

FOR LEASE / OFFICE  
**185 NE 59TH ST / MIAMI, FL 33137**



**Executive Summary**

The second floor of 185 NE 59th St offers a prime leasing opportunity in the heart of Miami's vibrant Little Haiti neighborhood. This 2,971 SF space, currently under renovation, is scheduled for completion in November 2024. Strategically located across from the Cultural Center, this property provides tenants with unparalleled access to a dynamic cultural hub, while being just minutes away from Miami's premier districts, including the Design District, MiMo, and major highways I-95 and I-195. The location promises high visibility and foot traffic, benefiting from the neighborhood's ongoing growth and development.

With its proximity to key Miami neighborhoods and major transportation routes, this space is well-positioned to attract a diverse range of tenants seeking to establish or expand their presence in one of the city's most exciting and rapidly evolving areas.

**Property Highlights**

- **For Lease**
- **Type:** Office
- **Unit Size:** 2,971 SF
- On site parking available
- **Total Lot Size:** 6,742 SF
- **Zoning:** T5-R
- **Price:** \$35 PSF Modified Gross

**Floor Plan**

