

LITTLE RIVER

210 NE 68th St, Miami, Florida 33138

FOR LEASE

Exceptional Flex Space. Built for More Than Storage.



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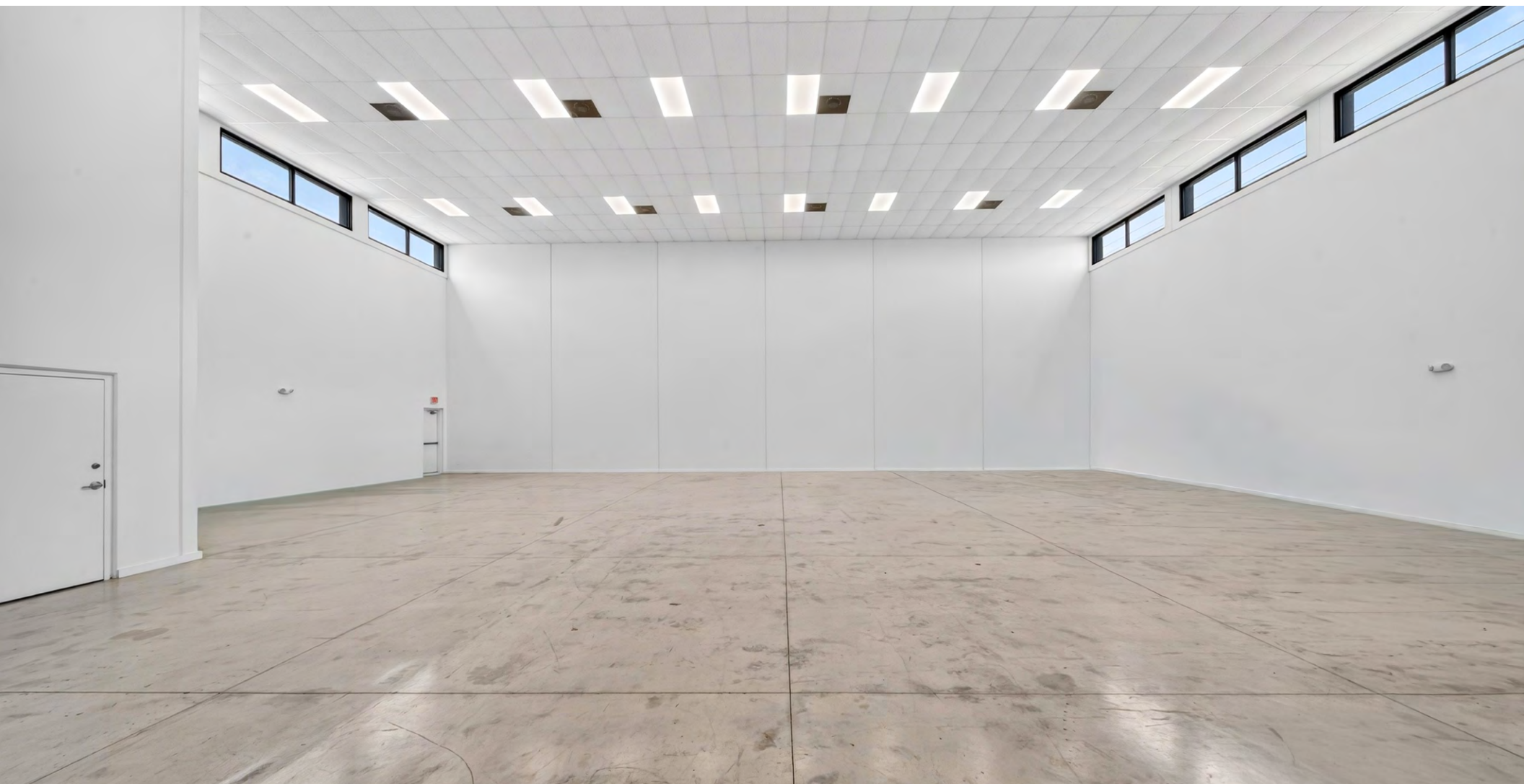
www.chariff.com
(305) 576-7474

THE OPPORTUNITY

ASKING RATE
\$38/SF NNN

AVAILABLE SF
7,819 SF ±

CEILING HEIGHT
30' Clear



OPPORTUNITY TO COMBINE SPACES

LR210 - 210 NE 68TH ST

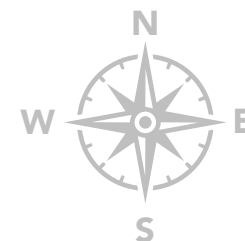
Size: **±7,819 SF**
 Asking Rate: **\$38/SF NNN**
 Ceiling: **30' Clear**

COMBINE

LR210 + LR221

Up to ±15,700 SF Contiguous

This Unit is Not Included.



NE 2ND AVE

LR221 - 221 NE 67TH ST

Size: **±7,845 SF**
 Asking Rate: **\$38/SF NNN**
 Ceiling: **30' Clear**

NE 67TH ST

BUILT FOR TODAY. POSITIONED FOR TOMORROW.

LR#210 - 210 NE 68th St is a newly built flex building with 30' clear ceilings, full HVAC, and a finished office build-out with elevator access. This submarket has never had a lease option built to this level. Nothing like it exists in Little River right now, and the corridor is filling in fast.

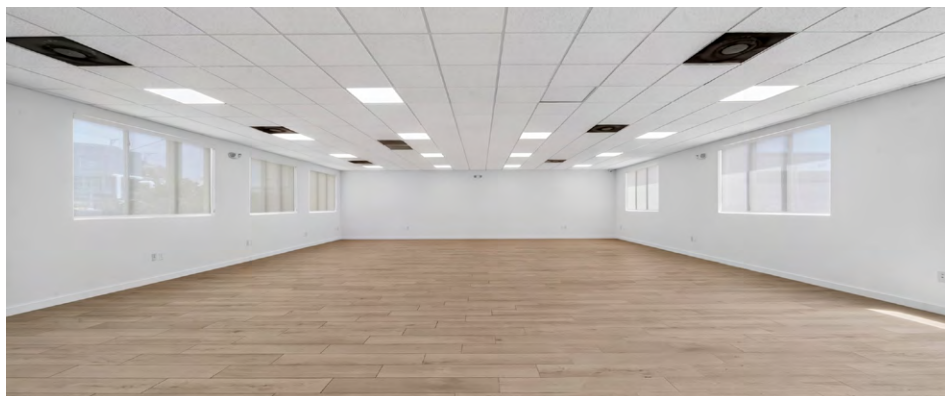


HIGHLIGHTS

- Newly constructed 2023–2024, 30' clear ceilings
- Fully air-conditioned + elevator
- Backup generator
- Can combine with 221 NE 67th St for ±15,700 SF of contiguous space
- Move-in ready, flexible lease terms
- Minutes from the Design District, in the path of growth

PHOTOS

LR210



COVERED PARKING



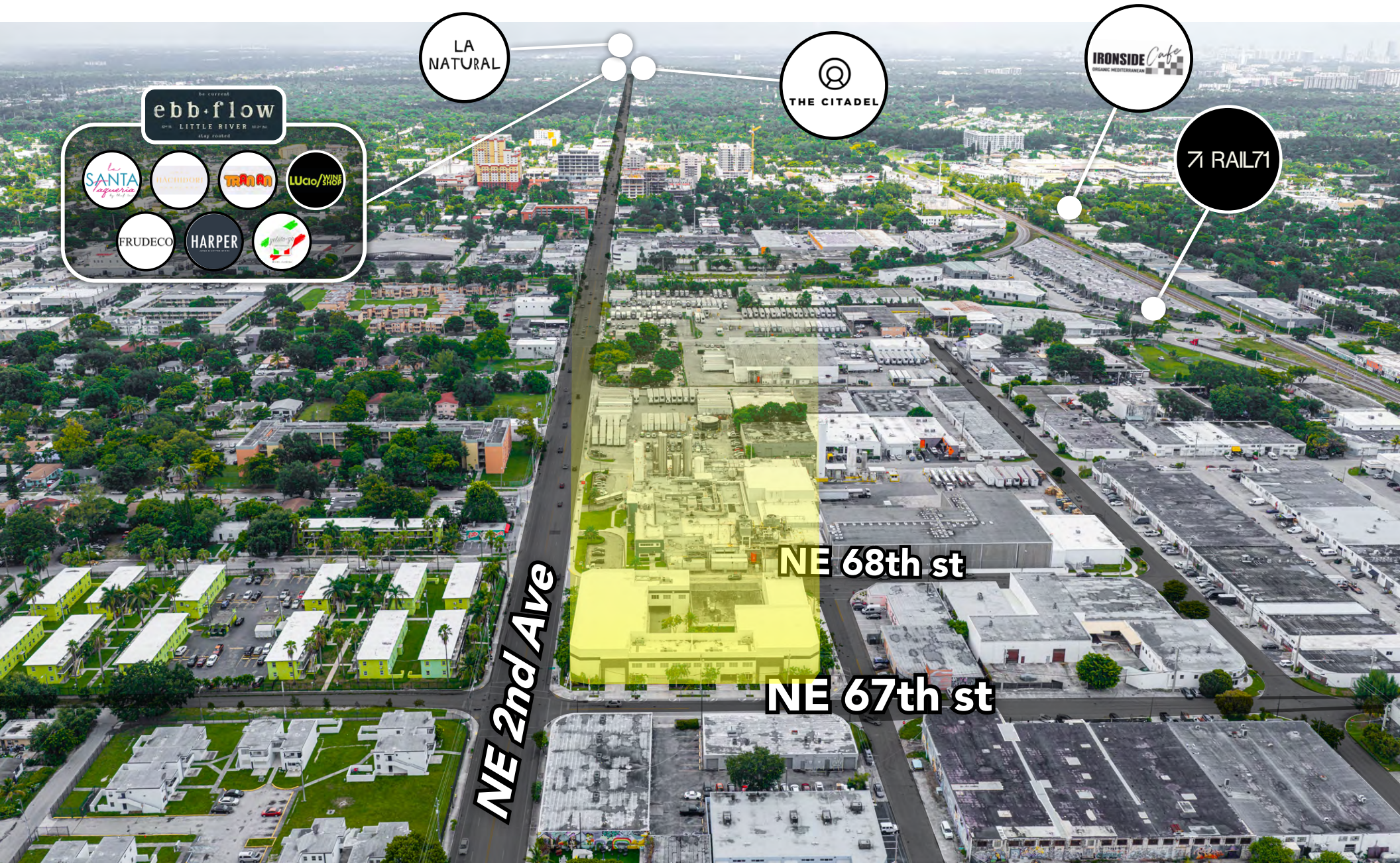
ON-SITE PARKING



NORTH TO SOUTH VIEW



SOUTH TO NORTH VIEW



EAST TO WEST VIEW

WYNWOOD/
ALLAPATTAH

MIAMI
INT'L AIRPORT

HIALEAH

MIAMI
SHORES



I-95 Expressway
(approx. 144,000+ DTC)

NE 2nd Ave

NE 67th St

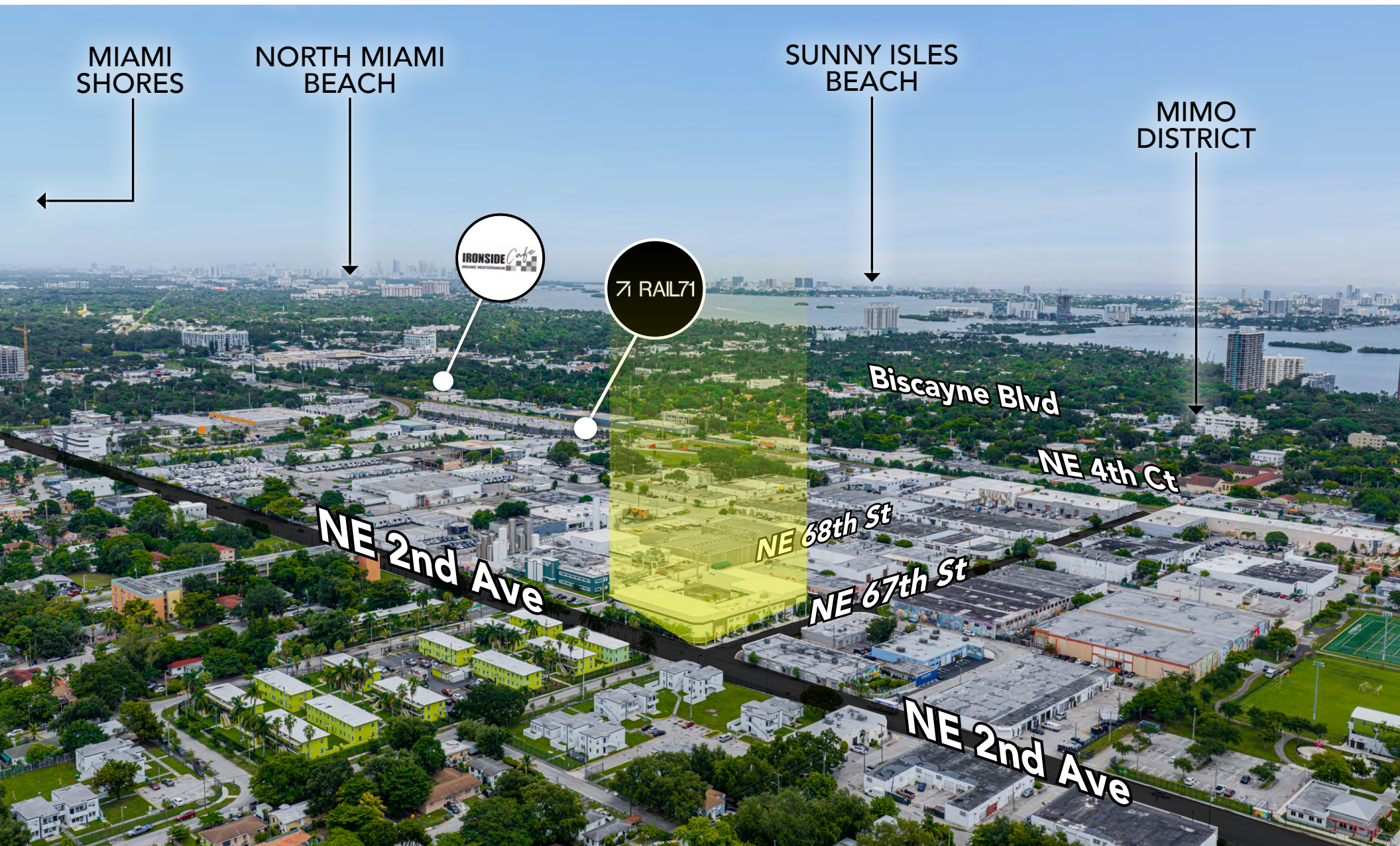
NE 68th St



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S.W. TO N.E. VIEW



N.E. TO S.W. VIEW





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