

# BUENA VISTA

## FREESTANDING COMMERCIAL PROPERTY

4900 NE 2nd Ave  
Miami, Florida 33137

**FOR LEASE**



[www.chariff.com](http://www.chariff.com)

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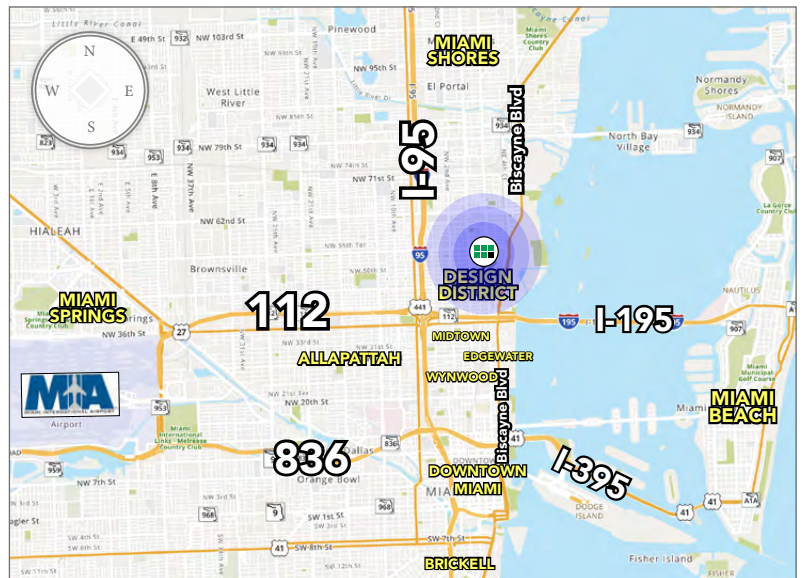
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	Adjusted Area:	<b>7,500 SF +/-</b>
	Total Lot Size:	<b>26,068 SF +/-</b>
	Leasing Rate:	<b>\$100/ SF NNN</b>
	Zoning:	<b>T4-R: 13,700 SF +/- T4-L: 12,368 SF +/-</b>



- Tenant to do all the project
- Freestanding, corner building for lease
- Right at the entrance to Miami Design District
- Ideal for creative office, retail, medical use and more
- Great natural light
- Signage opportunity on NE 2nd Ave (approx. 50,000+ daily traffic count)
- Parking on-site + street parking available
- Minutes to Wynwood, Midtown, Little River, Downtown Miami, and more
- Easy access to I-195, I-95 and all major expressways
- Within minutes to Miami Int'l Airport + The Beaches



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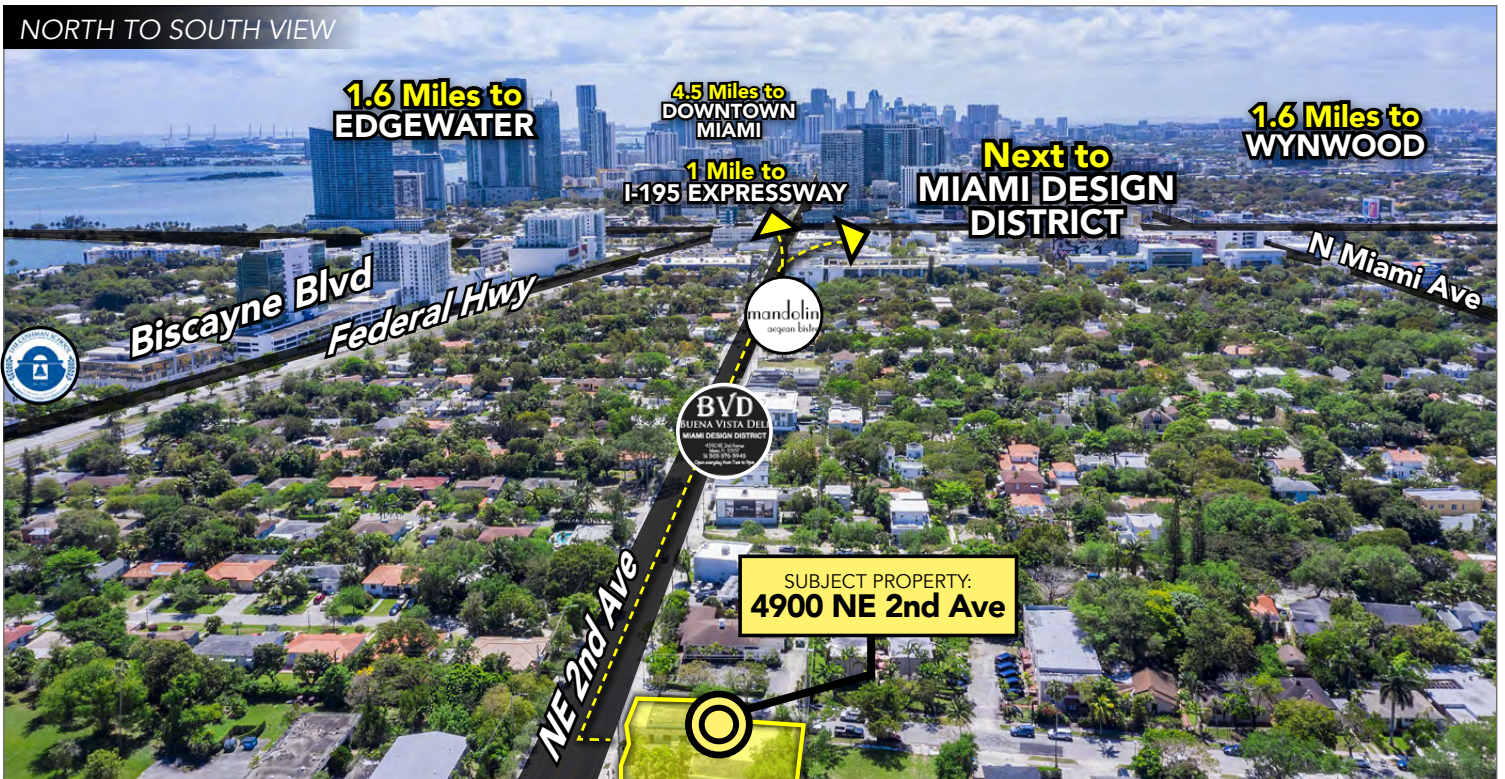
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EAST TO WEST VIEW

I-95 Expressway

N Miami Ave

NE 2nd Ave

SUBJECT PROPERTY:  
4900 NE 2nd Ave



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