

# BUENA VISTA

FREESTANDING  
COMMERCIAL  
PROPERTY

4900 NE 2nd Ave  
Miami, Florida 33137

**FOR LEASE**



[www.chariff.com](http://www.chariff.com)

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4900 NE 2nd Ave

## PROPERTY OVERVIEW

 Adjusted Area: **7,500 SF +/-**

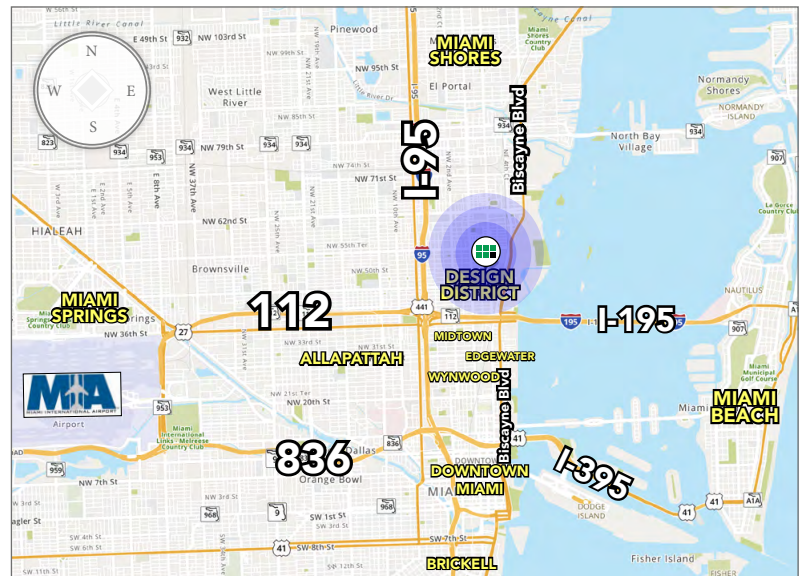
 Total Lot Size: **26,068 SF +/-**

 Leasing Rate: **\$55/ SF NNN**

 Zoning: **T4-R: 13,700 SF +/-  
T4-L: 12,368 SF +/-**



- Tenant to do all the project
- Freestanding, corner building for lease
- Right at the entrance to Miami Design District
- Ideal for creative office, retail, medical use and more
- Great natural light
- Signage opportunity on NE 2nd Ave (approx. 50,000+ daily traffic count)
- Parking on-site + street parking available
- Minutes to Wynwood, Midtown, Little River, Downtown Miami, and more
- Easy access to I-195, I-95 and all major expressways
- Within minutes to Miami Int'l Airport + The Beaches



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## NORTH TO SOUTH VIEW



## S.W. TO N.E VIEW


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EAST TO WEST VIEW

**I-95 Expressway**

**N Miami Ave**

**NE 2nd Ave**

SUBJECT PROPERTY:  
**4900 NE 2nd Ave**

BUENA  
VISTA  
LOFTS

BVD  
BUENA VISTA DEL  
MIAMI DESIGN DISTRICT  
4900 NE 1st Avenue  
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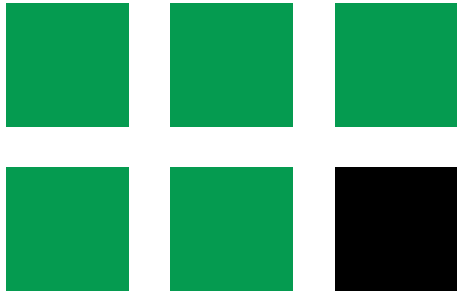
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