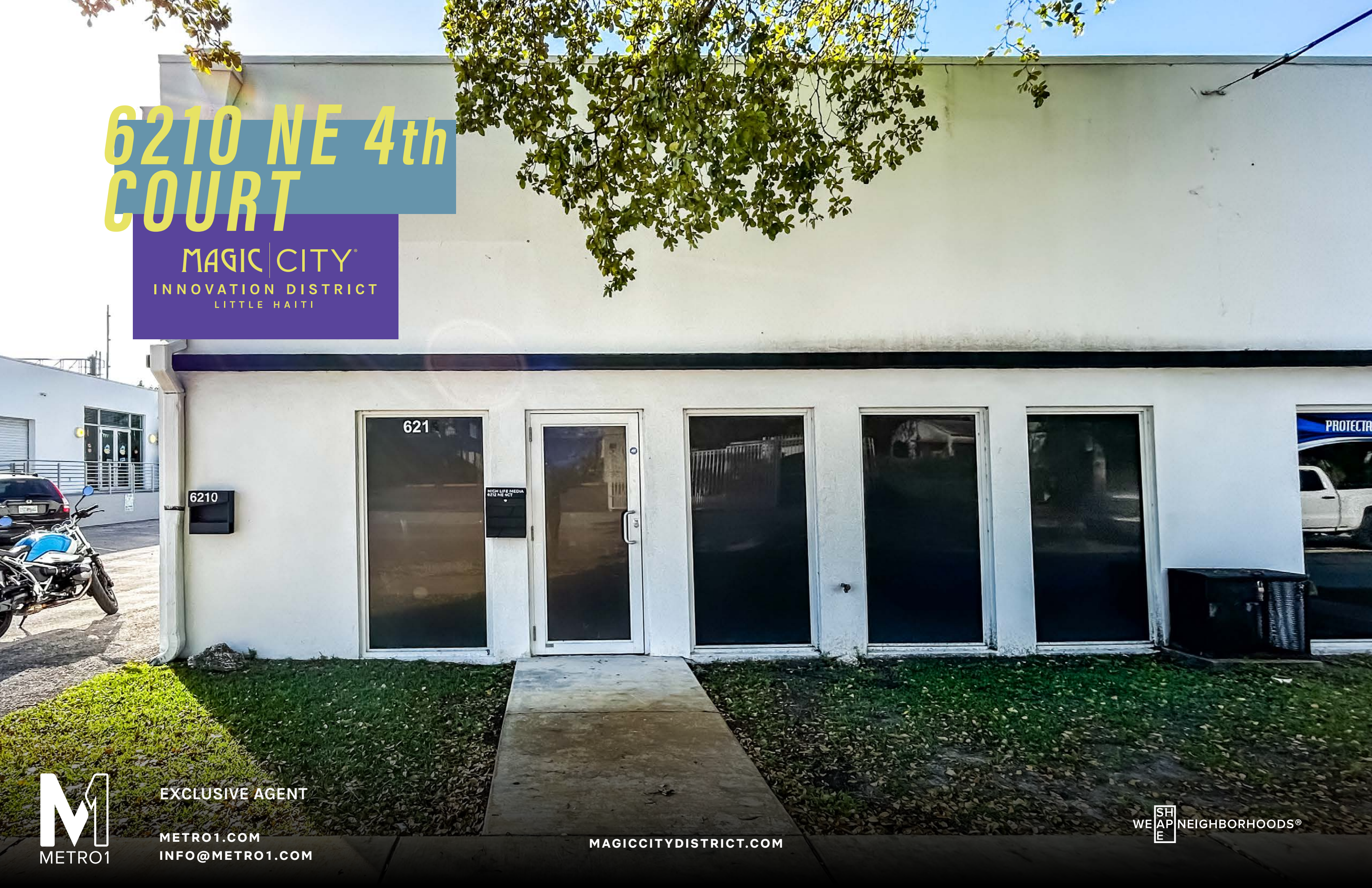


6210 NE 4th COURT

MAGIC CITY
INNOVATION DISTRICT
LITTLE HAITI



EXCLUSIVE AGENT

METRO1.COM

INFO@METRO1.COM

MAGICCITYDISTRICT.COM



Property Specs

SIZE: 2,100 SF

RENTAL RATE: \$35 PSF + NNN

CEILING HEIGHT: 16'

PARKING ALONGSIDE BUILDING

6210 NE 4th Ct offers 2,100 SF of space at the eastbound edge of the Magic City Innovation District, situated at the corner of NE 4th Ct and 62nd St. This prime location is nestled between vibrant, culturally rich neighborhoods like the MiMo District, Design District, Little Haiti, and Little River, all experiencing significant growth.

Nearby amenities, including the Lemon City Library, Legion Park, Little Haiti Soccer Park, and Morningside Park, contribute to the family-friendly atmosphere of the community.

This versatile space is perfect for a range of uses, including creative offices, tech startups, flexible retail, and showrooms.



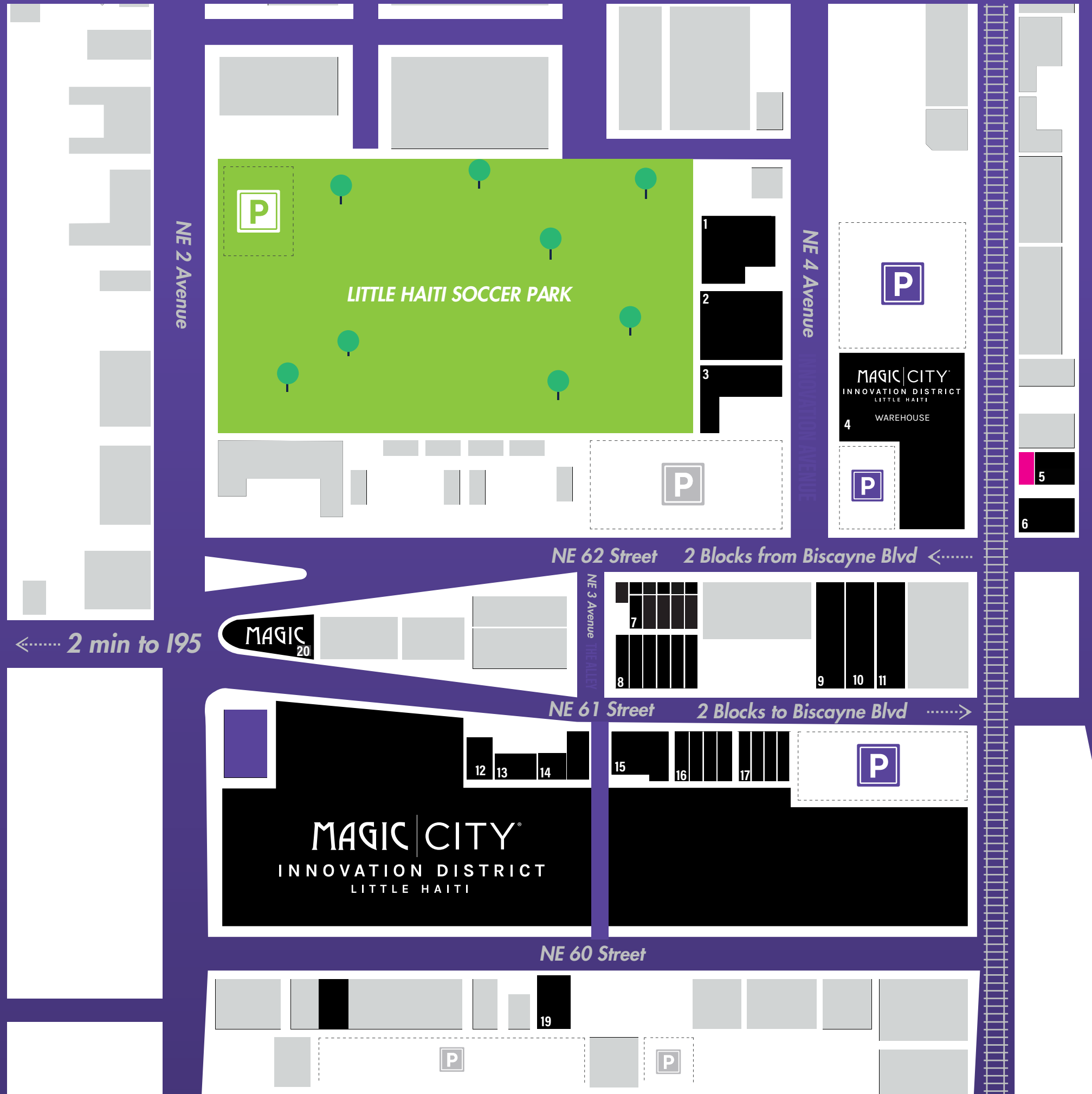
The District

1. 6380 NE 4 AVENUE 10,980 SF	CCOMGROUP <small>WELCOME TO THE DISTRICT</small>
2. 6350 NE 4 AVENUE 13,759 SF	RAW FIT HARMONY STUDIO
3. 6300 NE 4 AVENUE 12,575 SF	THE COBBLERS <small>SNEAKER RESCUE & LEATHER WORKS</small>
4. 6301 NE 4 AVENUE 57,490 SF	ULTRA ELIOMed dinko <small>HICKERBALL</small>
5. 6210 NE 4 COURT 5,420 SF	SWIM KIDS Signarama SUBJECT PROPERTY
6. 6200 NE 4 COURT 3,022 SF	LIVING ON TECHNOLOGY PLAZA EQUITY PARTNERS THE RE LAB ALOONA DJ SCHOOL
7. 300 NE 62 STREET 8,363 SF	POP HEART INFINITY WOODWORK AMALEAN MANN
8. 301 NE 61 STREET 10,896 SF	ART LIFE FH & A MOE MOTO MILLION
9. 363 NE 61 STREET THE OASIS	THE OASIS ZEBBY BPM WELLNESS
10. 367 NE 61 STREET 3,164 SF	
11. 371 NE 61 STREET 10,410 SF	freebee
12. 250 NE 61 STREET 4,110 SF	DANCE ARTS ACADEMY
13. 270 NE 61 STREET 6,500 SF	VISO LIGHTING
14. 288 NE 61 STREET 2,815 SF	GLUTTONOMY FITLETE
15. 310 NE 61 STREET 7,850 SF	
16. 320 NE 61 STREET 6,800 SF	MANMAR DIANA LOWENSTEIN GALLERY SOLAR MOTORS
17. 340 NE 61 STREET 6,542 SF	VITRA MAGIC 13 BREWING
18. 270 NE 60 STREET 1,050 SF	
19. 296 NE 60 STREET 600 SF	EASY LIFE CLUB
20. 200 NE 62 STREET MAGIC SIGN	

LEGEND

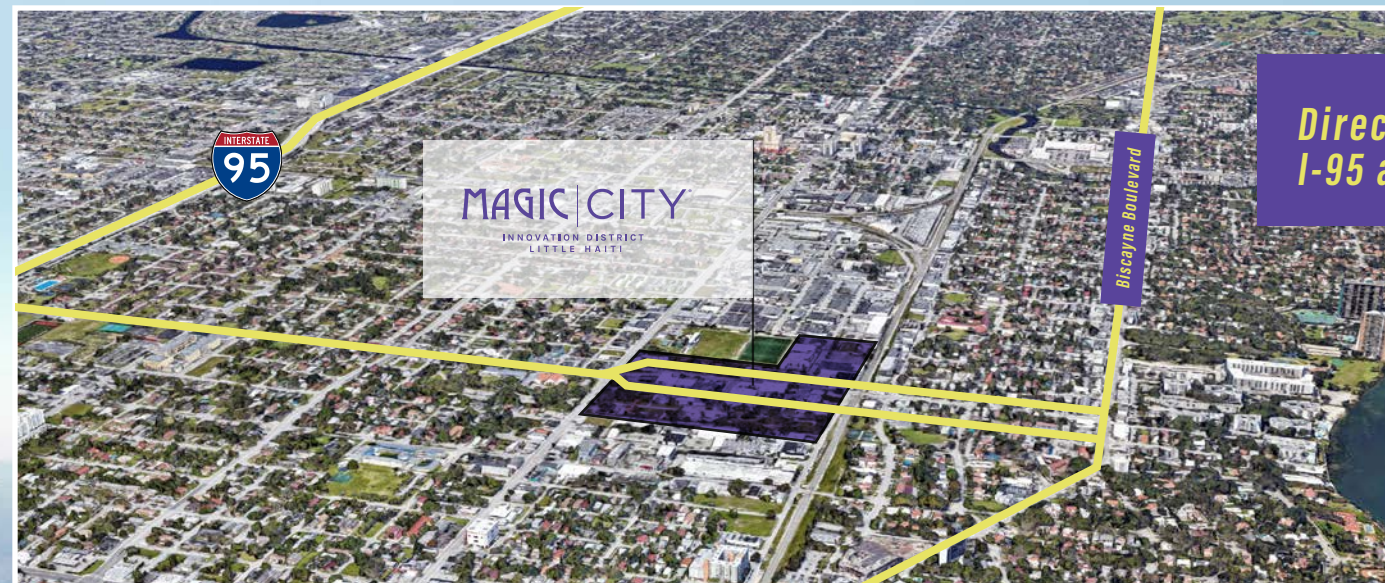
- LEASED
- OUT OF SCOPE
- SUBJECT PROPERTY

MAGIC CITY
INNOVATION DISTRICT
LITTLE HAITI



What Is the Magic City Innovation District® - Little Haiti?

Magic City Innovation District - Little Haiti is a new urban community dedicated to technology, sustainability, art & culture, and health & wellness.



MIAMI INTL. AIRPORT

15 MINS

30 MINS

5 MINS



MAGIC CITY
INNOVATION DISTRICT
LITTLE HAITI

MIAMI SHORES

DESIGN DISTRICT

LITTLE HAITI

WYNWOOD

MIDTOWN

EDGEWATER

DOWNTOWN

BRICKELL

PORT MIAMI

SOUTH BEACH

EXCLUSIVE AGENT

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MAGIC CITY
INNOVATION DISTRICT
LITTLE HAITI

NE 2 AVENUE