FULLY BUILT OUT
FREESTANDING
BUILDING
FOR SALE

RIGHT OFF I-195
AND NW 2ND AVE
MIDTOWN | MIAMI | FLORIDA

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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3634 NW 2nd Avenue is a beautifully landscaped, architectural articulation, with a large, gated parking lot, and pristine, modern interiors. This newly renovated 2,678 sf freestanding building, is situated in the up-and-coming west Design District area, while abutting Midtown and Wynwood. This is a T5-O zoned corner lot, with parking that can accommodate 14+ cars, and offers great visibility from busy I-95, making it an ideal location for signage opportunities. Apt for an owner/user, creative loft, or a business’ headquarters.

**PROPERTY OVERVIEW**

**Building Size:** +/-2,678 SF  
**Lot Size:** +/- 10,100 SF  
**Price:** $2,700,000

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Whilst many retail businesses have been recently been priced out of the heart of the Design District, this property is on one of the more ideally priced streets, yet still secures space in adjacent to one of the most booming and trending neighborhoods in Miami, which is positioned as South Florida’s headquarters of design, fashion, cuisine and the arts. Miami’s Design District continues to attract domestic and international retailers hunting for any available space at a reasonable value relative to other top tier domestic and global markets. Neighboring businesses include luxury retailers; Louis Vuitton, Hermés, Prada, Christian Louboutin and many more, along with exclusive restaurants such as MC Kitchen, Michael’s Genuine Food & Drink, The Cypress Room, Oak Tavern.

- Adjacent to Midtown Miami
- 5 minutes to Wynwood & MiMo
- 10 minutes to MIA & Downtown
- 15 minutes to Miami Beach

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