

# 4TH COURT COLLAB LITTLE RIVER

7448 NE 4th Ct, Miami, Florida 33138

FREESTANDING  
FULLY BUILT-OUT  
CREATIVE SPACE

FOR LEASE



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

**Lyle Chariff**  
President/Broker  
(305) 576-7474  
[lyle@chariff.com](mailto:lyle@chariff.com)

305-576-7474

**Mauricio Zapata**  
Principal/Broker  
(305) 576-7474  
[mauricio@chariff.com](mailto:mauricio@chariff.com)

5801 Biscayne Blvd  
Miami, Florida 33137

[info@chariff.com](mailto:info@chariff.com)

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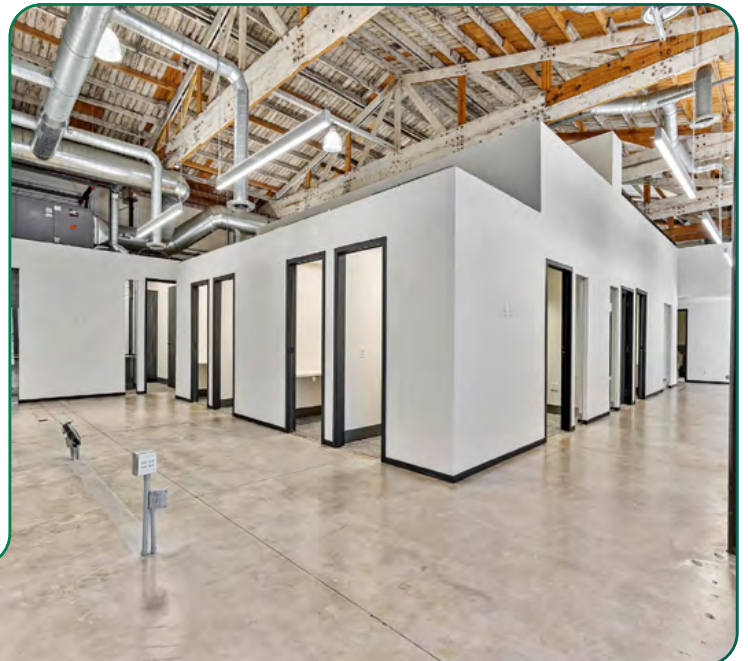
	TOTAL BUILDING SIZE:	<b>5,000 SF ±</b>
	TOTAL LOT SIZE:	<b>11,000 SF ±</b>
	LEASING RATE:	<b>\$29/SF NNN</b>
	ZONING:	<b>D1</b>

Ideal Uses Include:



## 4TH COURT COLLAB

- Freestanding fully built out creative space
- 10+ private offices
- 2 conference rooms
- Large kitchen/break room
- 2 open areas for collab work
- Ample parking area



## ABOUT THE AREA

Nestled between MiMo and Little River, 4th Court Collab boasts a strategic location ideal for accessibility and amenities. Positioned near key transit routes, it ensures easy access for clients, principals, and employees. The area is rich in dining options, providing a variety of culinary experiences to enhance business engagements and daily operations.

# LITTLE RIVER

MIAMI, FLORIDA



**2,338+**  
Total  
Population



**\$59,717**  
Avg.  
HH Income

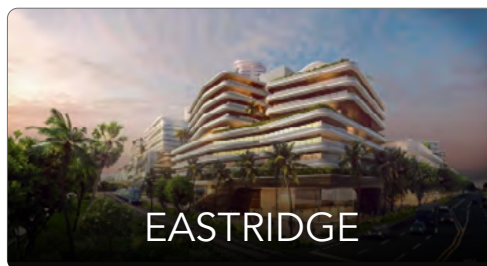


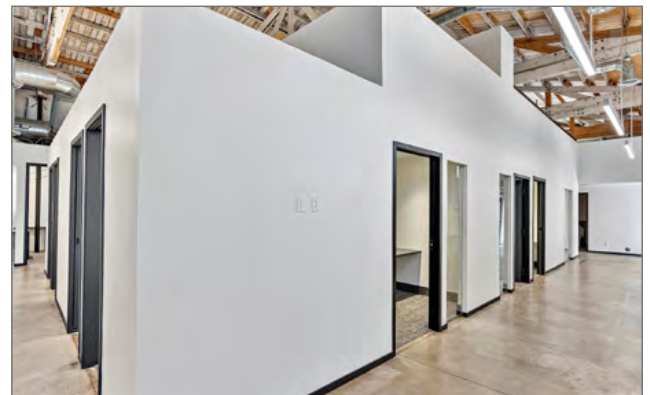
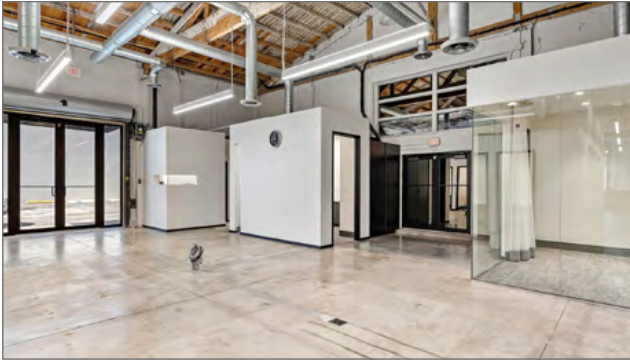
**13,000+**  
Total  
Employees

## WHERE CREATIVITY AND INNOVATION THRIVE

Little River, amidst Miami's vibrant landscape, emerges as a growing commercial hub. Situated near the Magic City Innovation District and MiMo District, it transforms from industrial roots to a mixed-use zone attracting innovation, art, and development. Proximity to Biscayne Boulevard enhances its appeal to locals and tourists, promising a pivotal role in Miami's economic and cultural scene.

### POINTS OF INTEREST





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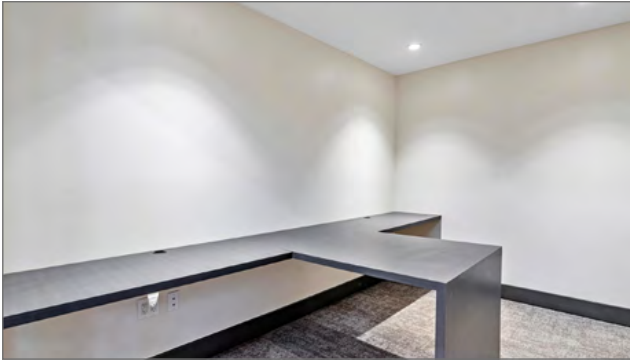
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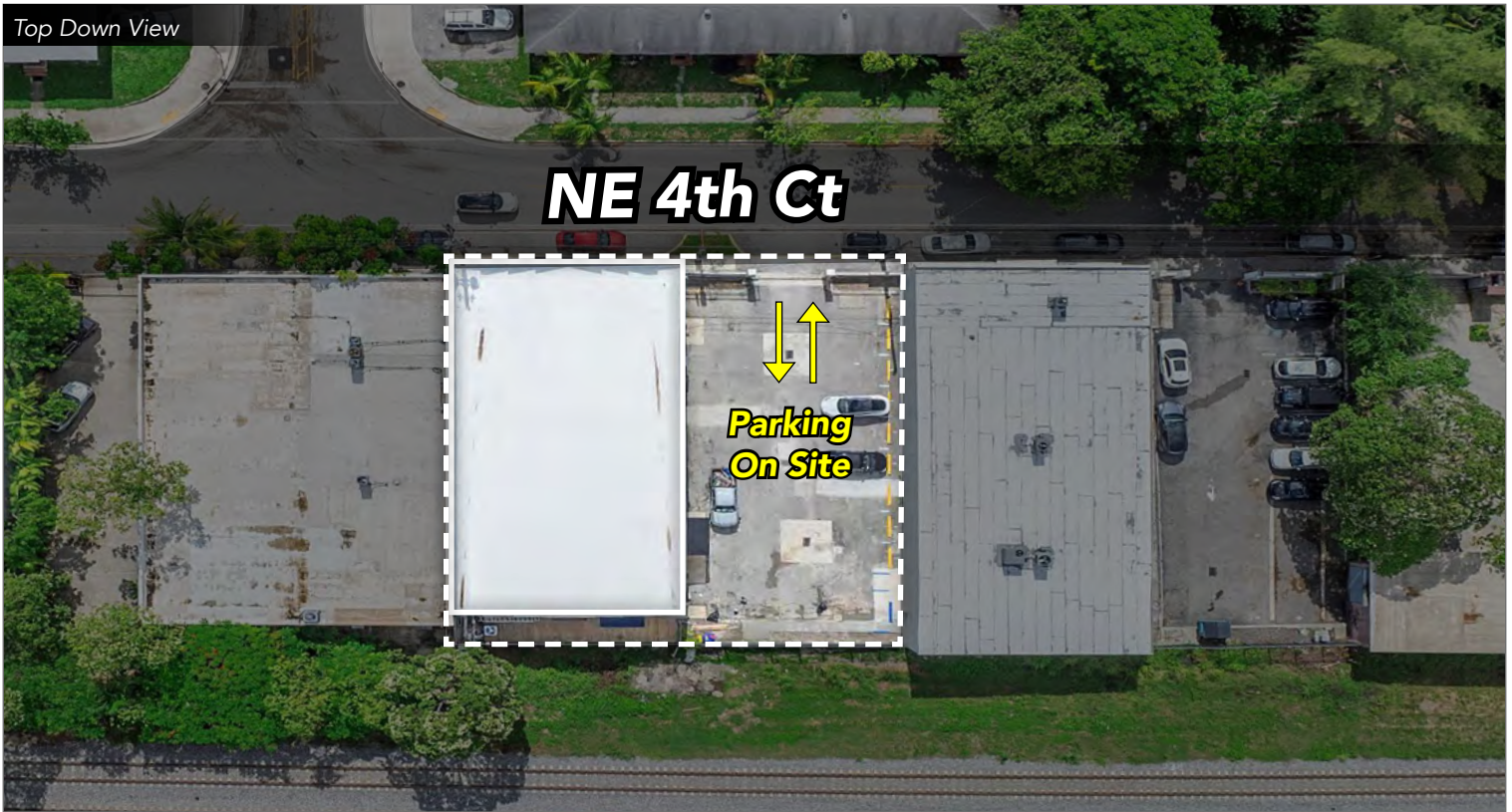
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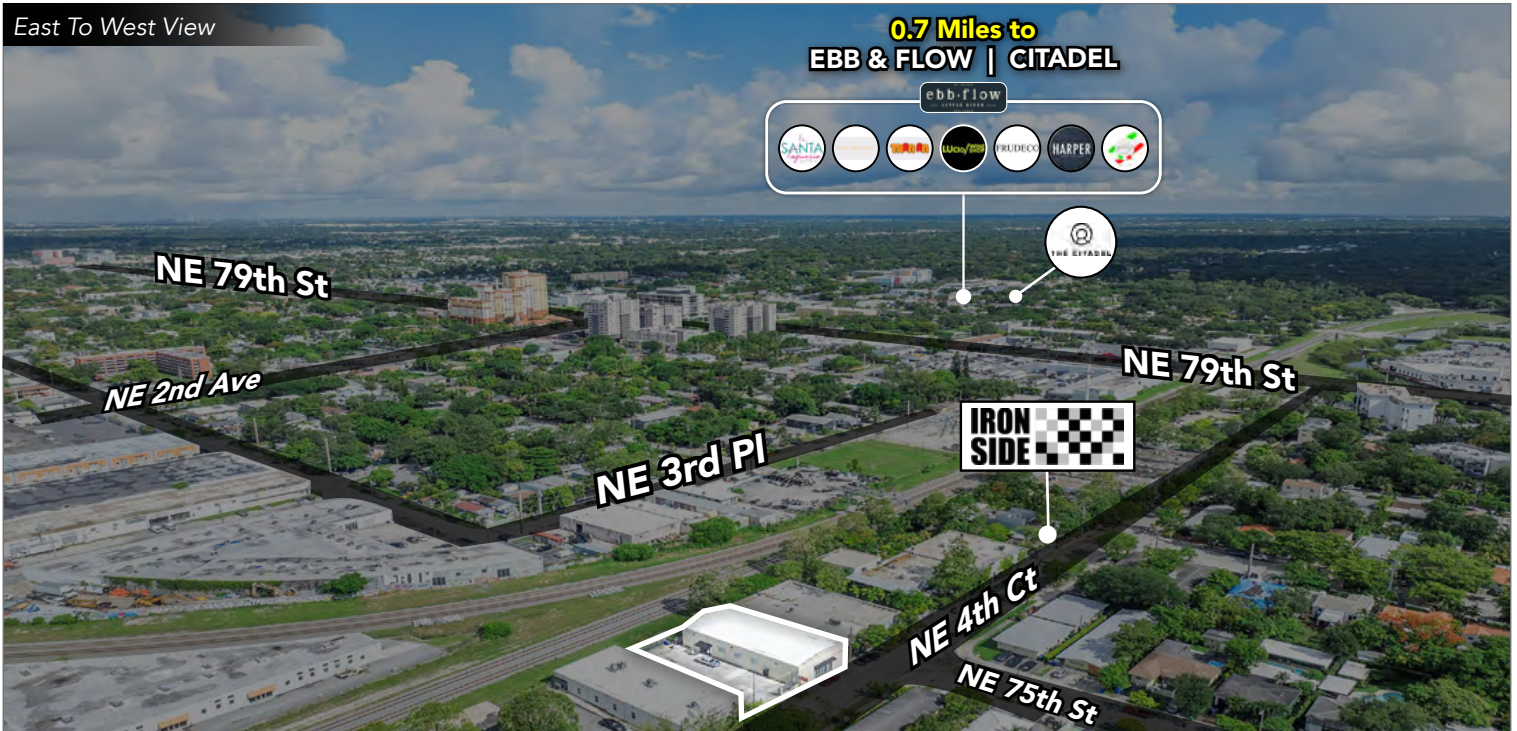
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Top Down View



East To West View



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N.E. TO S.W. VIEW



WEST TO EAST VIEW



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NORTH TO SOUTH VIEW



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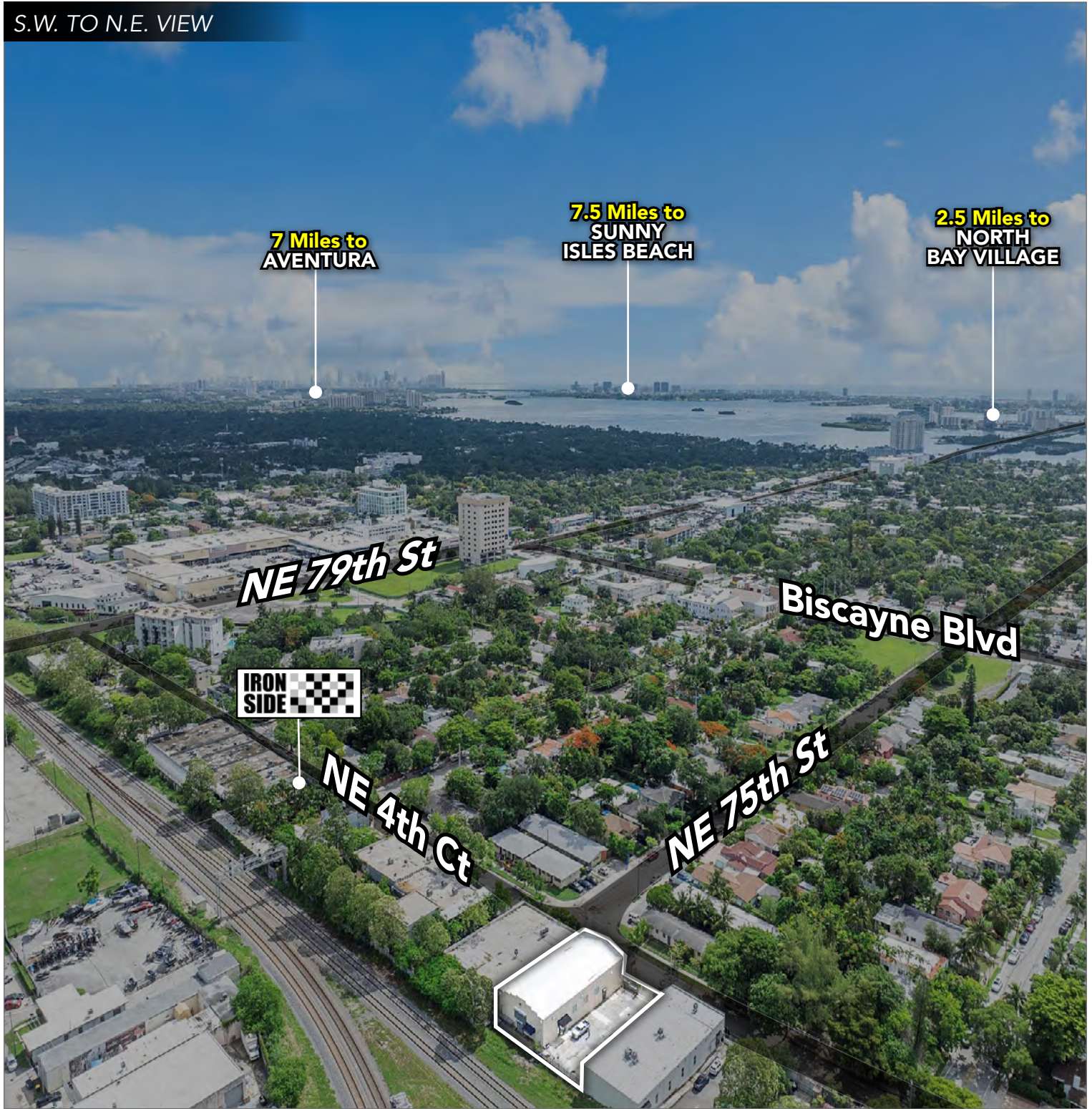
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S.W. TO N.E. VIEW



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# Dining @MiMo



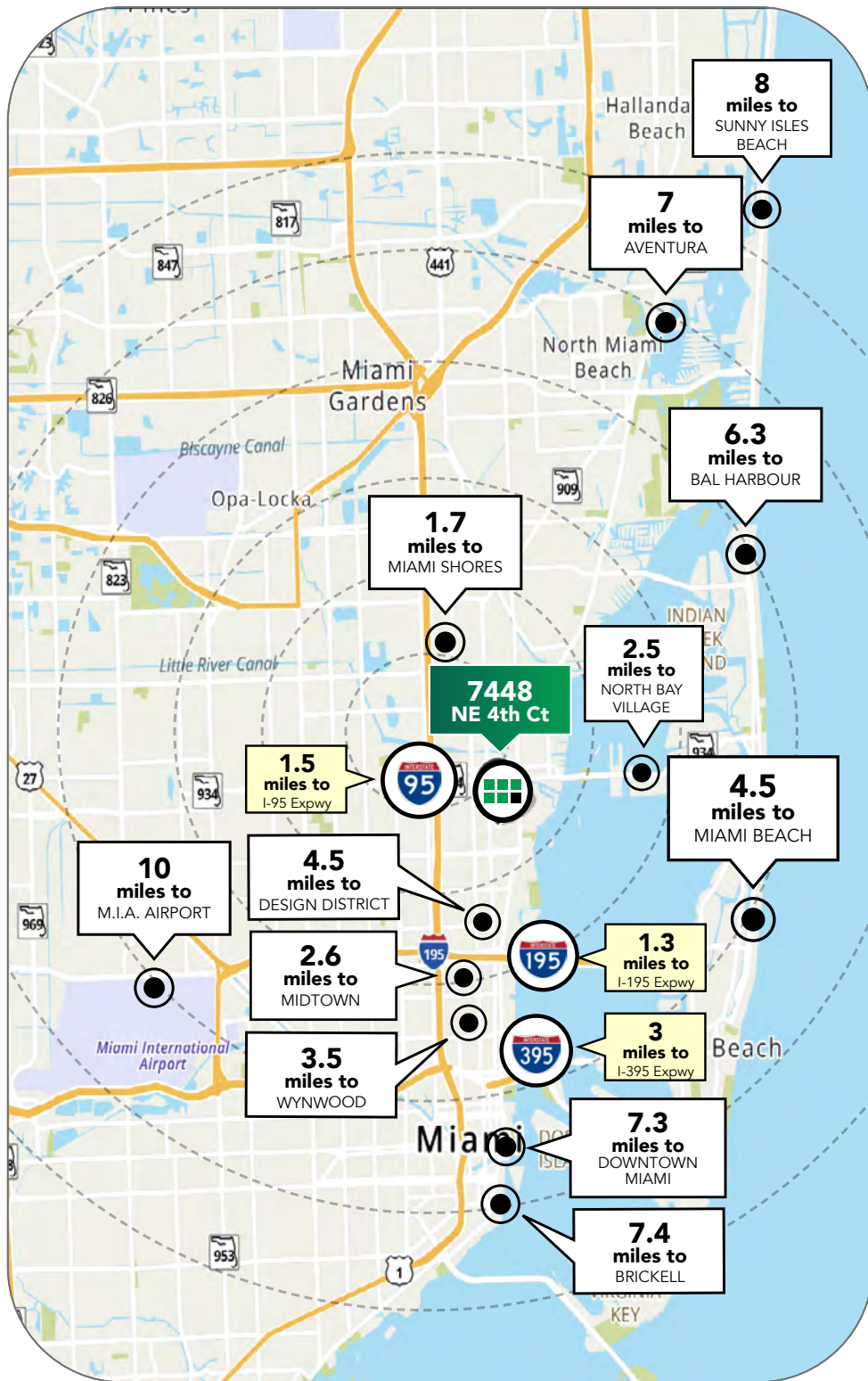
# Dining @MiMo



## Coming Soon



# LITTLE RIVER Proximity Points



M.I.A. AIRPORT



MIAMI BEACH



DESIGN DISTRICT



WYNWOOD



MIDTOWN



DOWNTOWN MIAMI



BRICKELL



MIAMI SHORES



AVENTURA



NORTH BAY VILLAGE



SUNNY ISLES BEACH



BAL HARBOUR





**chariff**  
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MIAMI, FLORIDA 33137

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(O) 305-576-7474

(F) 305-576-7494

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