

AVENUE

PROPOSED RENDERING

**4400
NE 2ND AVE**

MIAMI DESIGN DISTRICT
FL 33137

**RARE FLAGSHIP
OPPORTUNITY**

FOR LEASE



AVENUEREP.COM





Join the Ranks of Iconic Luxury Brands
Striking Historic Standalone Building with
Wrap-Around Balconies—Ideal for
Experiential Luxury Retail

PROPOSED RENDERING

4400 NE 2ND AVE

FIRST FLOOR : +/- 2,000 SF

SECOND FLOOR : +/- 2,000 SF

DELIVERY: IMMEDIATE

RENT: \$ 55K / MONTH

LEASE TERM: FLEXIBLE

PROPERTY OVERVIEW

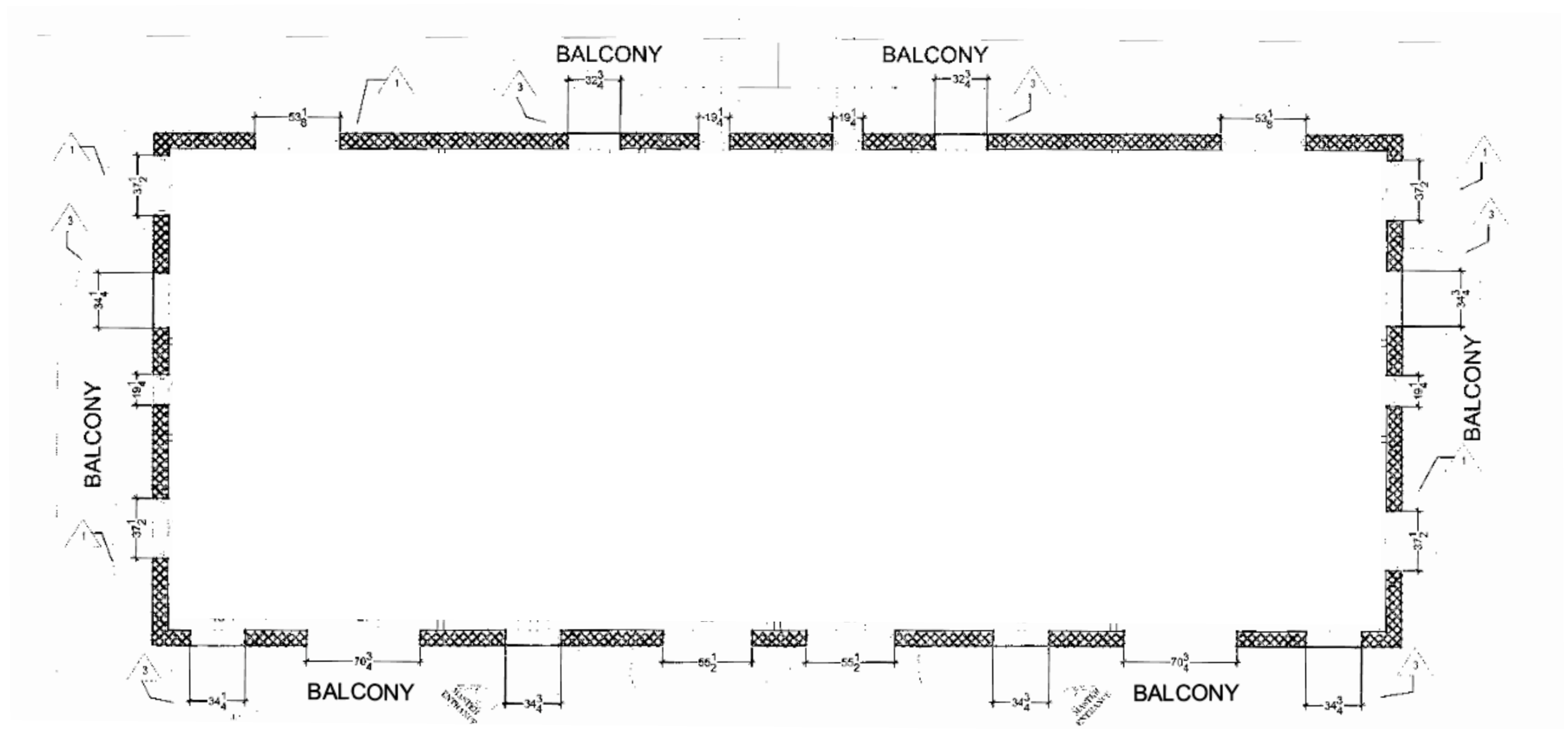
- PRIME LOCATION IN MIAMI DESIGN DISTRICT, ONE OF THE MOST PRESTIGIOUS AND HISTORIC RETAIL DESTINATIONS IN THE COUNTRY.
- 4,000SF TWO-STORY STANDALONE: 2,000SF PER FLOOR—IDEAL FOR FLAGSHIP LUXURY RETAIL, EXCLUSIVE SHOWROOM, OR HOSPITALITY CONCEPT.
- WHITE BOX DELIVERY: READY FOR FULL CUSTOMIZATION TO BEST REFLECT YOUR BRAND’S VISION.
- PRIVATE COURTYARD & WRAP-AROUND BALCONIES: UNIQUE, ELEVATED INDOOR/OUTDOOR EXPERIENCES FOR EVENTS, DISPLAYS, AND VIP GATHERINGS IN A HISTORIC MIAMI SETTING.
- SURROUNDED BY WORLD-RENOWNED BRANDS: HERMES, CARTIER, GUCCI, DIOR, LOUIS VUITTON, FENDI, SAINT LAURENT, TESLA, CHANEL, AND MORE.
- FLEXIBLE USE: PERFECT FOR IMMERSIVE RETAIL, WELLNESS, FINE DINING, AND LIFESTYLE-DRIVEN CONCEPTS.
- HIGH VISIBILITY: PROMINENT FRONTAGE, EXCELLENT PEDESTRIAN TRAFFIC FROM AFFLUENT LOCALS AND INTERNATIONAL VISITORS.
- HISTORIC, PRESTIGE NEIGHBORHOOD: STEPS FROM RENOWNED DINING, ARTS, AND CULTURAL VENUES.
- ON-SITE/VALET PARKING & ADJACENT TO MULTIPLE PARKING GARAGES.



EXISTING - BUILDING PHOTOS



INTERIOR PHOTOS - GROUND FLOOR



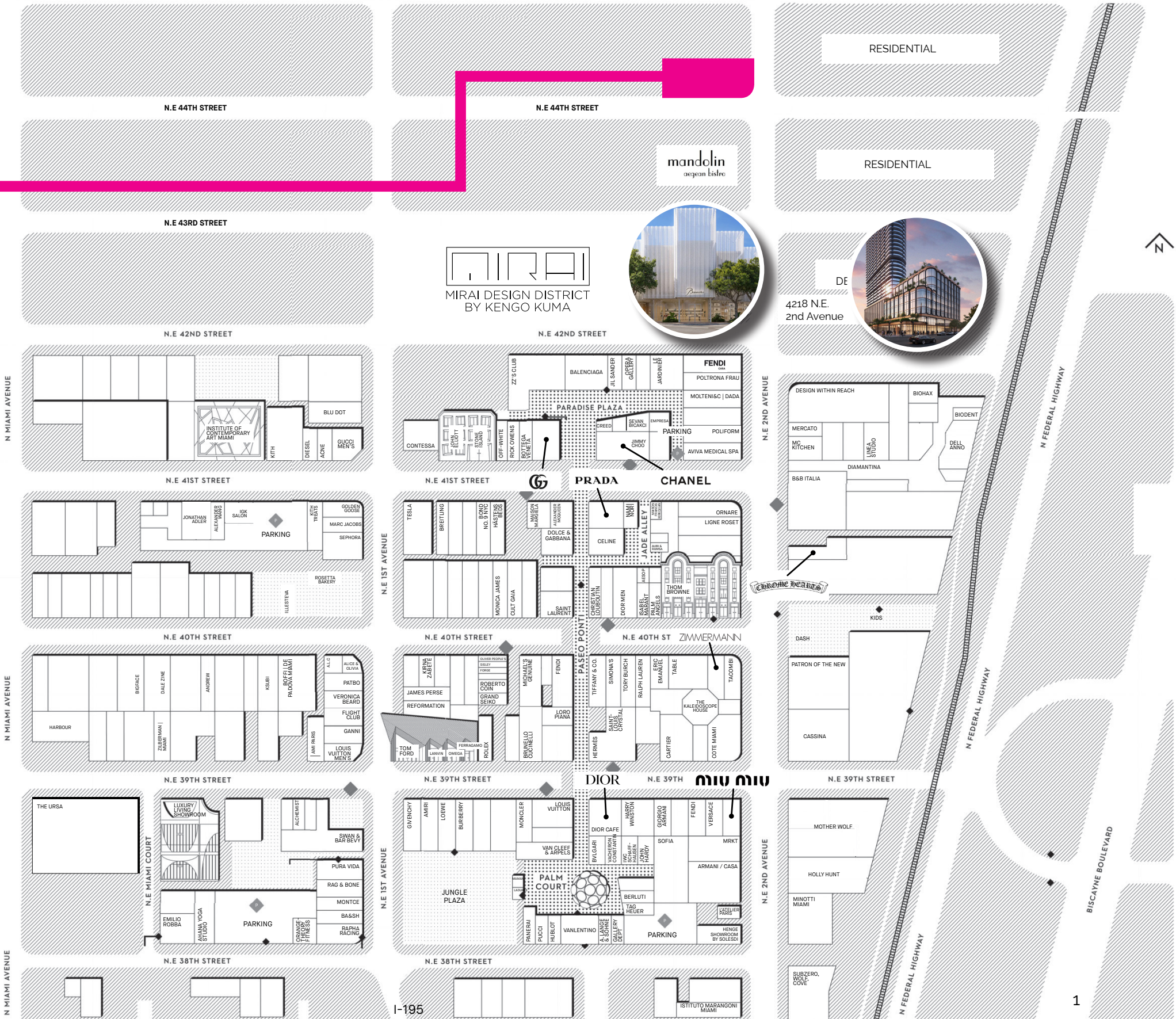
SECOND FLOOR - FLOOR PLAN

+/- 2,000 SF

MIAMI DESIGN DISTRICT MAP



SITE





THE MIAMI DESIGN DISTRICT ADVANTAGE

“In Miami, flagship stores aren’t just retail—
they’re brand experiences, blending history
with innovative luxury.”

AVENUEREP.COM



EXCLUSIVE LISTING AGENTS

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