ON NW 37TH ST
AND 2ND AVE
MIAMI | FLORIDA

FUTURE DEVELOPMENT
FOR LEASE
254 NW 37th St

All information has been secured from the seller/lessor and the accuracy thereof is not warranted and therefore must be verified by the buyer/lessee prior to purchase/lease. All information is subject to error, omissions, change, and withdrawal without notice. Any reference to age or square footage must be verified and is not guaranteed. Buyer/lessee bears all risks.

www.chariff.com
Chariff Realty Group is proud to present for lease: **254 NW 37th St**, a Built to suit future development site located next to the I-195 Expressway, and blocks away from the thriving neighborhoods of **Midtown, Design District, and Wynwood**. This lot features approx. **3,964 SF** between 2 floors, and is scheduled for delivery approximately one and a half years after Lease Agreement Execution.

- On site parking
- Approx. 25,000 Daily traffic count
- Unobstructed view from the highway
- Great for signage opportunity
- Will be delivered as used for live-work space

**PROPERTY HIGHLIGHTS**
- Ideally located next to I-195 and close to I-95
- Approx. 15 Minutes from Miami International Airport
- Located near an affluent demographic area

**SURROUNDING AREAS**
- Miami Design District
- Wynwood Arts District
- Downtown Miami/Brickell
- MiMo Historic District
- Miami Beach

**PROPERTY OVERVIEW**

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**SIZE**
- Approx. 3,964 SF

**FOLIO**
- 01-3124-002-1650

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The Design District is a thriving neighborhood in Miami that continues to expand as a fashion center and is now home to luxurious brands such as Louis Vuitton, Prada, Christian Louboutin, Chanel, Givenchy, Valentino, etc. It also houses the Miami Institute Of Contemporary Arts (ICA), as well as the artistic Museum Garage.

MiMo

Miami’s MiMo Historic District wasn’t always what it is today. In fact, for decades this stretch of 27 blocks—from NE 50th to NE 77th Streets, along Biscayne Boulevard—was nothing more than abandoned failing architectural gems, closed restaurants and motels renting rooms by the hour. In 2006, the City of Miami reinvigorated this neighborhood by giving it a historic designation for having South Florida’s largest collection of MiMo (or “Miami Modern”) buildings.

The Wynwood Art District is a rapidly emerging neighborhood with a multitude of vacant industrial buildings. In the last couple of decades the local arts scene has been dominated by local street artists and muralists who have repurposed old warehouse buildings into lofts, restaurants, galleries, and event spaces.

Downtown Miami

Downtown Miami is Miami’s bustling epicenter, packed with gleaming skyscrapers, sweeping bay views, and hidden places to explore. It’s a neighborhood of layers—decades of history overlapping and colliding: tourism destinations like Port of Miami alongside local favorites like American Airlines Arena, home to the Miami Heat; century-old buildings among new pockets of young residents who call the neighborhood home.

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