Benefit from the optimal exposure to I-195 & I-95 Expressway.
Take advantage of this unique investment opportunity optimally located right between I-195 and I-95 on NW 37th St, and adjacent to Midtown, Miami Design District, Edgewater, and more.

This development site has a lot of +/- 5,750 SF ideal for uses such as:

- Creative Office/Loft
- Gallery Space
- Apt. Building
- Mixed use
- Ground floor retail with residential above
- Other commercial/retail-oriented use

**OTHER HIGHLIGHTS**

- Convenient exposure to both I-195 and I-95 Expressways
- Optimally located between Midtown and Miami Design District
- Within minutes to Wynwood, Edgewater, and more
- Minutes from Miami International Airport and the beaches

**LOT SIZE**

+/- 5,750 SF

**SALE PRICE**

$525,000

**ZONING**

T5-O
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.

The Wynwood Art District is an 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.

Midtown is a thriving residential and retail community built around the synergy mimicking New York’s SOHO community. With the Design District focused on securing luxury retailers, Midtown has become a hub for big box retailers, you’ll definitely want a spot here.

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.
Benefit from the optimal exposure to I-195 & I-95 Expressway.

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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.