

FOR LEASE

OFFICE

5400 NE 4TH CT

MIAMI, FL 33137

GRIDLINE
PROPERTIES



Executive Summary

Positioned at the intersection of Miami's iconic MiMo District and the charming Morningside neighborhood, this boutique office building presents a unique leasing opportunity for small businesses and creative professionals.

Three units are currently available, including a 718 SF ground-floor space ideal for a range of professional or creative uses. Also available are two well-appointed suites: a 540 SF ground-floor unit with private, street-level access ready for immediate occupancy, and a 401 SF second-floor suite available now, featuring abundant natural light.

All spaces offer an elevated industrial aesthetic with concrete-gray walls and exposed beam ceilings. Tenants enjoy access to a shared kitchen and ADA-compliant restrooms, and join a dynamic mix of creative and professional users including a media company, Pilates studio, and construction management firm.

Just steps from Biscayne Blvd and minutes from the Design District, Midtown, and the Beaches, this is a rare chance to lease flexible space in one of Miami's most creative corridors.

For inquiries or a private tour, contact Gridline Properties.



Property Highlights

FOR LEASE

TYPE	Commercial
BUILDING SIZE	8,762 SF
TOTAL LOT SIZE	10,332 SF
ZONING	T6-8-O
AVAILABLE UNITS	2A/C: 540 SF 3A: 718 SF 4C-2: 401 SF
RATE	\$52 PSF Modified Gross

FEATURES



Ample parking



Access to prime locations within mins drive



Great co-tenancy



Kitchenette



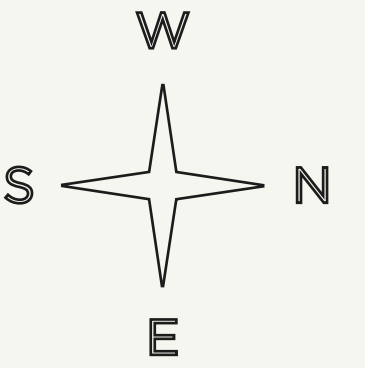
24 Hour access

This well-located commercial space offers a rare chance to grow your business in one of Miami's most connected areas. With generous square footage, strong co-tenancy, and flexible zoning, it's built for versatility. Enjoy practical amenities, easy access to key neighborhoods, and the convenience of a space that works around the clock.

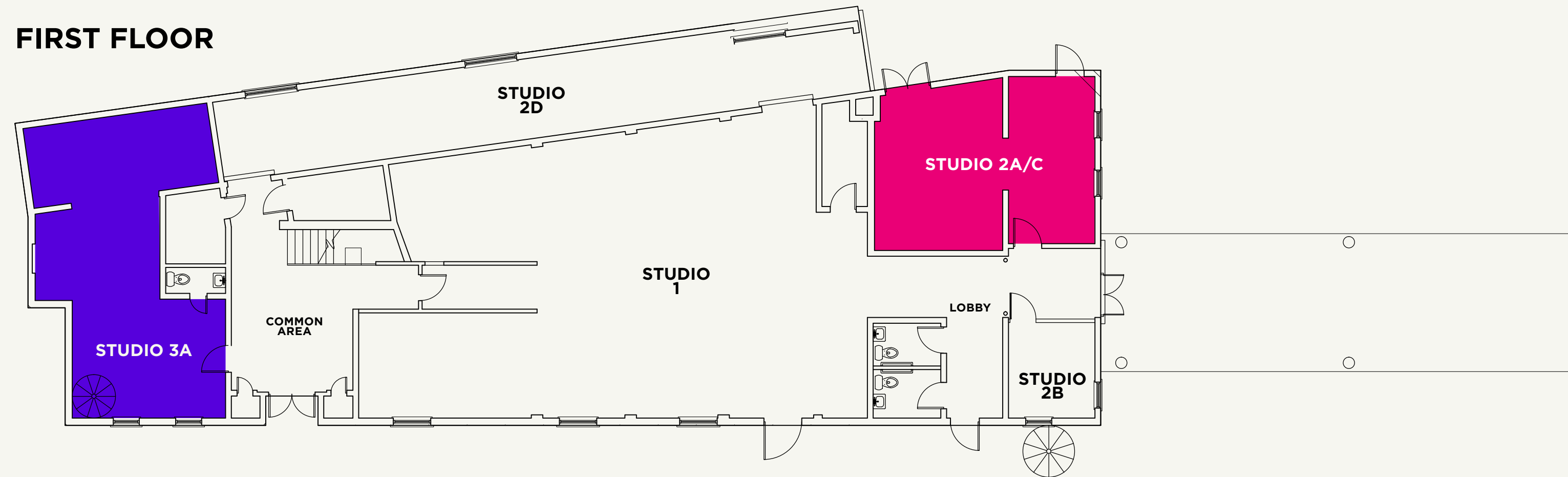


Floor Plan

AVAILABLE UNITS



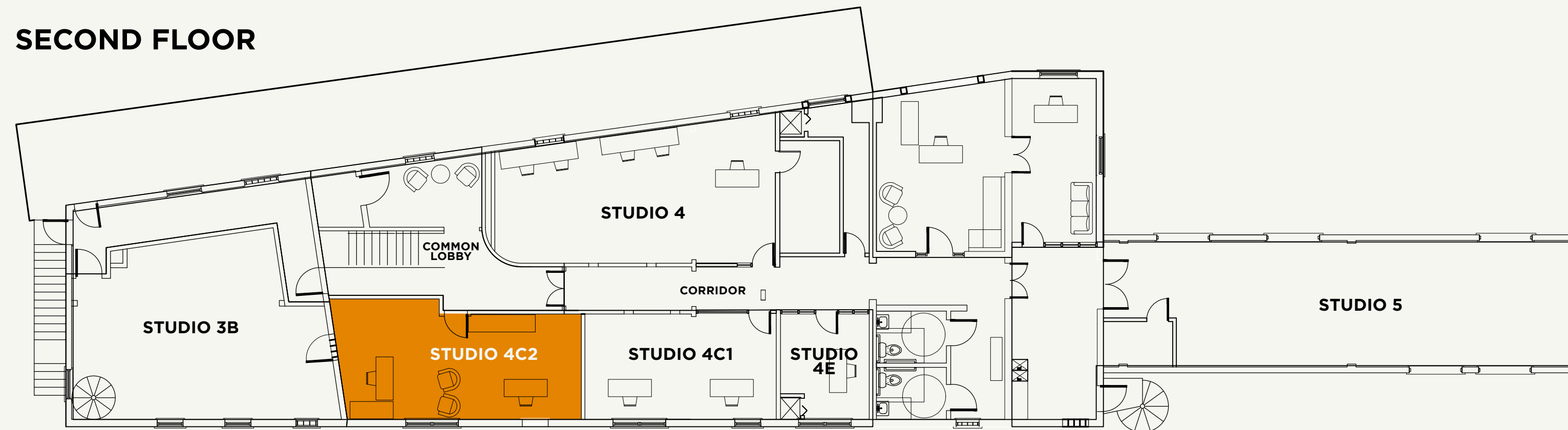
FIRST FLOOR



●
3A - 718 SF
\$52 PSF

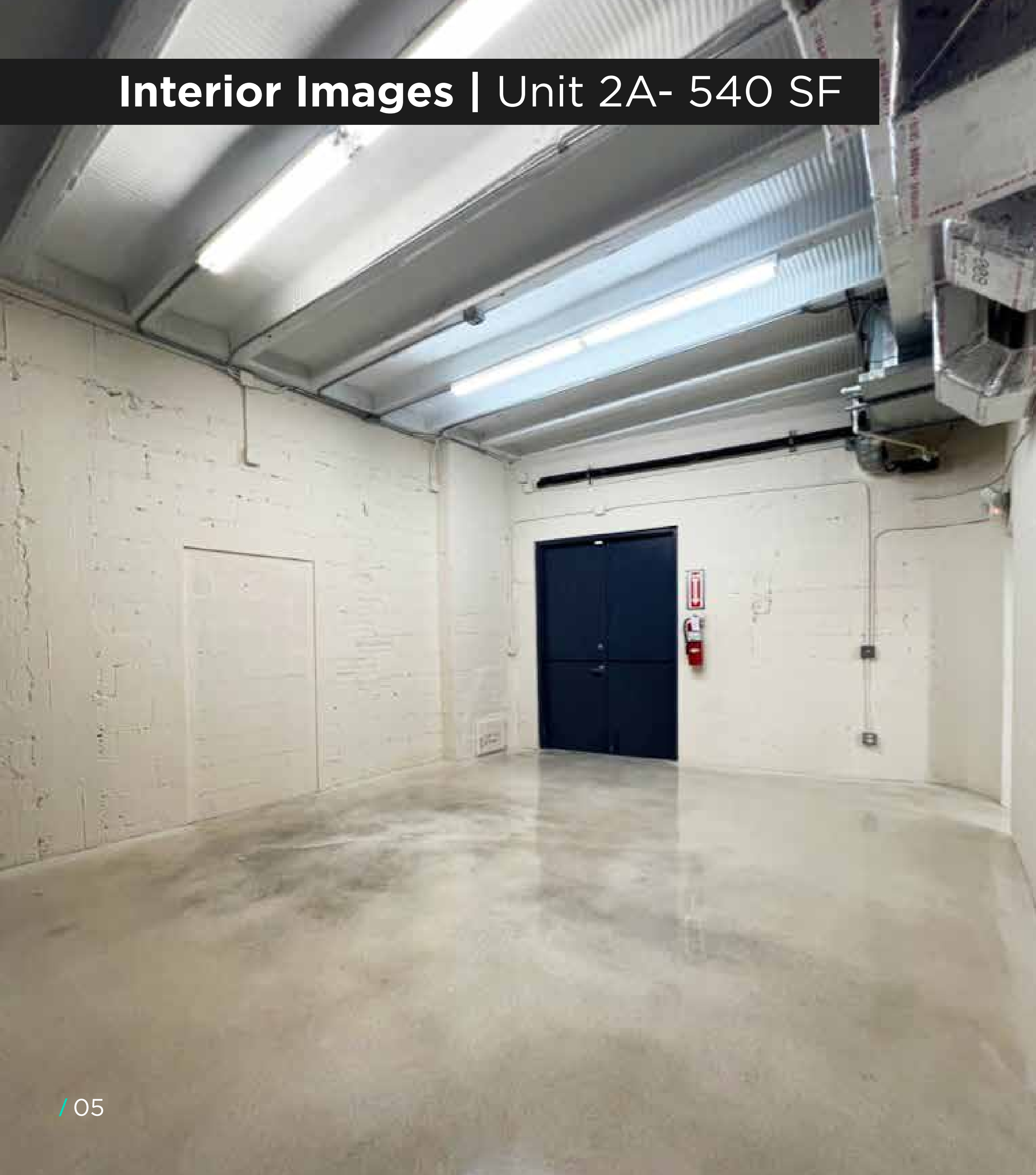
●
2A/C - 540 SF
\$52 PSF

SECOND FLOOR



●
4C-2 - 401 SF
\$52 PSF

Interior Images | Unit 2A- 540 SF



Interior Images | 3A- 718 SF



Interior Images | 4C-2- 401 SF



Location Overview - South View



Miami Beach

Port of Miami

Downtown

Brickell

Edgewater

Wynwood

Miami Design District

Bay Point

Morningside

Little River

Aventura

MiMo

GRIDLINE PROPERTIES

5400 NE 4TH CT

READY TO SCHEDULE A TOUR?
CONTACT US

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