

**FOR LEASE**

# OFFICE SUITES AT THE ALLAPATTAH BUILDING

804 NW 21<sup>st</sup> Terrace, Miami, FL 33127



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# EXECUTIVE SUMMARY

**274-704 SF**

Available  
Sizes Vary

**\$1,050-\$2,698**

Rent (Range)  
Includes CAM



\*SIZE AND LAYOUTS VARY\*

## AMENITIES

<b>IN-SUITE</b>	Kitchenette Bathroom Fiber Internet
<b>SHARED SPACES</b>	Conference Rooms Lounge Areas Landscaped Courtyards
<b>INCLUDED IN CAM</b>	WiFi in Common Areas Cleaning in Common Areas Air Conditioning Water/Electric/Trash

## PROXIMITY

JACKSON HEALTH	0.7mi
WYNWOOD	1mi
MIDTOWN/DESIGN DISTRICT	2mi
PORT MIAMI/DOWNTOWN	4.5mi
MIAMI INTL AIRPORT	6mi

Central Commercial Real Estate is pleased to exclusively represent The Allapattah Building; a fully renovated, one-of-a-kind office property in the heart of Eastern Allapattah.

The building offers micro office suites ranging from 274 to 704 SF, each individually appointed with a private kitchenette and full bathroom. Shared amenities include a conference room, common area lounges, and multiple courtyards, creating a professional environment that fosters both focused work and collaboration.

Situated just minutes from Wynwood, Downtown Miami, and the Jackson Memorial/University of Miami Health District, The Allapattah Building offers exceptional accessibility and connectivity within one of Miami's most dynamic urban corridors. Combining modern functionality, turnkey accommodations, and a highly strategic location, the property delivers a compelling office solution at a value rarely found in today's market.





804 NW 21<sup>st</sup> Terrace,  
Miami, FL 33127



**GROUND FLOOR**



**SECOND FLOOR**

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