

FOR LEASE

 **323 NE 59 TER, Miami FL 33137**
Creative Space in Little Haiti



APEX
CAPITAL REALTY



ABOUT PROPERTY OVERVIEW

Apex Capital Realty is proud to present the opportunity to lease a flex creative space in the heart of Little Haiti. The space features an open layout and is ideal for a variety of users including tech office, creative studios, showroom, distribution, or creative venue.

The property is located just steps away from the Magic City Innovation District and has easy access to Biscayne Blvd, The MiMo District, The Miami Design District and Wynwood. It is also minutes away from Miami Beach and the Miami International Airport.

OFFERING SUMMARY

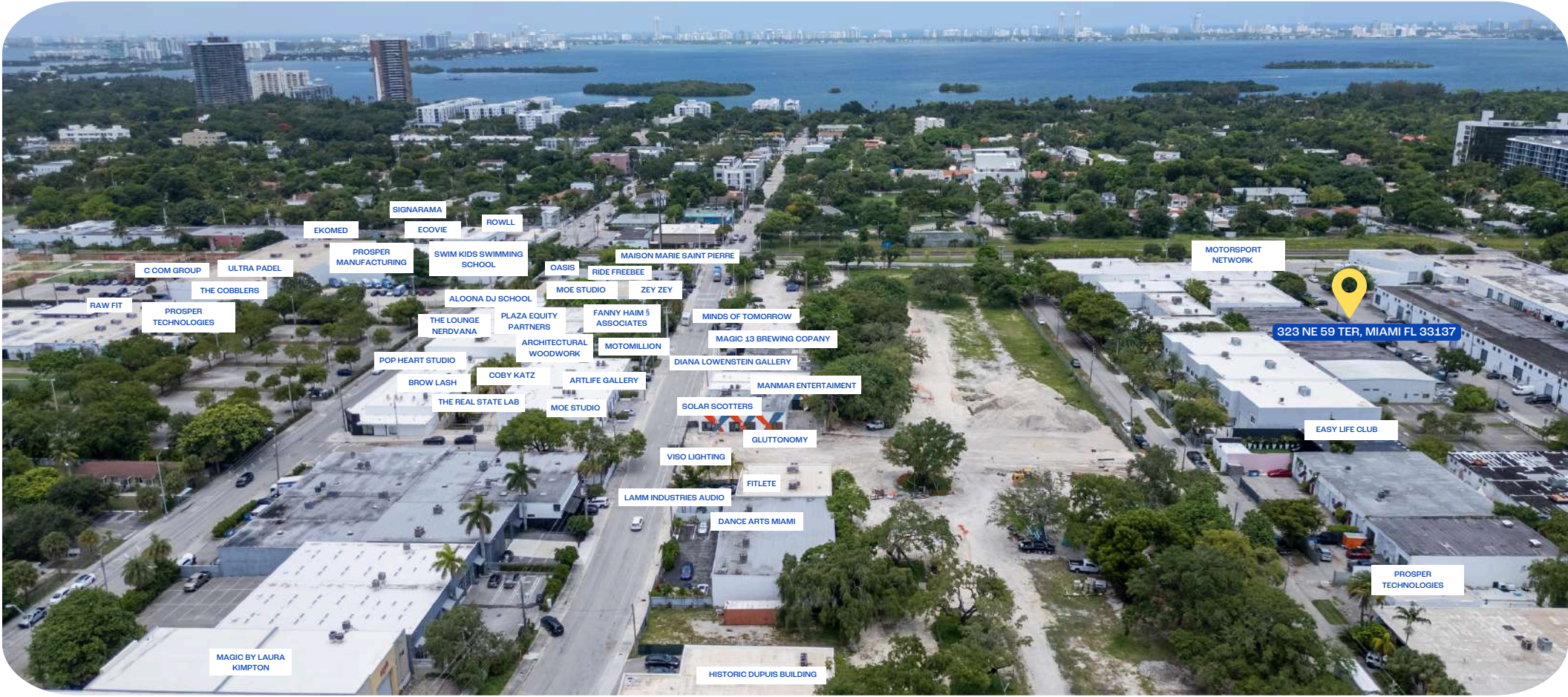
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Building Area	2,225 SF
Zoning	D-1
Parking	2+ Spaces
Ceiling Height	12'+
Lease Price:	\$26.43 PSF
Highlights:	Fully AC/d - 12 Feet High Ceilings - 10' Loading Door

Property Type / Uses: Flex Creative - Office, Showroom, Storage, Photography Studio, Art Gallery, Tech Office

LOCATION HIGHLIGHTS

- Located only steps away from the Magic City Innovation District, an urban technology and innovation campus containing a variety of innovative companies.
- Join creative companies including: Magic City Brewing 13, Diana Lowenstein Gallery, Lamm Industries, C-Com Group, RAW Fit, The Cobblers, ULTRA PADEL, Motomillon, Gluttonomy, ZEY ZEY.



INTERIOR PHOTOS



INTERIOR PHOTOS



NORTH VIEW



SOUTH VIEW



WEST VIEW



AROUND THE NEIGHBORHOOD



ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm like no other. We specialize in finding and creating South Florida's most unique and lucrative opportunities in the market. APEX Capital Realty is composed of industry experts and disruptors who possess an unparalleled understanding of the unique dynamics and trends that drive our local real estate market. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration engrained in our company culture, we seek to develop each of our advisors' specialty which in turn helps our clients reach optimal results.





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