

MIAMI DESIGN DISTRICT[®] /MIDTOWN

3630 NE 1st Court Miami, Florida 33137

FOR LEASE

FREESTANDING 6,000 SF BUILDING





PROPERTY OVERVIEW

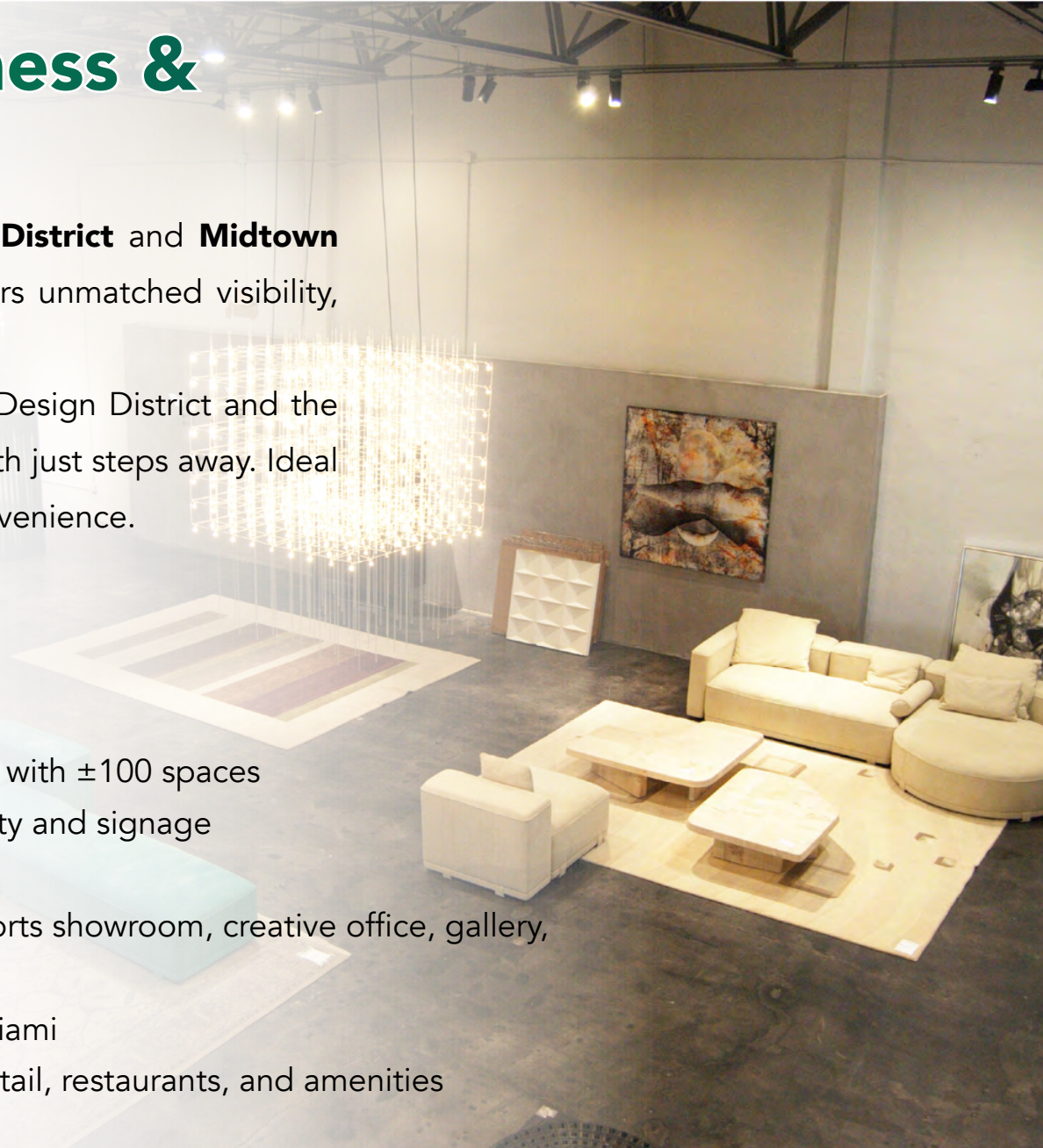
Where Design, Wellness & Creativity Connect

Positioned at the intersection of **Miami Design District** and **Midtown Miami**, this ±6,000 SF freestanding building offers unmatched visibility, walkability, and flexibility.

Enjoy the **luxury, art, and global appeal** of the Design District and the **vibrant, relaxed energy** of Midtown Miami — both just steps away. Ideal for businesses that value design, visibility, and convenience.

Property Highlights

- ±6,000 SF **freestanding** building
- **4 onsite parking spaces + adjacent public lot** with ±100 spaces
- **Prominent corner presence** with strong visibility and signage
- Approx. 20 foot ceiling height, 17 foot clear
- **Zoned SD-8 (Design District Zoning)** — supports showroom, creative office, gallery, wellness, and fitness uses
- **Walkable** to both Design District & Midtown Miami
- **Excellent Walk Score (98)** — surrounded by retail, restaurants, and amenities





NEIGHBORHOOD OVERVIEW

MIAMI DESIGN DISTRICT

An internationally celebrated destination for luxury retail, design, and art, home to Louis Vuitton, Dior, Chanel, Hermès, Fendi, Minotti, Luminaire, and B&B Italia. A hub where creativity, craftsmanship, and prestige converge.

MIDTOWN MIAMI

A dynamic, walkable community connecting Wynwood, Edgewater, and the Design District — featuring a curated mix of restaurants, cafés, fitness, and lifestyle venues, including: **Salumeria 104, Negroni, La Cabrera, Starbucks, Elev8tion Fitness, and OL'DAYS Farm to Table.**

This unique blend of fine dining, casual energy, and fitness culture attracts a steady flow of residents, professionals, and visitors year-round.

Design Momentum on NE 1st Court

NE 1st Court is quickly gaining recognition as a key connector between the Miami Design District and Midtown Miami. The street is attracting established design and lifestyle brands that see the value in positioning between both markets. Prominent neighbors now include 4141 Design, a curated collective of interior design showrooms featuring top European and contemporary brands, and the soon-to-open Harbour Outdoor Furniture, known for its high-end outdoor collections. The arrival of these respected names underscores how leading design and furnishing companies are validating NE 1st Court as a strategic address — one that bridges the prestige of the Design District with the creative energy and accessibility of Midtown.



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EXECUTIVE SUMMARY



AVAILABLE SPACE:

6,000 SF ±



ASKING RATE:

\$80/SF NNN
(Negotiable)



TERM:

Flexible – long-term preferred



POSSESSION:

Immediate



Ideal Uses

- Interior Design or Architecture Firm
- Furniture or Home Décor Showroom
- Art Gallery or Creative Studio
- Family Office / Boutique Professional Firm
- **Private Fitness Studio / Wellness Concept / Sports Training Facility**

Area Highlights

- Between Design District & Midtown Miami
- Surrounded by retail, dining, art & wellness hubs
- Walk Score 98 with steady year-round traffic
- Minutes from Wynwood & Edgewater
- Mix of global brands and local favorites



WHY TENANTS LOVE THIS LOCATION?

- Prestigious Design District zoning without core-retail pricing
- Freestanding identity with exclusive signage opportunities
- Walkable to both luxury brands and popular Midtown dining spots
- Adjacent to large public parking lot (±100 spaces)
- Surrounded by Miami's creative, design, wellness & art community

Your Space to Create, Show, or Train

Whether you're a **design firm**, a **home décor showroom**, or a **private fitness & wellness concept**, 3630 NE 1st Court offers the **presence, parking, and positioning** your brand deserves — in one of Miami's most dynamic and desirable corridors.



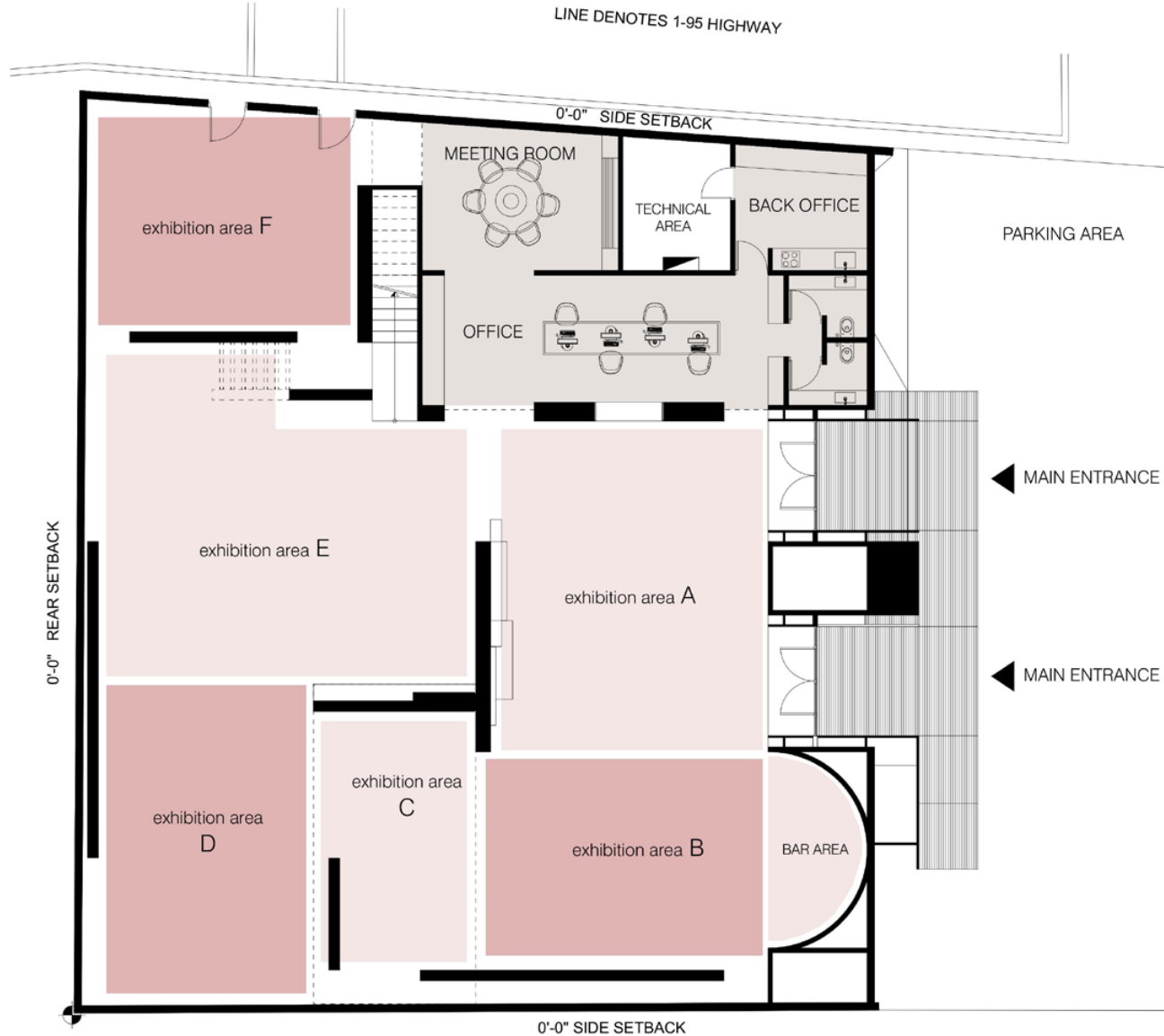


INTERIOR PHOTOS





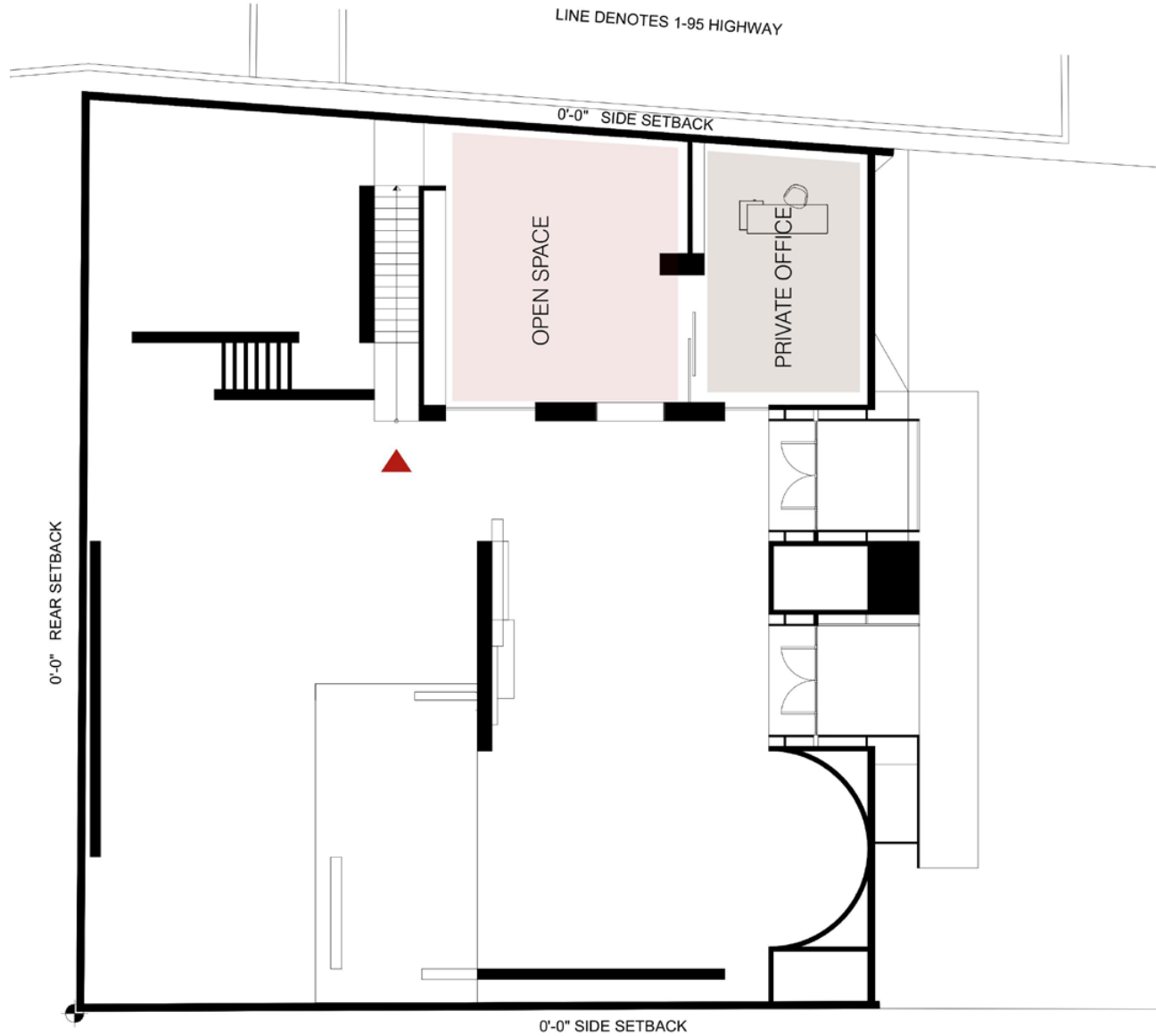
FLOORPLAN (GROUND FLOOR)



NE 1st Ct



FLOORPLAN (MEZZANINE)



NE 1st Ct



AERIAL VIEW (N.W. To S.E. View)

MIAMI BEACH

EDGEWATER

DOWNTOWN MIAMI

MIAMI DESIGN DISTRICT



MIDTOWN MIAMI

NE 2nd Ave



I-195 Expressway
(approx. 151,500+ DTC)

N Miami Ave



AERIAL VIEW (S.W. To N.E. View)



MIAMI SHORES

NORTH MIAMI

AVENTURA

SURFSIDE

MIAMI DESIGN DISTRICT



MIDTOWN MIAMI

I-195 Expressway (approx. 151,500+ DTC)

NE 2nd Ave

Biscayne Blvd



AERIAL VIEW (N.E. To S.W. View)





AERIAL VIEW (North To South View)



EDGEWATER

DOWNTOWN MIAMI

WYNWOOD



MIDTOWN MIAMI

MIAMI DESIGN DISTRICT

I-195 Expressway (approx. 151,500+ DTC)

NE 2nd Ave

NE 1st St

N Miami Ave



AERIAL VIEW (S.E. To N.W. View)



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



MIDTOWN MIAMI

N Miami Ave

MIAMI DESIGN DISTRICT

NE 2nd Ave



I-195 Expressway
(approx. 151,500+ DTC)

NE 36th St



AERIAL VIEW (Top-Down View)



MIDTOWN MIAMI

MIAMI DESIGN DISTRICT

NE 36th St



I-195 Expressway
(approx. 151,500+ DTG)



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