RETAIL/OFFICE SPACES

301 NW 36th St
MIAMI, FLORIDA

FOR LEASE

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.

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Chariff Realty Group is proud to present for lease; Midtown Design Center, located at the hard corner of NW 3rd Avenue and 36th Street. The Midtown Design Center is an ultra-modern structure slated for delivery in 2021. This soon-to-be renovated two-story 30,000 SF building is optimally located just blocks away from, Wynwood, Miami Design District, and the MiMo Historic District. Midtown Design Center is owned and designed by Ella Fontanals-Cisneros, 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.

Midtown has remained one of the more ideally priced locations among its neighborhood. With close proximity to the cluster of fashion and design stores of the Design District, and the multitude of visitors, both foreign and local, to the streets of Wynwood, Midtown has managed to maintain its own distinction as a significantly popular dining and shopping venue in Miami, as well as a buzzing residential habitat.

<table>
<thead>
<tr>
<th>AVAILABLE SPACE</th>
<th>MINIMUM DIVISIBLE</th>
<th>LEASING RATE</th>
<th>ZONING</th>
</tr>
</thead>
<tbody>
<tr>
<td>7,432 SF +/-</td>
<td>1,255 SF +/-</td>
<td>$39/SF/NNN</td>
<td>T5-O</td>
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<tr>
<td></td>
<td>4,051 SF +/-</td>
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</tbody>
</table>
GROUND LEVEL FLOORPLAN

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301 NW 36th St

I-195 EXPRESSWAY

NOT AVAILABLE

SPACE 1  
1,400 SQ FT NET

SPACE 2  
2,066 SQ FT NET

SPACE 3  
1,250 SQ FT NET

CURRENT BUILDING CONDITION
Option to lease each space individually or as contiguous space
Office Suite 1

$39/SF NNN

Suite 1
Approx.
3,381 SF

NOT AVAILABLE

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