

DESIGN DISTRICT RETAIL ON NE 2nd AVENUE



1,550 SF Available
(Conceptual façade)



**DWN
TWN**
REALTY ADVISORS
EST. 2011 - INC. 1990

FOR LEASE

3620 NE 2nd AVE – DESIGN DISTRICT, MIAMI



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EXECUTIVE SUMMARY

DWNTWN Realty Advisors has been retained exclusively to arrange the leasing of 3620 NE 2nd Avenue, a rare ground-floor retail opportunity at the gateway to the Miami Design District. Offering 1,550 SF of premium NE 2nd Avenue frontage, this intimate jewel box sits at the intersection of one of the world's most prestigious luxury corridors — surrounded by Louis Vuitton, Dior, Hermès, Cartier, and Chanel — and directly adjacent to Jean-Georges Miami Tropic, a 329-unit luxury residential tower delivering a built-in, high-net-worth consumer base.

The Property is currently undergoing a façade renovation with a delivery date for Q2 2027. With rare on-site parking, T6-12-O urban core zoning, and unmatched connectivity to Wynwood, Midtown, and Miami Beach, this space represents an exceptional platform for a flagship boutique, luxury concept, art gallery, or experiential showroom seeking an iconic Design District address.

The Miami Design District is one of the most coveted luxury retail destinations in the world, an 18-block, master-planned enclave curated by Dacra and L Catterton Real Estate, backed by LVMH. Anchored by flagship stores from Louis Vuitton, Hermès, Chanel, Gucci, and Dior, the District has become the definitive address for luxury brands entering the Miami market. Beyond retail, the neighborhood is home to Michelin-starred dining, world-class art institutions, and a design-forward public realm that draws a global, high-net-worth clientele year-round. For brands and concepts seeking cultural relevance and prestige, the Design District offers an unmatched platform at the intersection of fashion, art, and lifestyle.

3620 NE 2nd Avenue, Miami, FL 33137

Design District

1,550 SF

Available SF

\$220/SF NNN

Lease Rate

\$35/SF

CAM Estimate

\$341,000

Annual Base Rent

High Street Retail

Unit Type

On-Site Available

Parking Available

Q2 2027

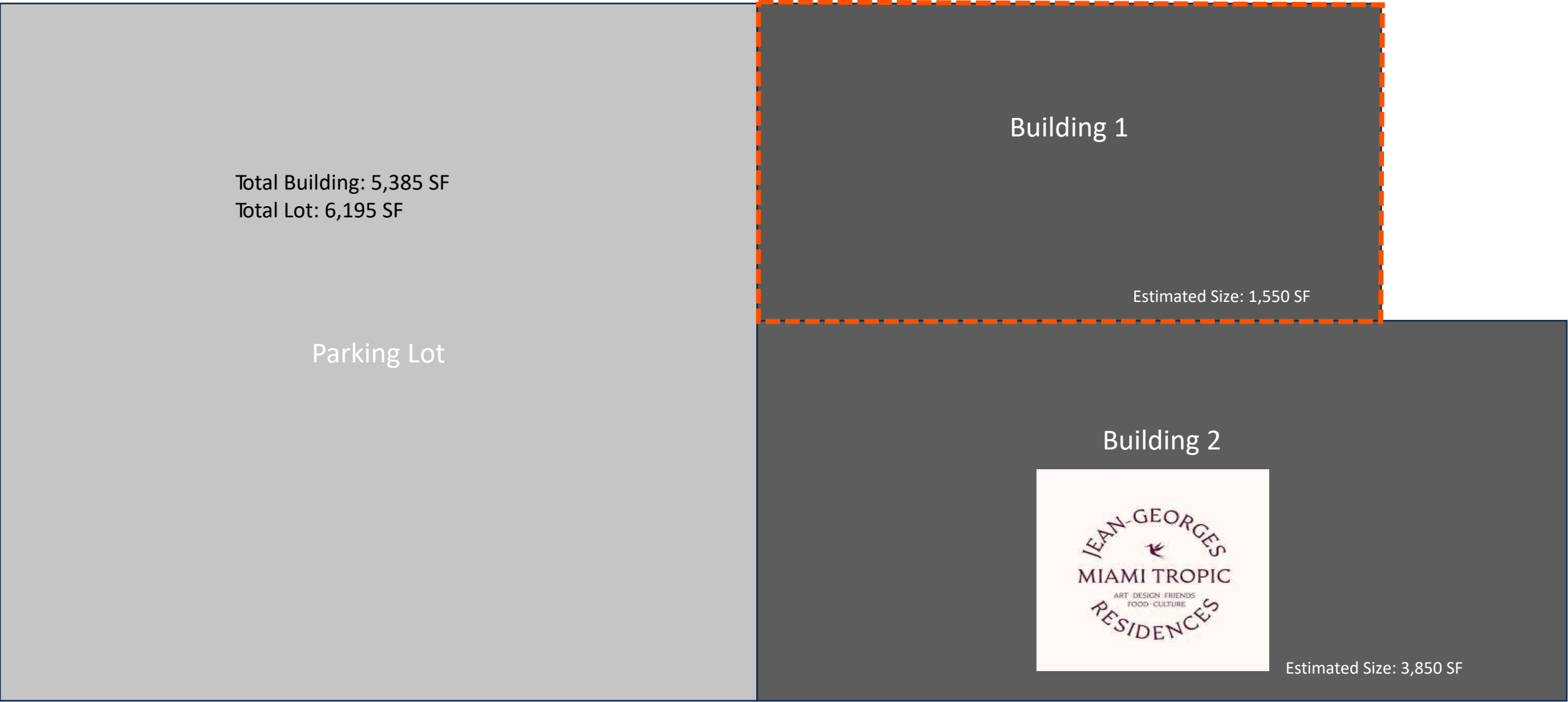
Renovated Façade Delivery

Design District

Submarket

RENOVATED FAÇADE





RETAILER CONCEPT RENDERINGS





The Property is located in the Miami Design District submarket of Miami. The Design District is bordered by I-95 to the west, Biscayne Boulevard to the east, NE 36th Street to the south -- where it meets Wynwood -- and NE 42nd Street to the north. Originally developed as a furniture and design showroom hub in the mid-twentieth century, the neighborhood fell into decline by the 1980s before its transformation began in the late 1990s under the stewardship of developer Craig Robins and Dacra Development. The area gained significant momentum in 2011 when L Catterton Real Estate -- backed by luxury conglomerate LVMH -- joined as a development partner, commissioning a master plan by DPZ CoDesign for a high-end retail core of nearly one million square feet. In 2014, General Growth Properties acquired an additional interest in Miami Design District Associates, further cementing the institutional confidence in the submarket's long-term trajectory.

Today the Miami Design District is governed by a Special Area Plan overlay that tightly controls tenancy, density, and development character, preserving the submarket's exclusivity in a way few urban districts in the United States can claim. The result is one of the most coveted commercial corridors in the country, home to more than 170 luxury flagship stores, Michelin-starred restaurants, and major public art installations. Retail rents have surged to \$500 per square foot, placing the Design District among the five most expensive retail streets in the United States according to Cushman and Wakefield -- a ranking that reflects both the caliber of its tenancy and the scarcity of its available product.

To own real estate in the Miami Design District is to hold a position in one of the most supply-constrained, institutionally curated, and globally recognized commercial environments in the country. The Special Area Plan limits what can be built, who can occupy it, and how the streetscape presents itself, creating a floor on asset quality that most submarkets cannot replicate. Fee simple ownership here is not simply a real estate transaction -- it is an entry into a controlled ecosystem where land scarcity, brand adjacency, and institutional master-planning converge to protect and appreciate value over time. Properties in the District trade infrequently and command premium pricing precisely because the barriers to entry are structural, not cyclical.

MIAMI DESIGN DISTRICT®

FLY OVER

[WATCH THE VIDEO](#)

THE
NEIGHBORHOOD



TRANSFORMING A TOURIST DESTINATION TO A LOCALS' NEIGHBORHOOD

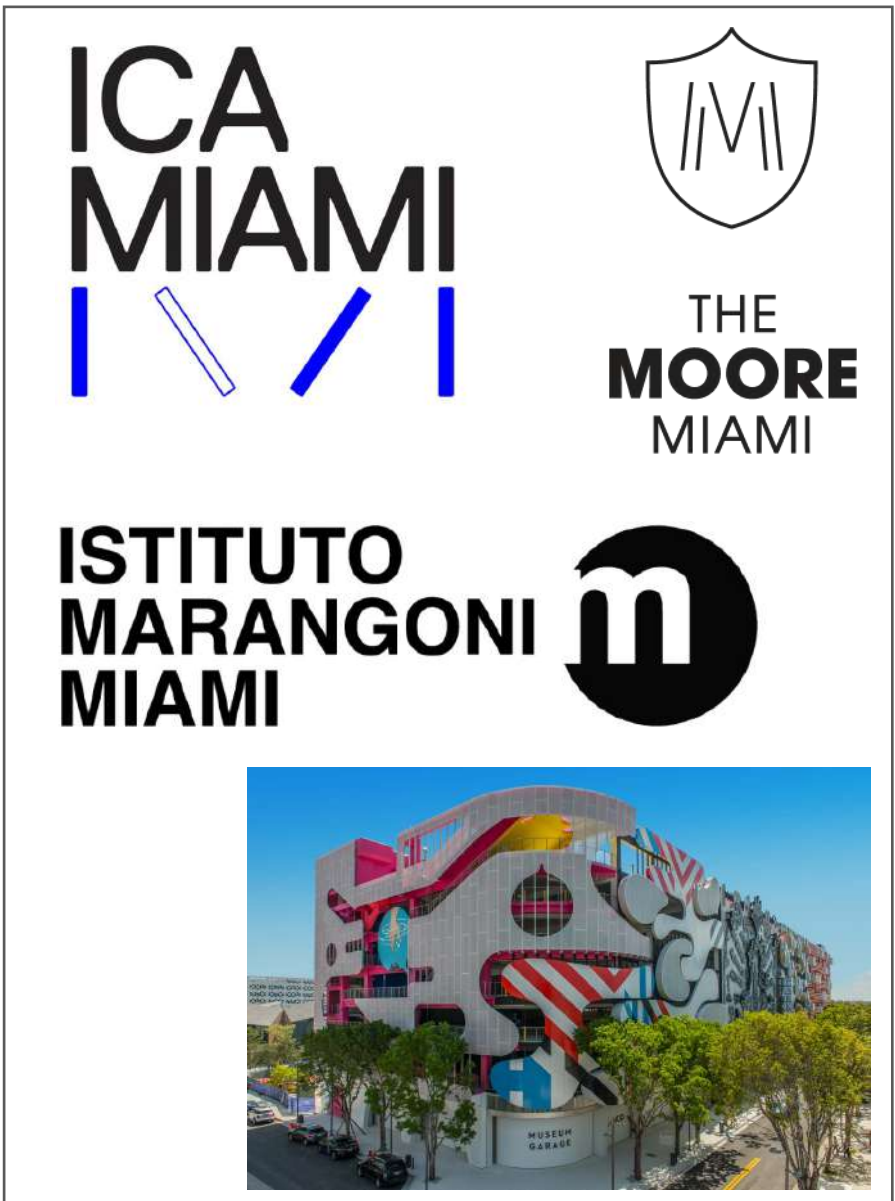
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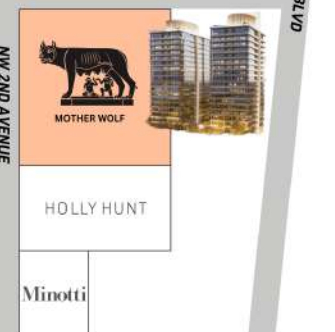
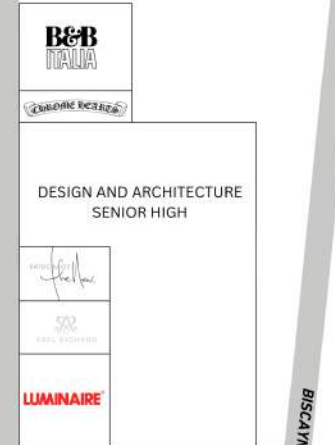
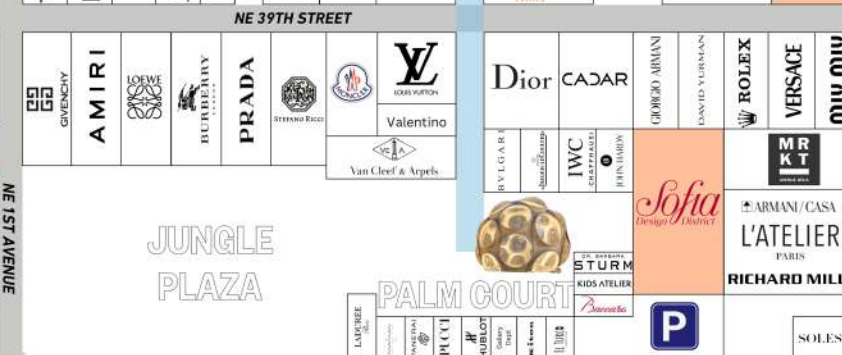
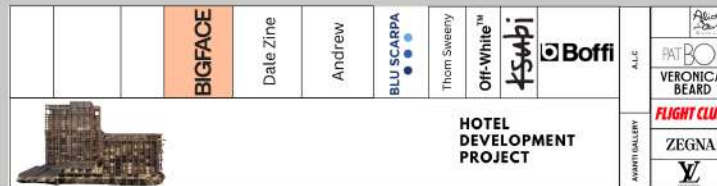
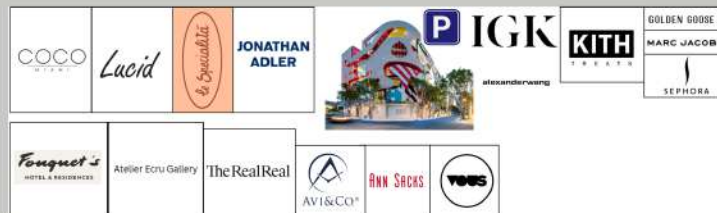
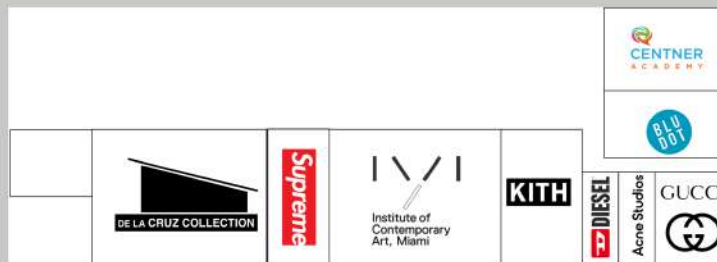


LUXURY FASHION



ART & LANDMARKS



RETAIL F&B

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