, life, and community in a vibrant, growing neighborhood.

Call to schedule a tour today.





Property Highlights


FOR LEASE


TYPE	Office
BUILDING SIZE	10,800 SF
TOTAL LOT SIZE	3,050 SF
ZONING	D1
NUMBER OF PARKING SPACES	12
UNIT SIZE	2,411 SF
ASKING RATE	\$21.50 PSF NNN


FEATURES


- 


Kitchenette
- 

Full shower
- 

Outdoor terrace
- 

On-site parking
- 

Blocks from Wynwood, Downtown, & Design District
- 

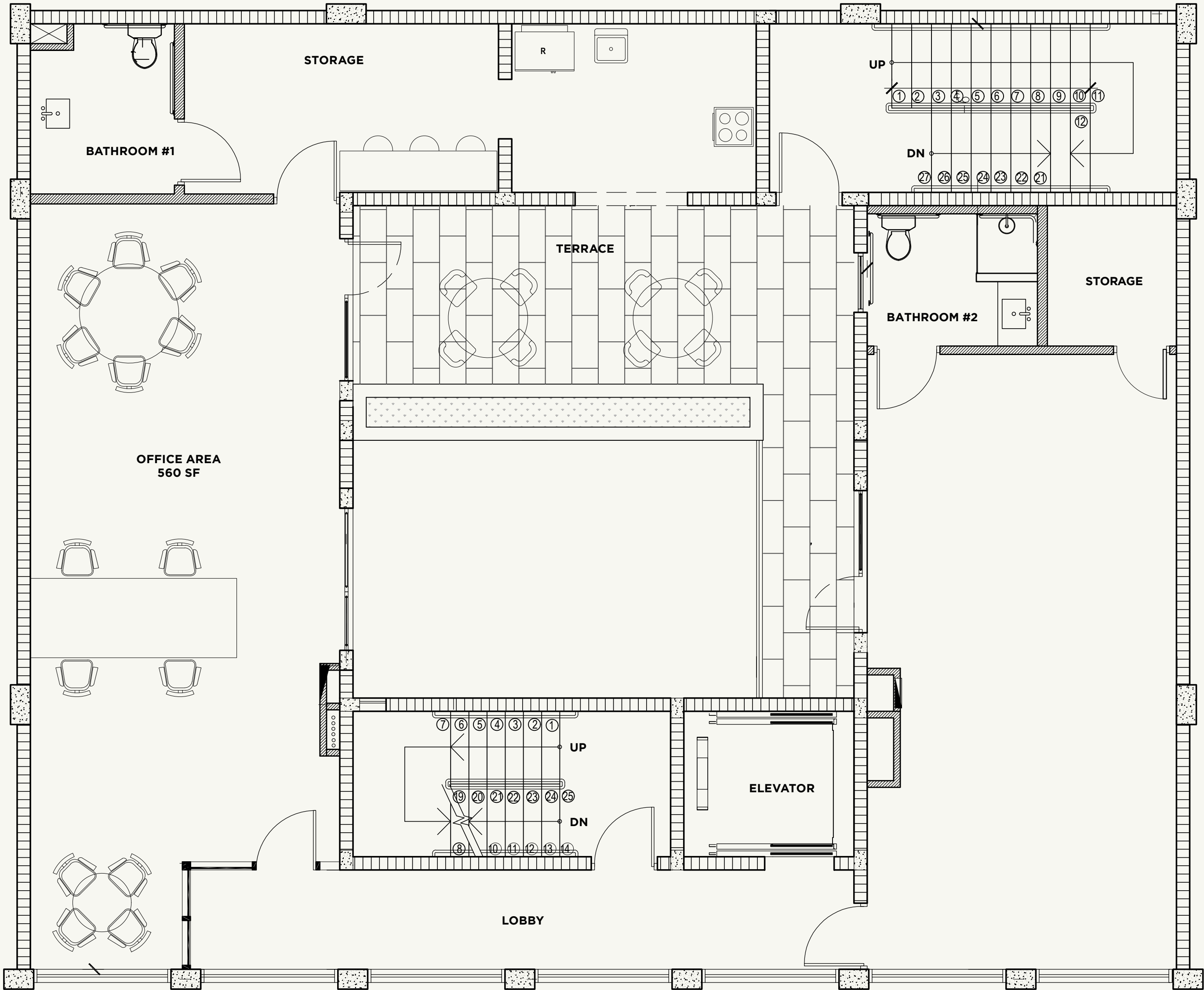
Rooftop terrace
- 

Secured entry



Floor Plan

UNIT SIZE	2,411 SF
ASKING RATE	\$21.50 PSF NNN
DELIVERY	Q3 2025



Exterior Image



Location Overview

Overtown is one of Miami's oldest and most historically significant neighborhoods. During the era of segregation, it served as a vibrant cultural and economic hub for the city's Black community. In its heyday, Overtown thrived with bustling jazz clubs, local businesses, and notable figures like Billie Holiday and Martin Luther King Jr. frequenting the area.

Today, Overtown is experiencing a cultural and economic revival, driven by new public and private investments, arts initiatives, and mixed-use developments that aim to preserve its heritage while promoting inclusive growth. Anchored by institutions like the Historic Lyric Theater and new projects such as the Overtown Performing Arts Center and tech-forward developments, the neighborhood is poised to become a dynamic, walkable community that bridges its rich past with a forward-looking future.

- < 5 MINS to Wynwood
- < 7 MINS to Edgewater
- < 9 MINS to Downtown
- < 12 MINS to Brickell
- < 20 MINS to Miami Beach



Neighborhood Map - WEST



LITTLE
HAVANA

LOAN DEPOT
PARK

DOLPHIN EXPRESSWAY

ALLAPATTAH

WYNWOOD

OVERTOWN

395

95

NW 14TH ST

NW 1ST CT



123 NW 14TH ST

READY TO SCHEDULE A TOUR?
CONTACT US

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