



**FOR LEASE**

INDIVIDUAL STUDIOS  
LOFTS | OFFICE SPACE

**551 NW 72<sup>nd</sup> St**  
Miami, FL 33150

 **APEX**  
CAPITAL REALTY

# ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. 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 ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.



## CONTACT US

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# EXECUTIVE SUMMARY

## Now Leasing - Creative Office Suites in Little River

Newly renovated creative office space available for lease. Located on the second floor, these private studios offer high ceilings, great natural light, and a professional yet artistic setting. Ideal for designers, artists, and creatives looking for an inspiring workspace in one of Miami's emerging neighborhoods

Just down the street from the newly unveiled Britto Palace, this location places you in the path of growing cultural and artistic momentum. The property is easily accessible via I-95, NW 7th Avenue, US-441, 79th Street, and Biscayne Boulevard, offering connectivity to Wynwood, MiMo, and the Design District.

This emerging pocket is attracting artists, makers, and small business owners looking for affordability, space, and community just minutes from the city's core.

Each private studio offers a creative sanctuary, with access to shared amenities including bathrooms, a kitchenette area, WiFi, and utilities—all included in the rent.

### Calling all artists and designers:

This is your chance to be among the first to shape a tight-knit creative community. With nine individual studios under one roof, the space invites collaboration, connection, and the opportunity to be a pioneer in a dynamic, arts-forward environment.



## HIGHLIGHTS

- 9 private studio/offices ranging from 200 to 300 +/- Sq.Ft.
- Breakroom with kitchenette area
- 2 restrooms + 2 hallway filtered water fountains
- Onsite parking
- Central A/C
- WiFi and utilities included

### UNIT SIZE

200-300+/- SF

### UNITS AVAILABLE

9

### ZONING

D-1

### ALLOWABLE USES

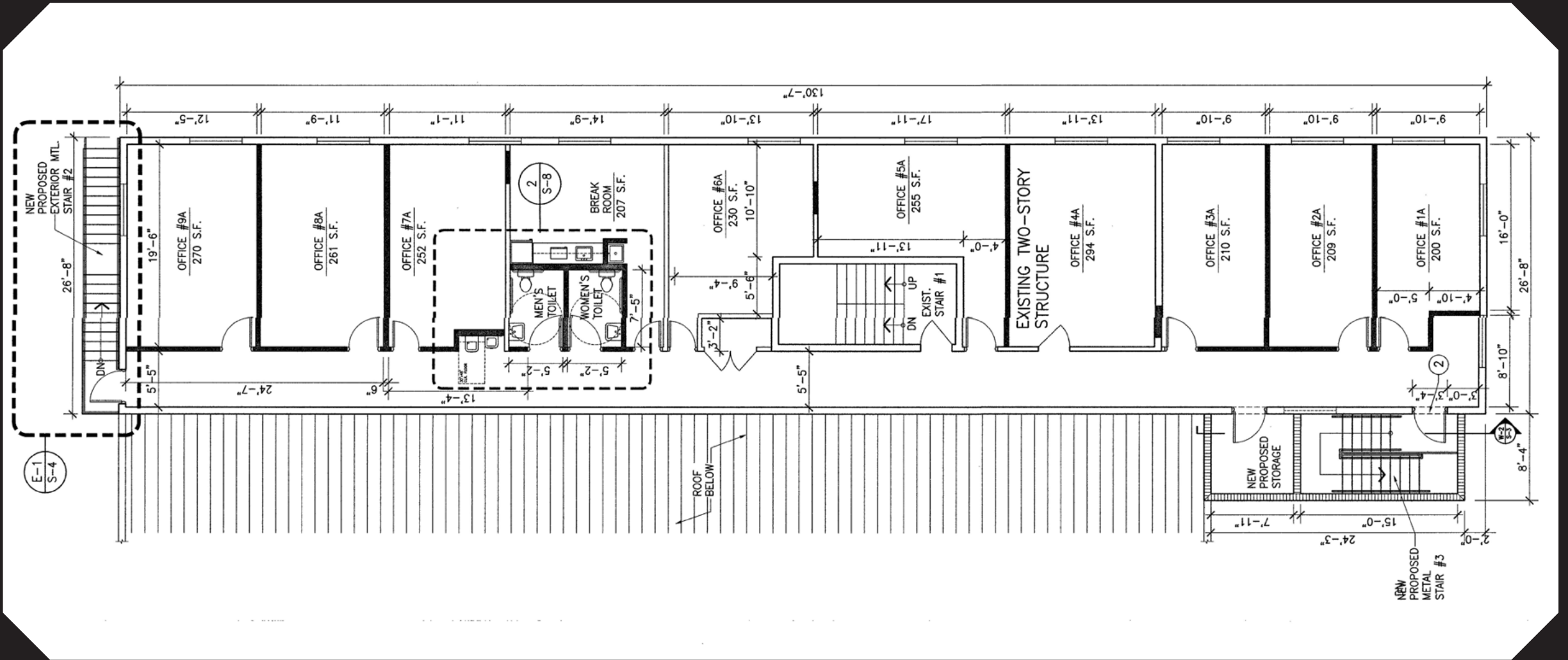
Art/Design Studios, Creative Space/Professional Office & More

**PRICE UPON REQUEST**

# PROPERTY PHOTOS



# FLOOR PLAN



# MOOD BOARD



**MAKE YOUR MARK IN  
ONE OF MIAMI'S MOST  
VIBRANT EMERGING  
CREATIVE DISTRICTS**



# EAST VIEW

North Bay Village

4 miles away

Upper East Side

2.5 miles away

Little River

0.7 miles away

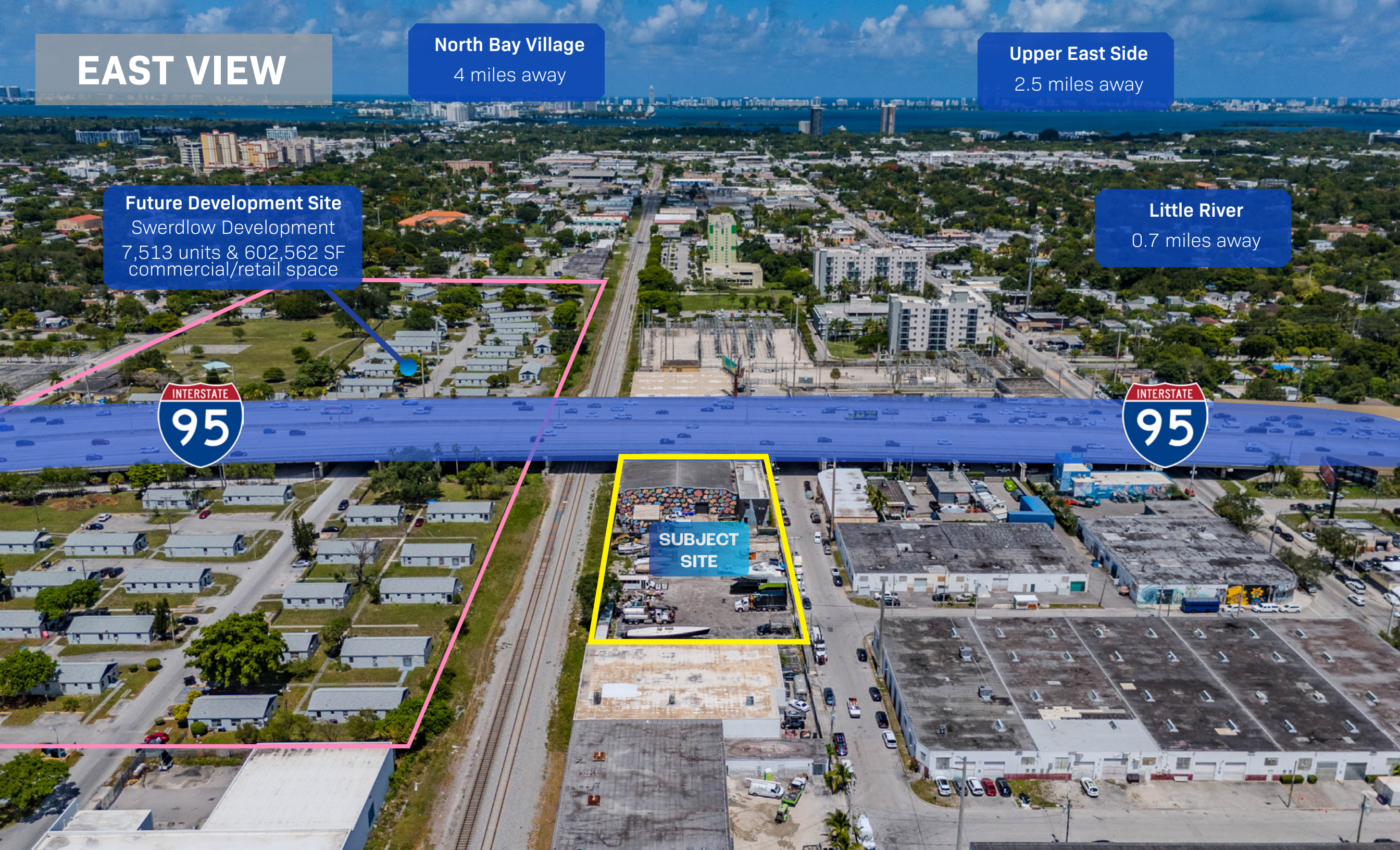
Future Development Site

Swordlow Development

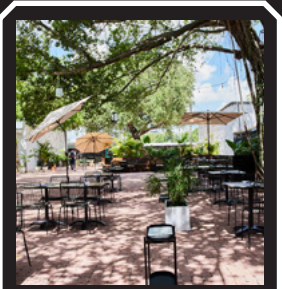
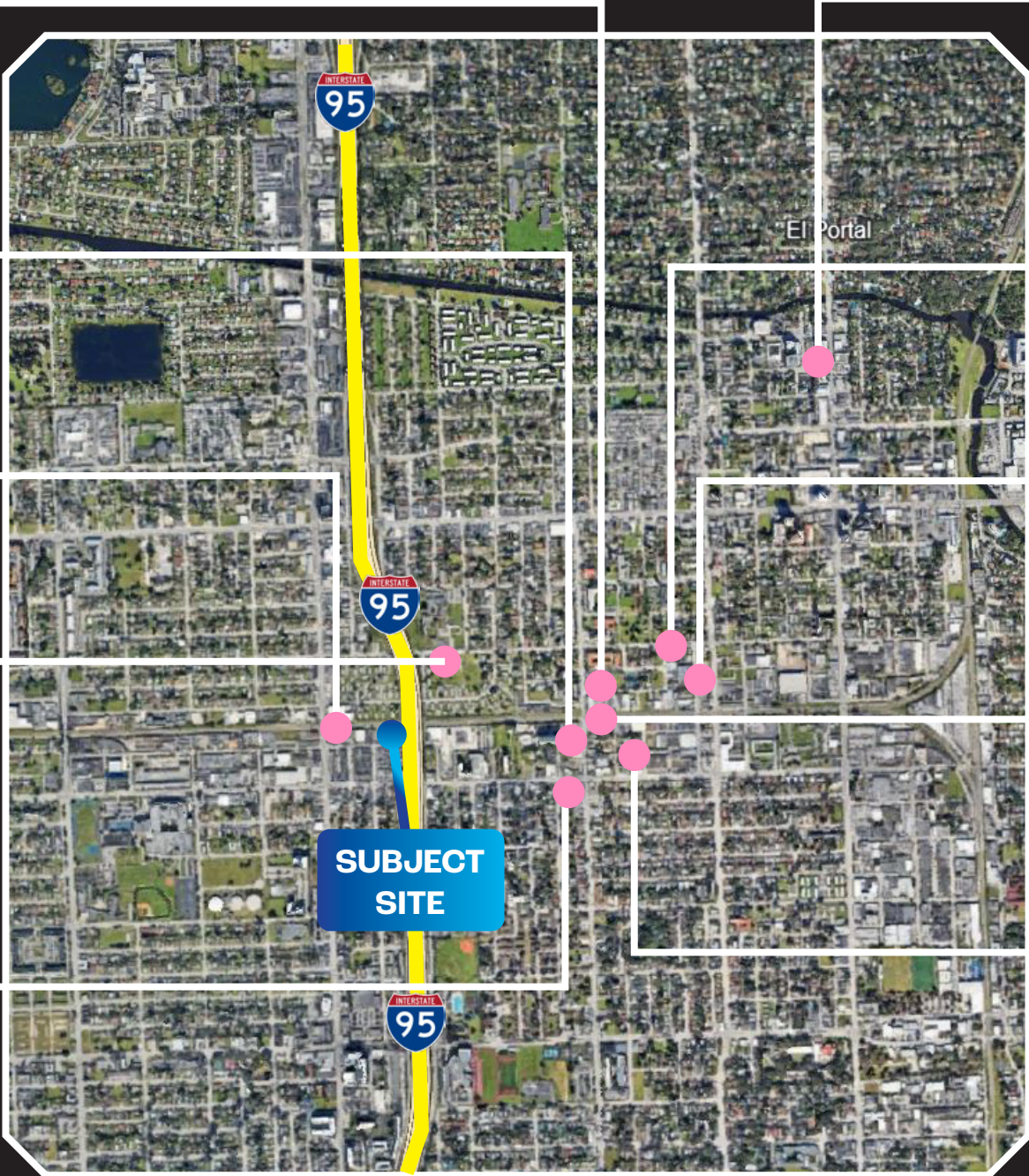
7,513 units & 602,562 SF  
commercial/retail space



SUBJECT  
SITE



# LOCATION MAP



ROSIE'S



MIDS MARKET



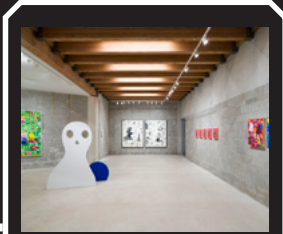
BRITTO PALACE



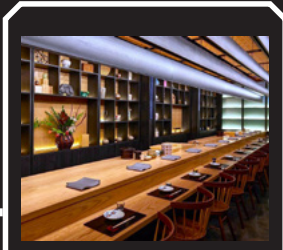
SWERDLOW DEVELOPMENT  
7,513 units & 602,562 sf commercial/retail space



ART SPACE 305



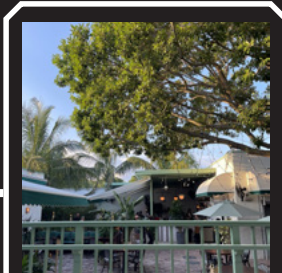
PRIMARY.



OGAWA MIAMI



THE CITADEL



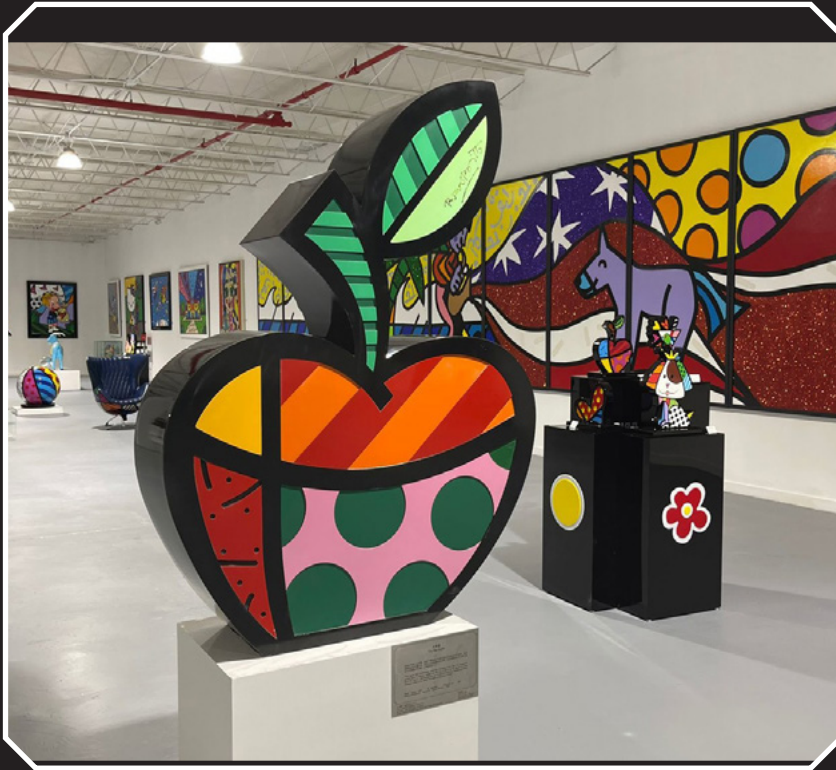
SUNNY'S STEAKHOUSE



UNDERSTORY

# ABOUT THE AREA

Sitting at the intersection of art, industry, and community, Little River is one of Miami's most dynamic emerging neighborhoods, known for its blend of industrial heritage and creative energy. Once a manufacturing hub, the area has evolved into a magnet for artists, designers, and entrepreneurs drawn to its spacious buildings, affordability, and central location. With new cultural landmarks, studios, and local businesses continuing to move in, Little River is quickly becoming a destination for innovation and community. The neighborhood's growing creative energy and investment make it an ideal location for studios, showrooms, or boutique offices, just minutes from Miami's urban core.





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