

LITTLE RIVER

235 NE 67th St, Miami, Florida 33138

FOR LEASE

Exceptional Flex Space. Built for More Than Storage.



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(305) 576-7474

THE OPPORTUNITY

ASKING RATE
\$38/SF NNN

AVAILABLE SF
7,302 SF ±

CEILING HEIGHT
30' Clear



BUILT FOR TODAY. POSITIONED FOR TOMORROW.

LR#235 - 235 NE 67th 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.

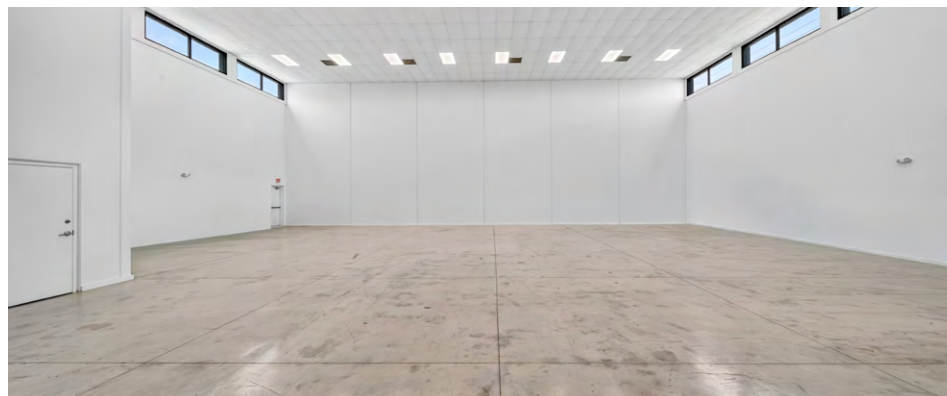
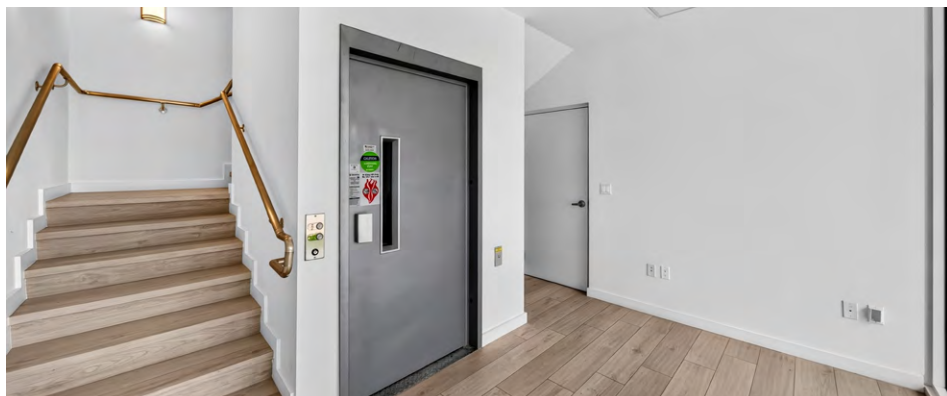
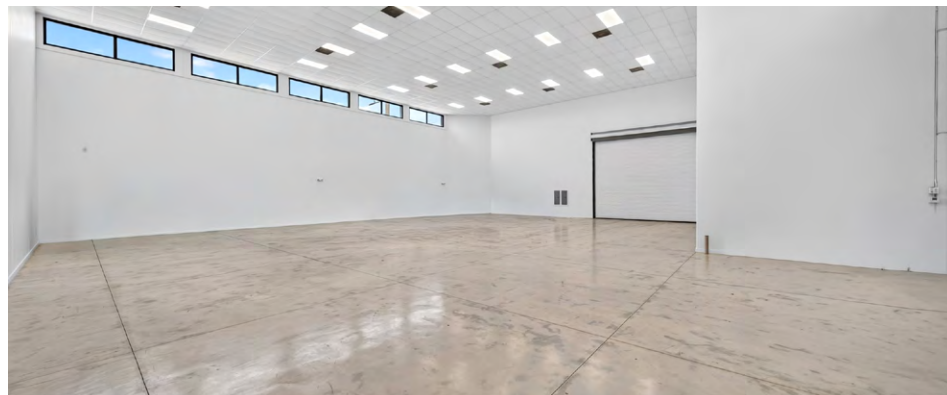
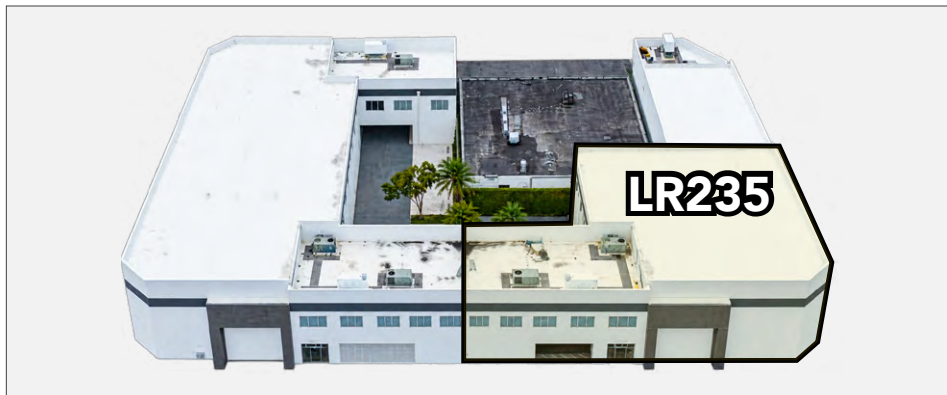


HIGHLIGHTS

- Newly constructed 2023–2024, 30' clear ceilings
- Fully air-conditioned, $\pm 1,800$ SF finished office, elevator, kitchenette
- 3-phase power, backup generator
- Move-in ready, flexible lease terms
- Minutes from the Design District, in the path of growth

PHOTOS

LR235



COVERED PARKING



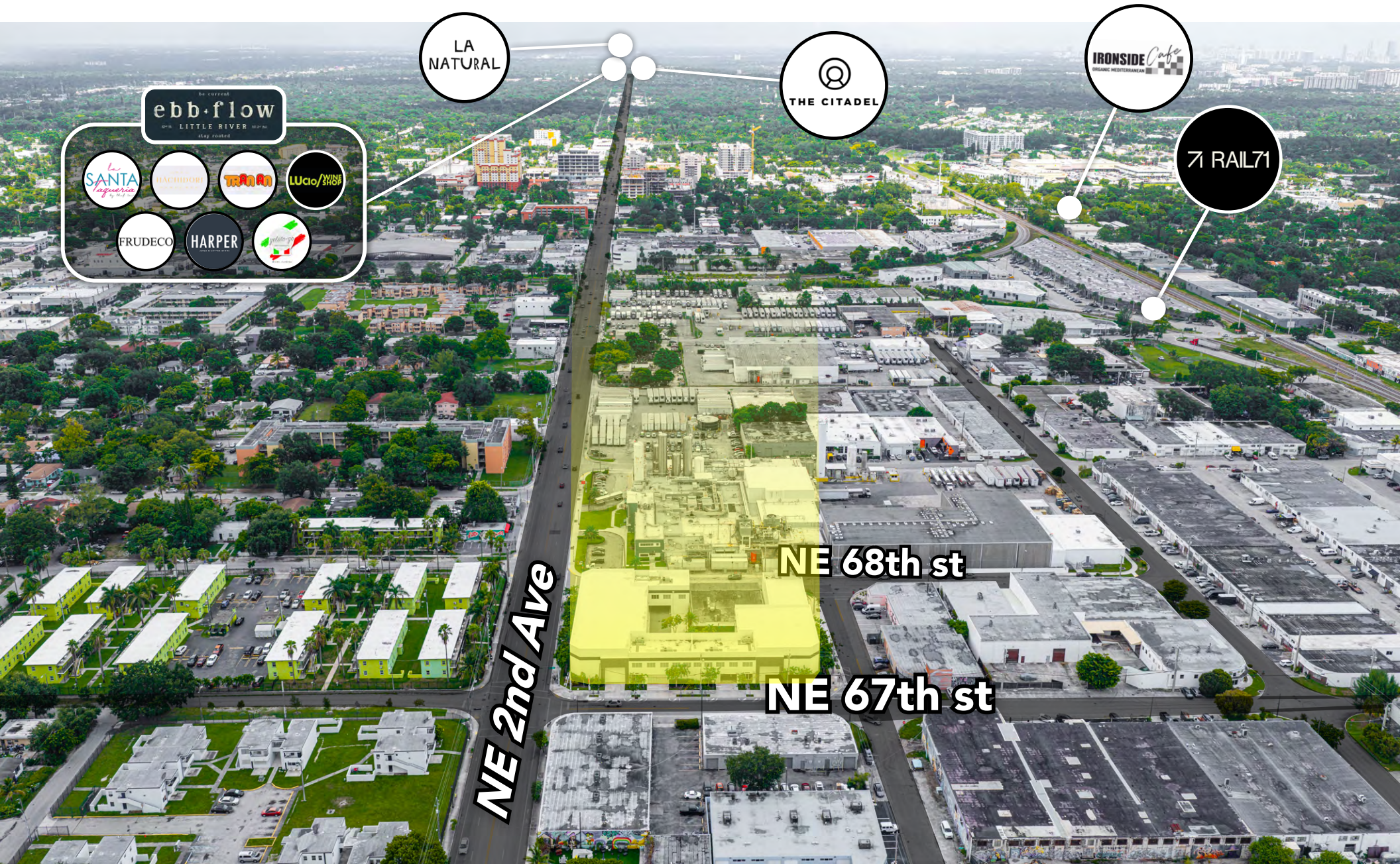
ON-SITE PARKING



NORTH TO SOUTH VIEW



SOUTH TO NORTH VIEW



EAST TO WEST VIEW

WYNWOOD/
ALLAPATTAH

MIAMI
INT'L AIRPORT

HIALEAH

MIAMI
SHORES



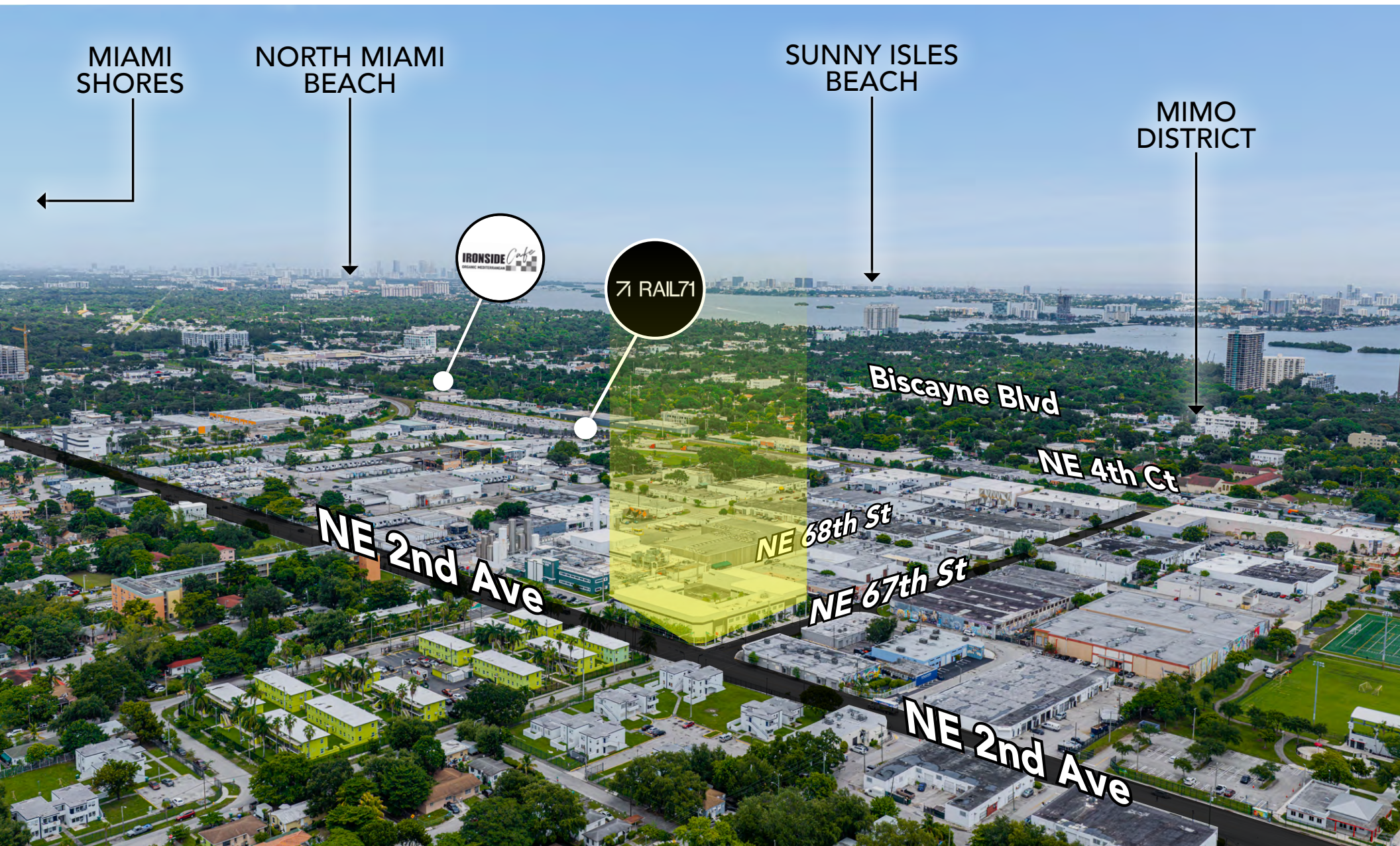
I-95 Expressway
(approx. 144,000+ DTC)

NE 2nd Ave

NE 67th St

NE 68th St

S.W. TO N.E. VIEW



N.E. TO S.W. VIEW





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