

FOR LEASE / CREATIVE OFFICE - SHOWROOM

1800 N MIAMI AVE / MIAMI, FL 33136



EXECUTIVE SUMMARY

Positioned along the highly visible corridor of North Miami Avenue, 1800 N Miami Avenue offers a rare opportunity to lease approximately 2,000 SF of character-rich ground floor space within one of Miami's fastest evolving urban neighborhoods. The space is ideally suited for a creative office, showroom, gallery, or experiential retail concept, featuring abundant natural light, an open layout, and an authentic industrial aesthetic that is increasingly difficult to replicate. Surrounded by the energy of the Wynwood and Edgewater districts, the property benefits from exceptional connectivity, visibility, and proximity to Miami's top creative and commercial hubs. For the right operator, this is an opportunity to establish a presence within a highly curated environment that blends functionality, identity, and location.

PROPERTY HIGHLIGHTS

UNIT SIZE	2,000 SF
ZONING	D1
PARKING	Street Parking
USES	Creative Office, Showroom, Gallery
RATE	\$36 PSF

