

# THE GATEWAY

A FREESTANDING FLAGSHIP  
AN ICONIC CORNER

PRIME RETAIL LEASING OPPORTUNITY



# THE GATEWAY



ALL RENDERINGS CONTAINED HEREIN ARE ARTISTIC CONCEPTS  
AND ARE INTENDED FOR ILLUSTRATIVE PURPOSES ONLY.

# THE GATEWAY

## WITHIN THE MIAMI DESIGN DISTRICT

The Miami Design District is a **world-renowned hub** for luxury fashion, contemporary art, and fine dining. As prime space fills, leading retailers have expanded to the district's outer edges at premium locations.

The Gateway sits prominently at **NE 41st Street and N Miami Avenue**, offering exceptional visibility and accessibility. Its freestanding presence allows a brand to capture the District's prestige while establishing a distinctive gateway identity.



Positioned along one of its busiest avenues, the site offers exceptional visibility and accessibility, making it a rare opportunity for a freestanding flagship in the Design District.

**This is not just a retail address. It is a brand-defining position in one of the world's most coveted design destinations. For the right brand, The Gateway is an opportunity to be seen, to be remembered, and to become part of the fabric of a neighborhood that sets the standard for luxury worldwide.**

# THE OPPORTUNITY

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The Gateway is a flagship building built for brands that demand attention, presence, and impact. Spanning 9,183 sq. ft. across three levels with a ~2,500 sq. ft. rooftop terrace, it offers unmatched scale, flexibility, and distinction at one of the Miami Design District's most coveted corners.

Facing the Museum Garage and linked by a pedestrian paseo, it captures thousands of daily cars and foot traffic, guiding visitors effortlessly through a world of restaurants, museums, and luxury retail.

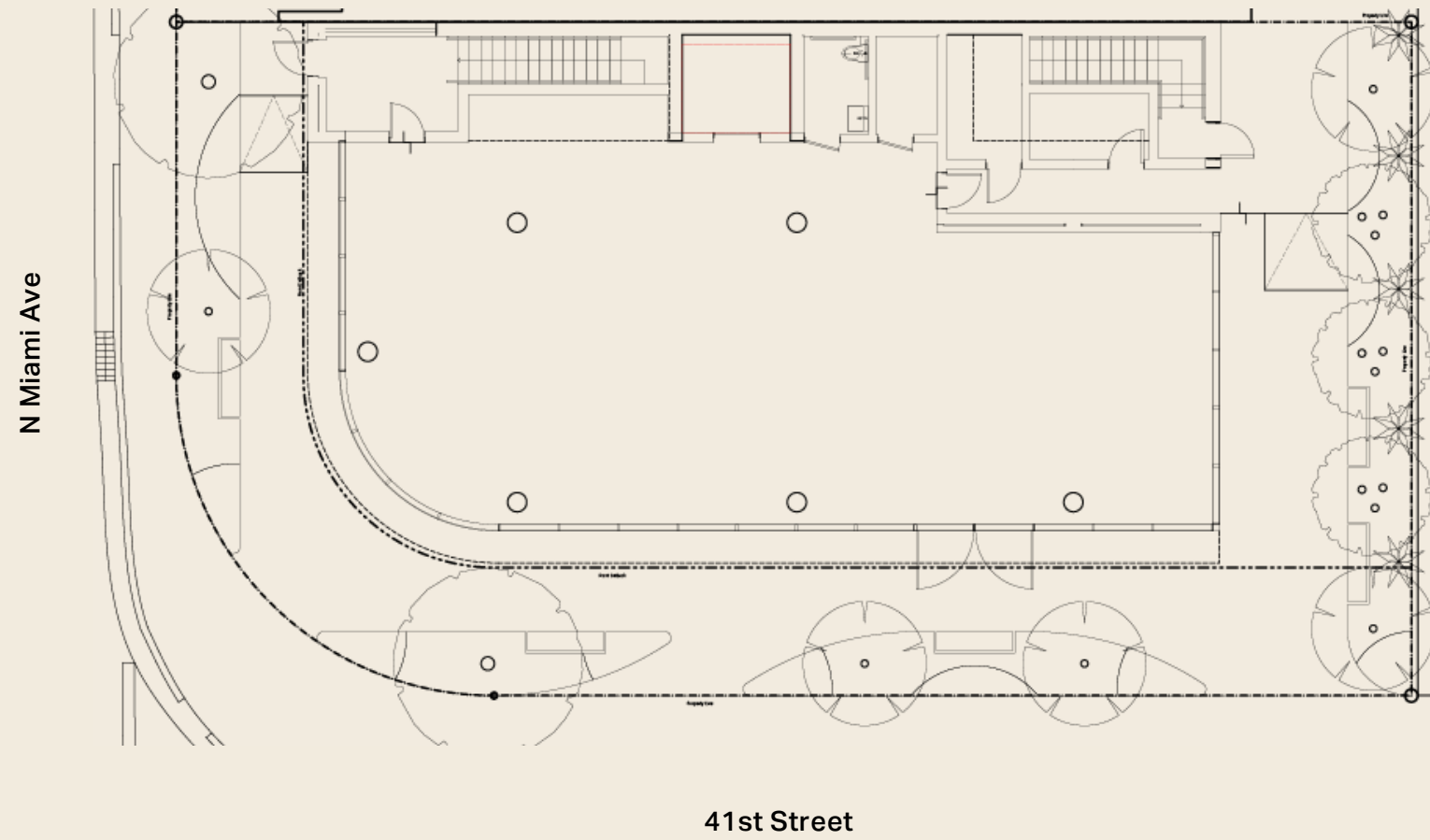


Anchored within one of the District's most active corridors, The Gateway shares its block with cultural landmarks like the **Institute of Contemporary Art**, along with fashion and lifestyle neighbors such as Supreme, Golden Goose, **Gucci Men**, **Diesel**, and **Kith**. Just steps away along NE 41st Street, visitors encounter global icons including **Prada**, **Chanel**, **Bottega Veneta**, and **Tesla** - placing The Gateway within the immediate synergy of fashion, art, and culture.

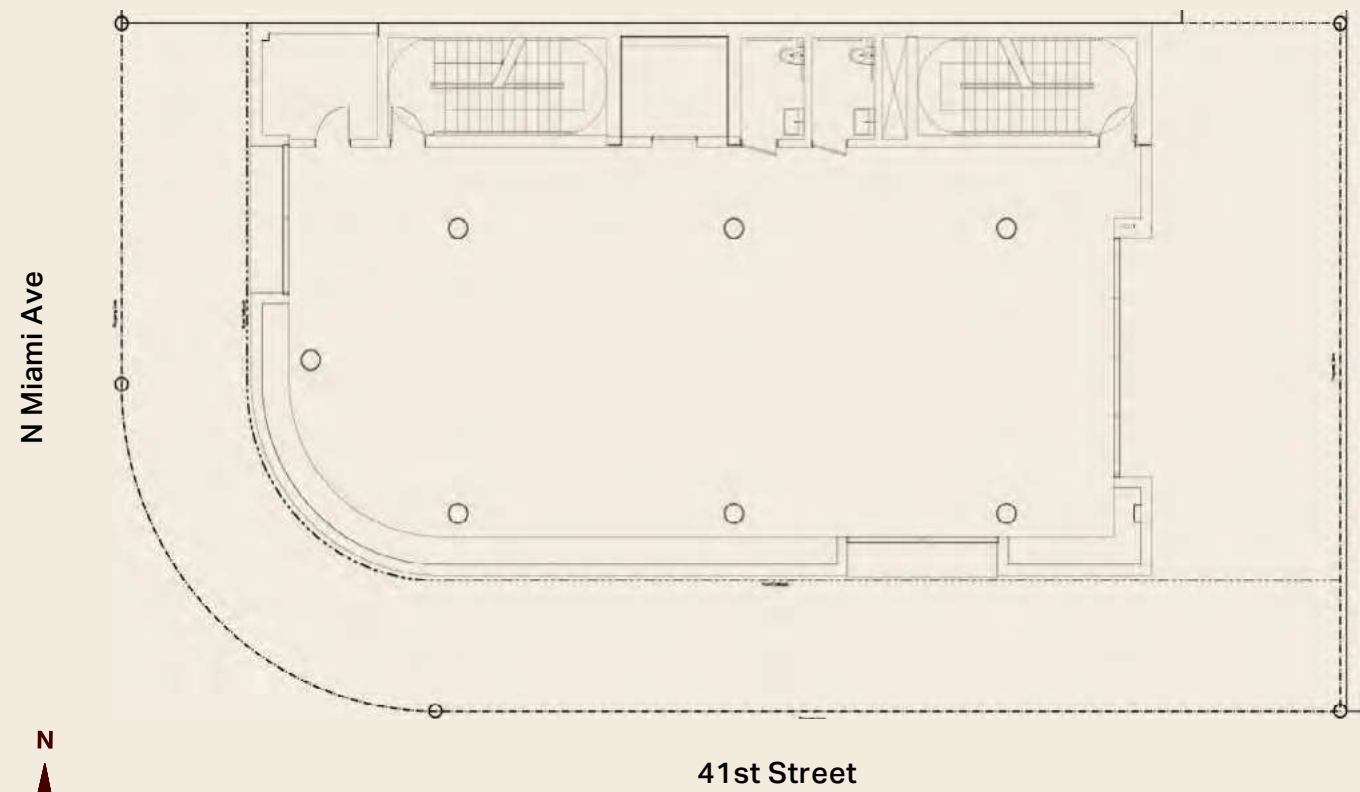
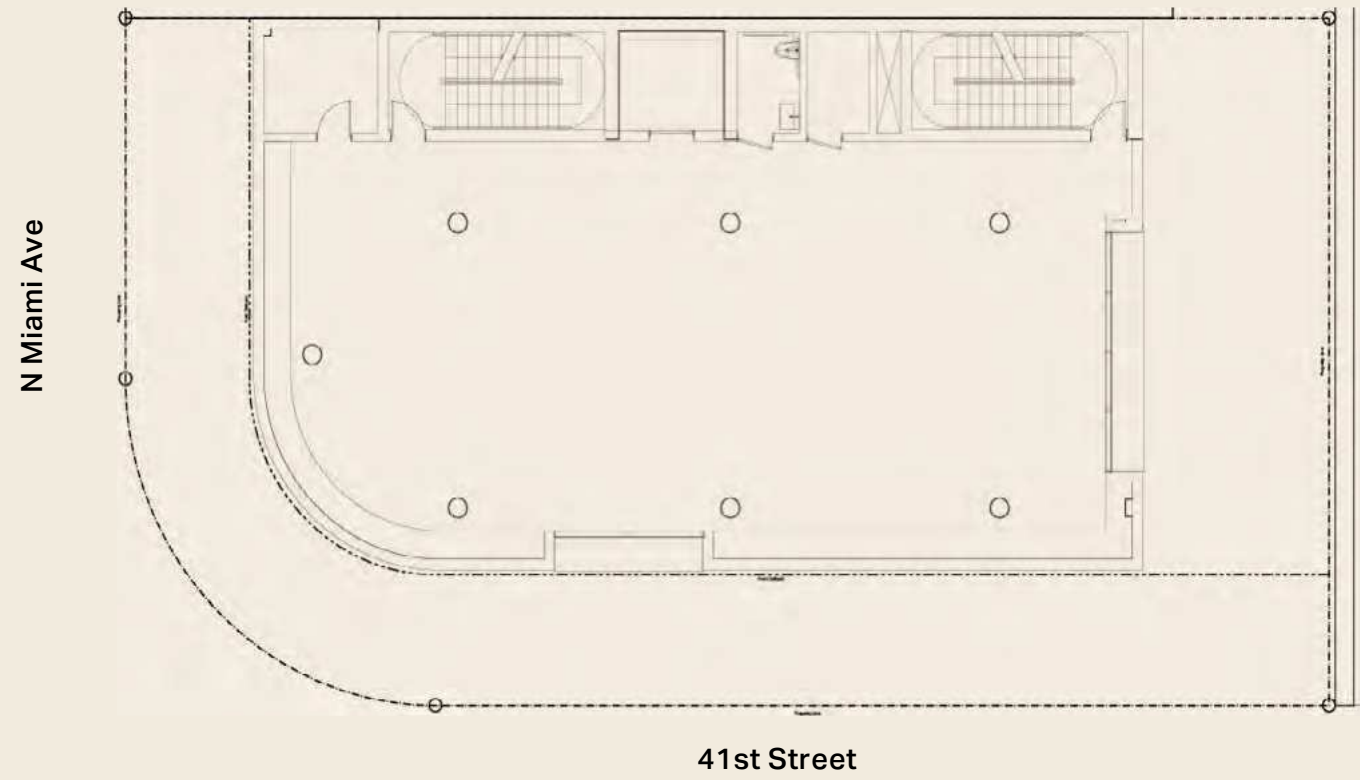
## PROJECT OVERVIEW

- Prime retail leasing opportunity
- 3-story building (~9,200 sq. ft.) plus rooftop (~2,500 sq. ft.).
- Pedestrian accessibility and synergy with nearby restaurants, museums, and shops.

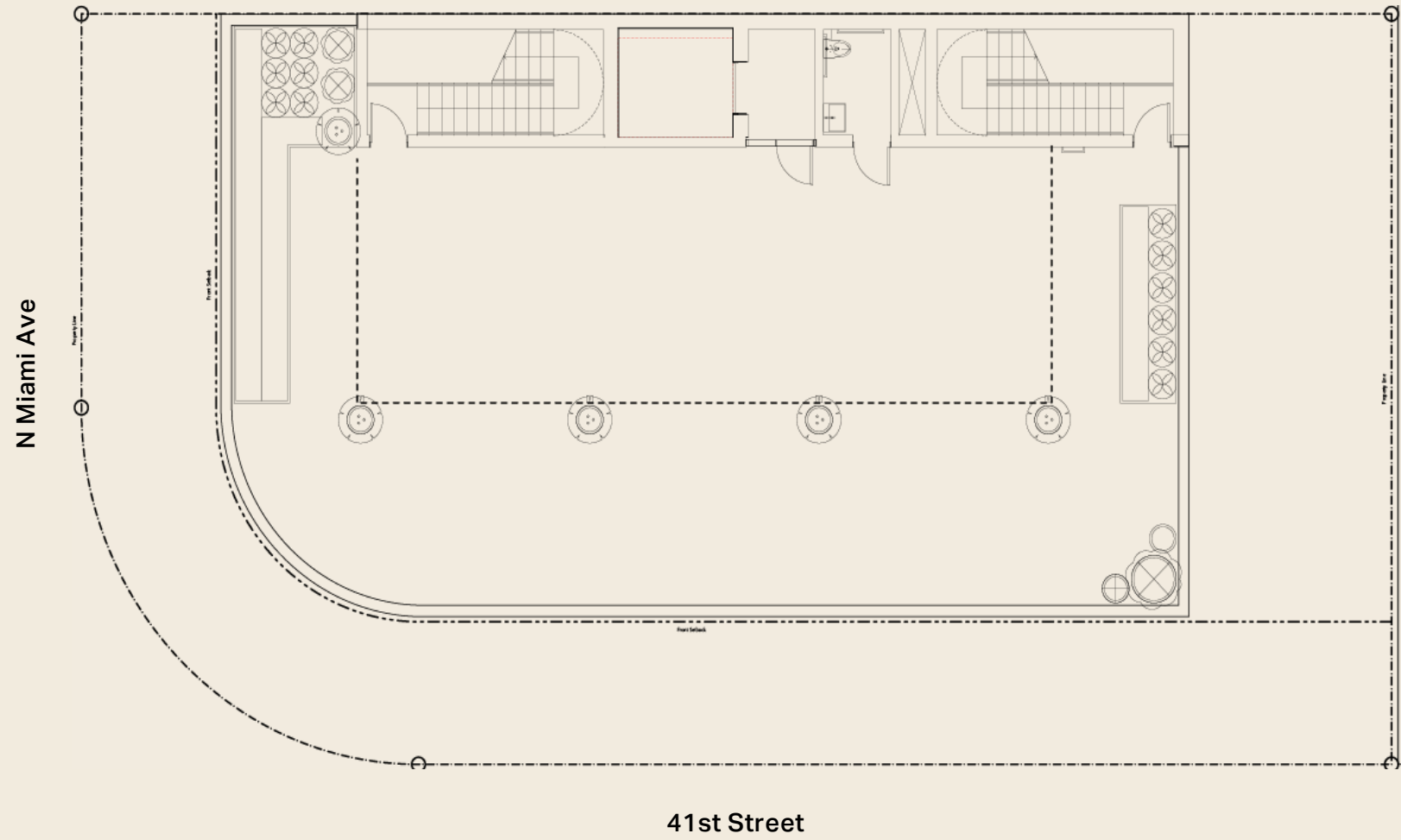
# GROUND FLOOR



# 2ND & 3RD FLOORS



# ROOFTOP



# FLEXIBILITY

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# FLEXIBILITY

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# THE GATEWAY



## NE 41ST STREET

## N.E 41ST STREET

## N.E 41ST STREET

N MIAMI AVENUE

N.E 1ST AVENUE

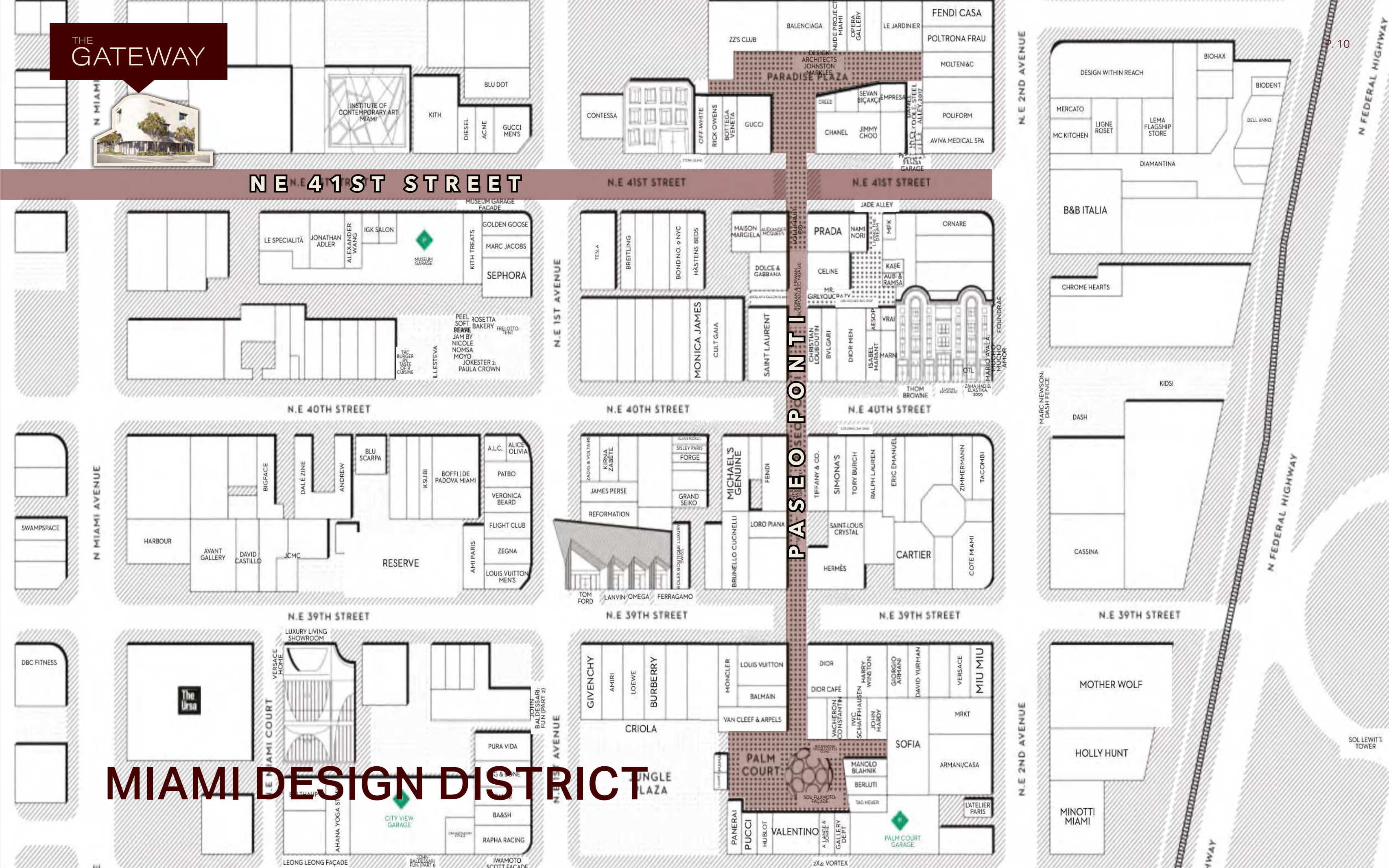
PASEO PONTI

N.E 2ND AVENUE

N FEDERAL HIGHWAY

N.E 2ND AVENUE

# MIAMI DESIGN DISTRICT



THE  
GATEWAY

# 41st STREET

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41st street is one of the most active and desired streets in the Design District, with some of the most renowned brands and **major pedestrian traffic**.

On the north side of the street, the Institute of Contemporary Art (ICA Miami) offers year-round free and open access to innovative art, including the sculpture garden on its rear grounds.

Extending onto the south side of 41st, visitors find the Museum Garage, the world's most unique parking garage. With five different 3D surreal façades, the Museum Garage draws plenty of attention to its public art.



41st Street is lined with iconic luxury houses such as Chanel, Gucci, and Balenciaga. Most recently, Supreme opened its first-ever Miami flagship on the street, cementing 41st as a destination where global luxury and street culture converge.

**The dining scene is equally world-class**, anchored by Michelin-starred L'Atelier de Joël Robuchon, Contessa by Major Food Group, and Nami Nori, the acclaimed temaki bar backed by Pharrell Williams.



# 41st STREET HAS SOME OF THE MOST VALUABLE TRAFFIC DRIVERS IN THE DISTRICT

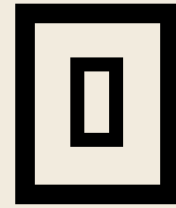


# INDEPENDENCE & LUXURY

The Gateway offers a rare opportunity for a freestanding flagship in the Miami Design District, elevated by the prestige of one of the nation's most exclusive retail corridors.

# THE TEAM

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**B L A C K S A L M O N**

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