

# LITTLE RIVER OFFICE FLEX & WAREHOUSE SPACE



**DWN  
TWN**  
REALTY ADVISORS  
25.77°N - 80.19°W

**FOR LEASE**

6454 NE 4<sup>th</sup> AVE – LITTLE RIVER, MIAMI



## LEASING ADVISOR

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**Andrew Dixon**

Executive

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## EXECUTIVE SUMMARY

DWNTWN Realty Advisors has been retained exclusively to arrange the leasing of 6454 NE 4th Avenue (the "Property"), a ±27,000 square foot commercial space located in the heart of Miami's thriving Little River District. The Property offers a versatile, well-positioned opportunity for tenants seeking flexible space in one of Miami's most dynamic emerging corridors.

The Property features an open layout, high ceilings, and flexible zoning, supporting a wide range of uses from creative office and studio space to light industrial, showroom, or retail concepts. A drive-in roll-up door accommodates deliveries or light industrial activity, and the high clearance ceilings reinforce the space's adaptability across tenant types. The Property also benefits from free street & onsite parking.

The Property sits along NE 4th Avenue, just minutes from Biscayne Boulevard and I-95, offering strong connectivity to Midtown, Wynwood, Downtown Miami, and the Design District. The surrounding area is known for its artistic energy, cultural depth, and rapidly growing commercial presence, positioning the Property to benefit from continued tenant demand in the corridor.

6454 NE 4<sup>th</sup> Avenue, Miami, FL 33138

*Little River*

**27,000 SF**

Total Building SF

**0.85 AC**

Total Lot SF

**2,100 SF | \$34 FS**

Flex/Office | Unit B

**5,000 SF | \$24 FS**

Warehouse/Storage | Unit D

**Free Street & Onsite Parking**

Parking

**D1**

Zoning

**brightline**

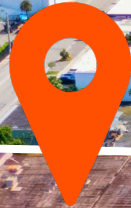
MIAMI CBD – 15min drive

**MAGIC CITY**  
INNOVATION DISTRICT

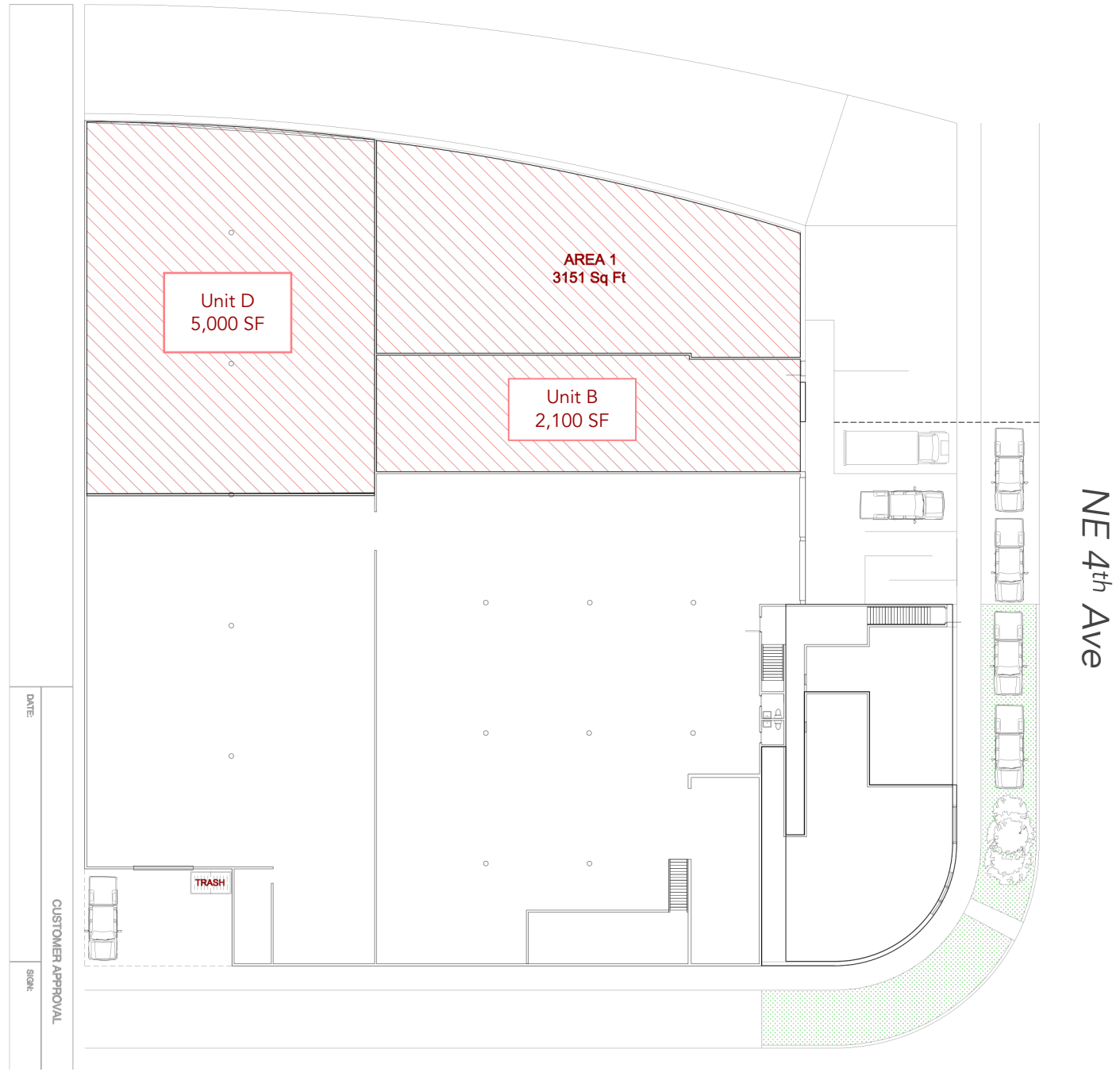
**Magic City Innovation District**  
magiccitydistrict.com

175,000 SF of existing creative office, galleries, and restaurants  
The master development will include 2,700 residential units, 2M SF of Office and 500K SF of Retail

**mandolin**  
aegean bistro



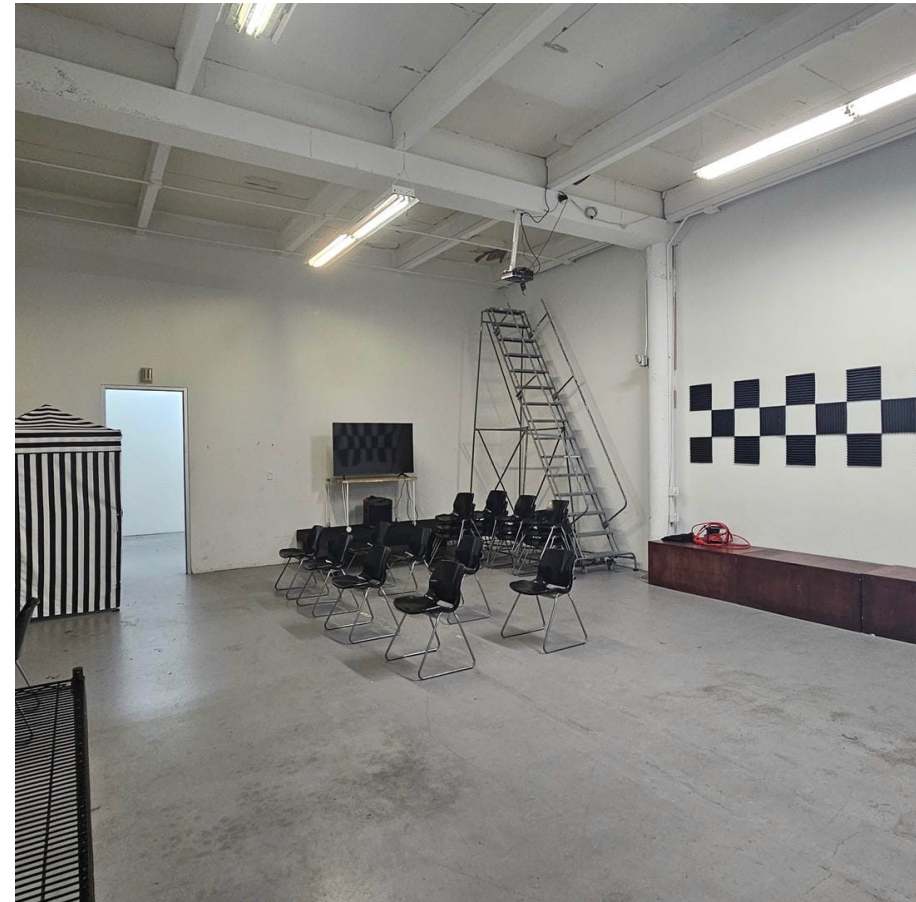
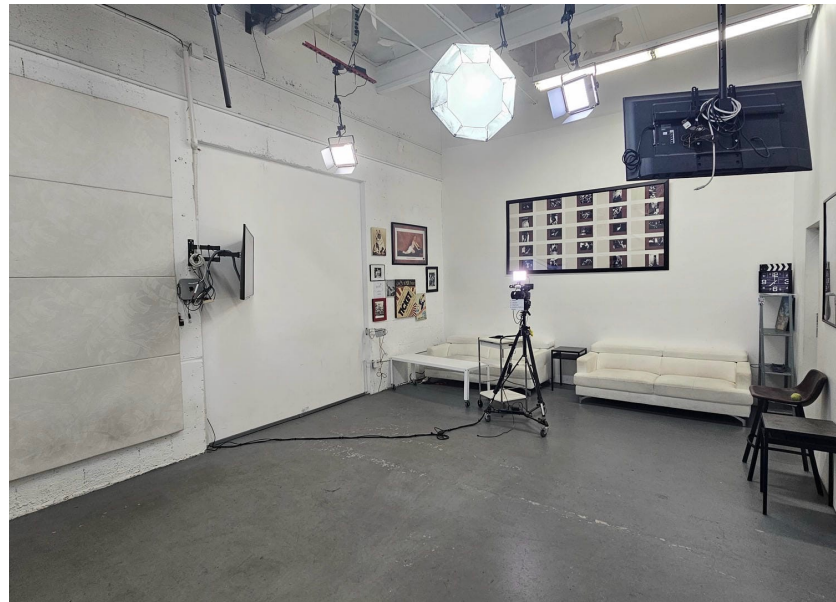
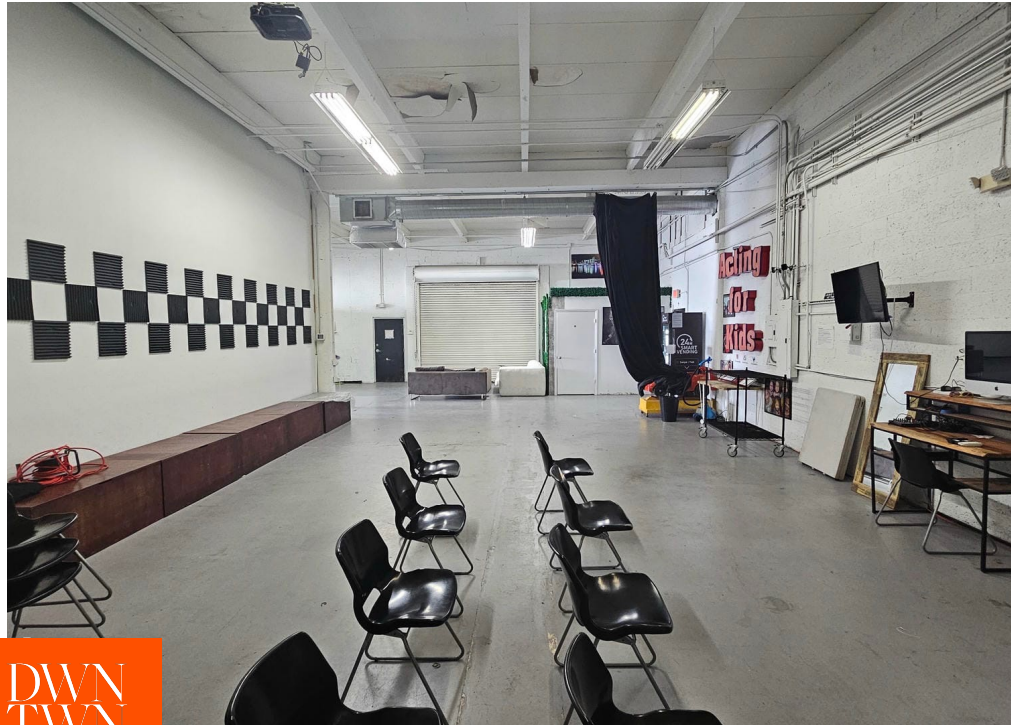
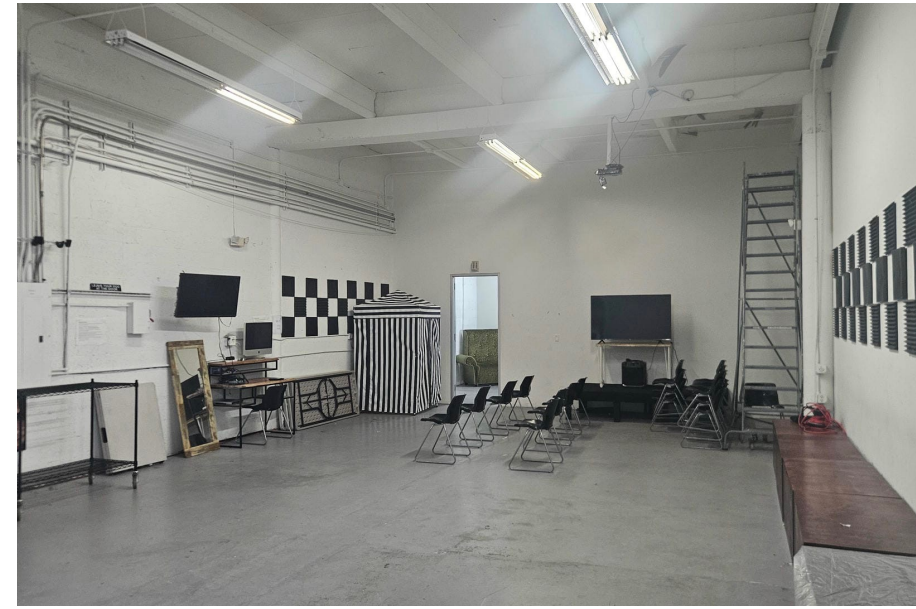
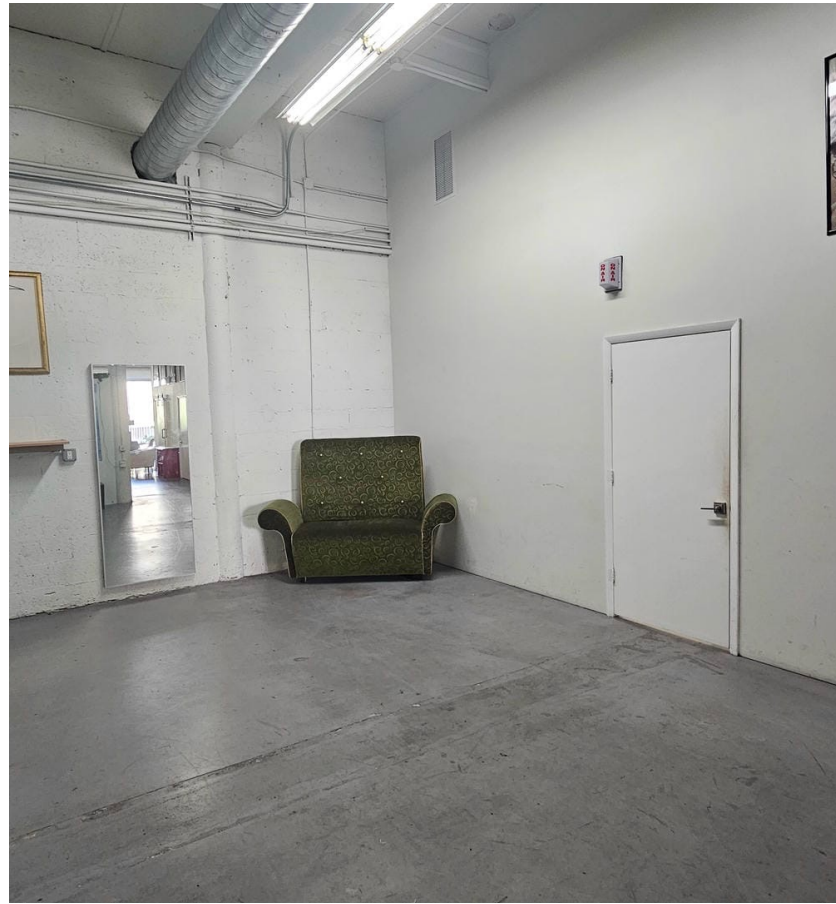
NE 2nd Avenue



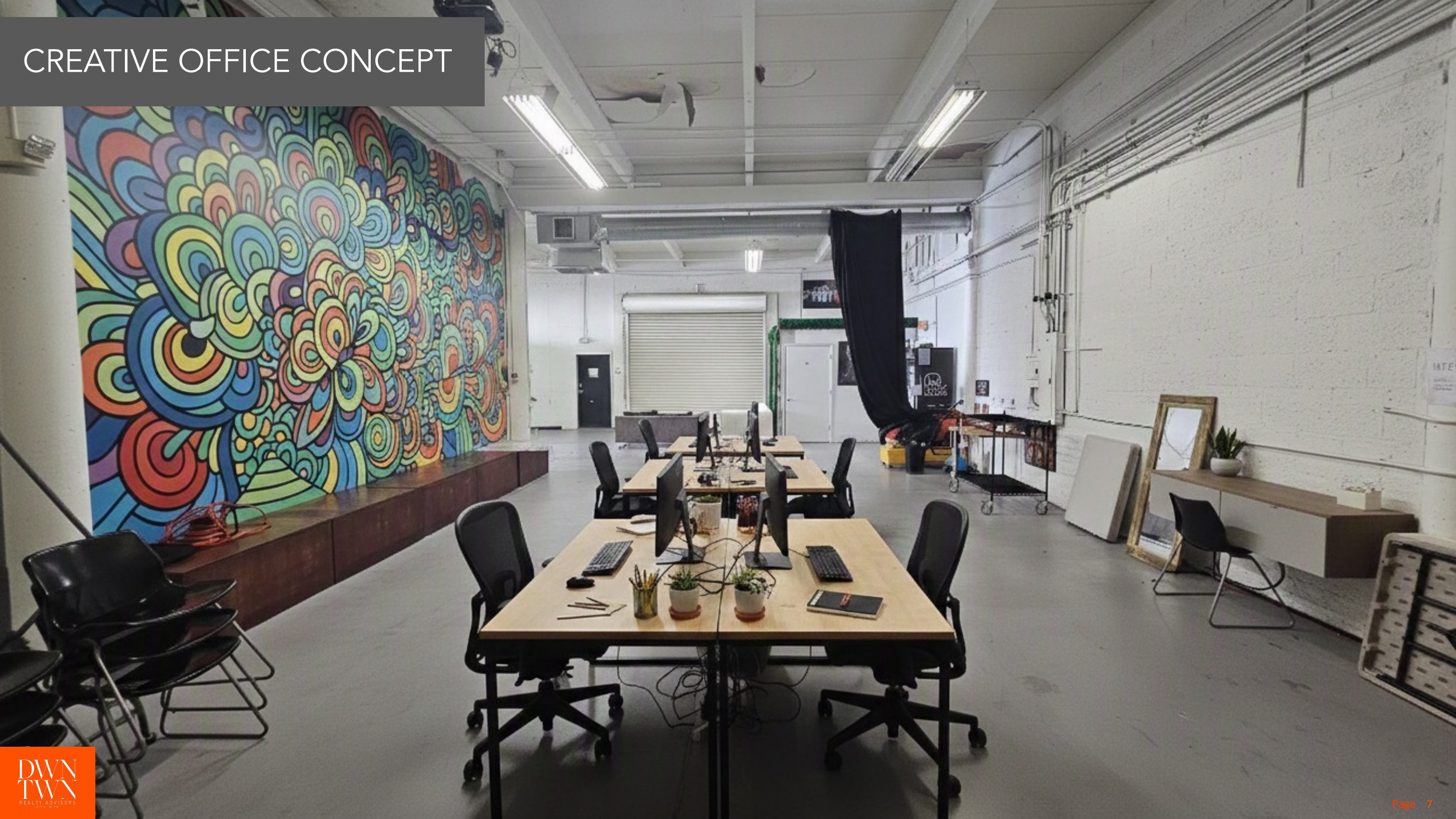
NE 64<sup>th</sup> Terrace

NE 4<sup>th</sup> Ave

# INTERIOR PICTURES



# CREATIVE OFFICE CONCEPT



# WAREHOUSE SPACE



# CONTACT

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