301 NW 36th St
MIAMI, FLORIDA

FOR LEASE

Lyle Chariff
President/Broker
(305) 576-7474
lyle@chariff.com

Mauricio Zapata
Principal/Broker
(305) 576-7474
mauricio@chariff.com

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 errors, 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.
Chariff Realty Group is proud to present for lease: 301 NW 36th St - a two-story commercial building optimally located just blocks away from, Wynwood, Miami Design District, and the MiMo Historic District. This freestanding corner building features spaces for both, retail and office and is expected to undergo renovation soon. This iconic property is owned and designed by Ella Fontanals-Cisner, Cuban-born art collector widely recognized for her deep involvement in the arts across the nation, who was inspired by her passion for art and design in the creation of this building.

- Prime retail and office spaces for lease in Midtown, Miami
- Excellent exposure on NW 36th St (approx. 20,000+ daily commuters)
- Immediate access to I-95 (approx. 35,000+ daily commuters) and I-195 (approx. 150,000+ daily commuters)
- Parking on-site + street parking available
- Flexible zoning
- Minutes to Miami Design District, Wynwood, Miami Beach, Downtown and more

**PROPERTY OVERVIEW**

<table>
<thead>
<tr>
<th>MINIMUM DIVISIBLE</th>
<th>MAXIMUM CONTIGUOUS</th>
<th>LEASING RATE</th>
<th>ZONING</th>
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<tbody>
<tr>
<td>2,500 SF +/-</td>
<td>21,785 SF +/-</td>
<td>$39/SF/NNN</td>
<td>T6-8-O</td>
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AERIAL VIEW (Cont.)

301 NW 36th St

Parking
On-site

MAXIMUM
CONTIGUOUS

21,785 SF +/-

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