

FOR LEASE

**LITTLE RIVER
FLEX SPACE
5,274 - 10,450 SF**

7240 NE 4th Avenue,
Miami, FL 33138



**CENTRAL
COMMERCIAL**
REAL ESTATE

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EXECUTIVE SUMMARY

5,274 - 10,450 SF AVAILABLE SPACE	\$29.00 SF/YR LEASE RATE (NNN)	14' Clear CEILING HEIGHT	2:1,000 SF PARKING RATIO
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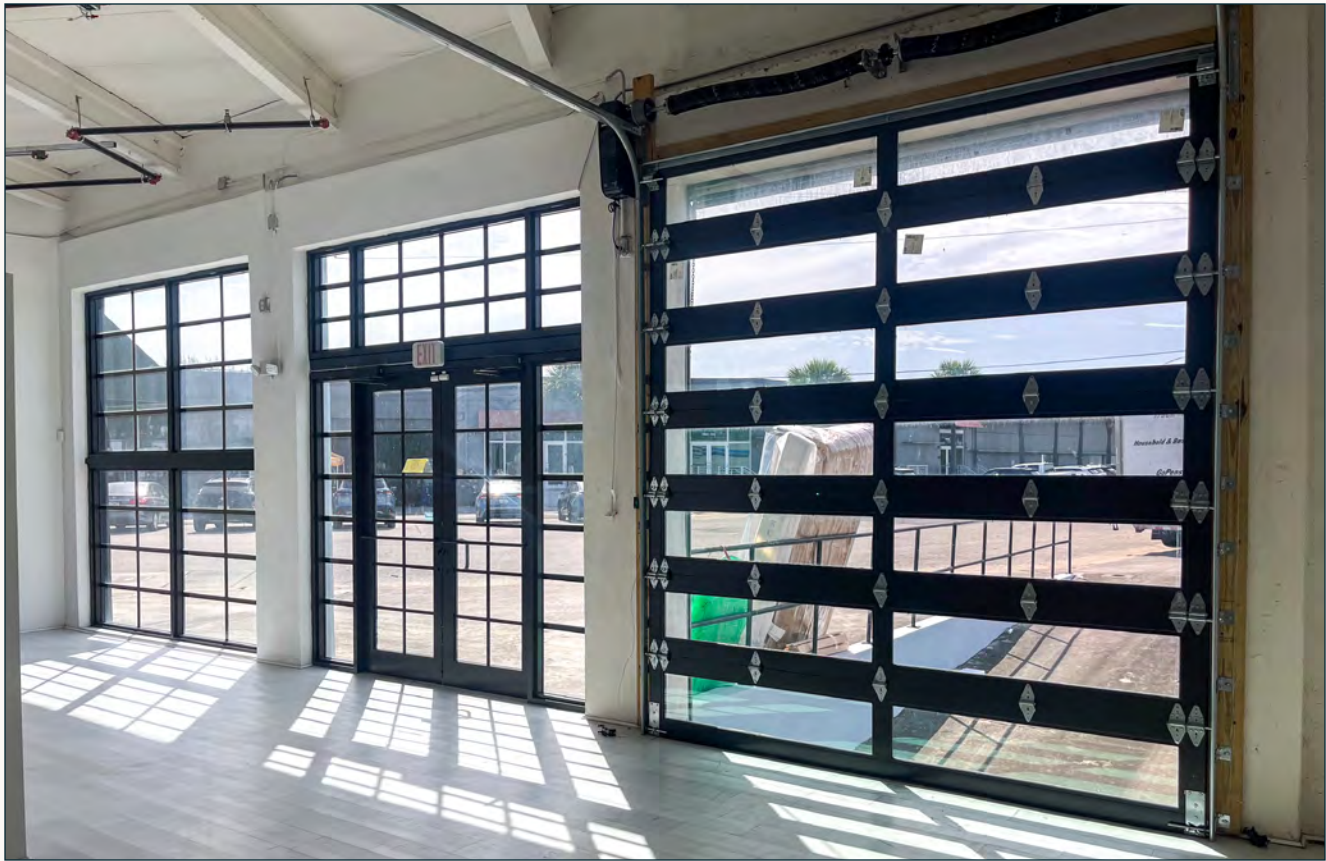
- Overhead Glass Door With Dock-High Loading
- Oversized Impact Windows
- Fiber Internet
- 250 Amp 3-Phase Power
- Air Conditioning
- Fire Sprinklers

A fully air-conditioned flex space opportunity at 7240 NE 4th Ave, ideally positioned in Miami’s dynamic Little River industrial district, just two blocks west of Biscayne Boulevard’s MiMo District and seven minutes north of the Design District.

Located along the NE 4th Avenue corridor, the property is surrounded by one of Miami’s leading concentrations of design showrooms, creative studios, galleries, and food and beverage concepts.

Exceptionally well maintained, the space offers a move-in-ready opportunity for creative office, showroom, studio, light industrial, retail, and other flex users. A full vision glass overhead door opens onto a truck well, providing dock height loading while filling the space with natural light. This combination of showroom quality presentation and efficient loading makes the property well suited to design trade users, galleries, creative production, and businesses that value both presentation and functionality.

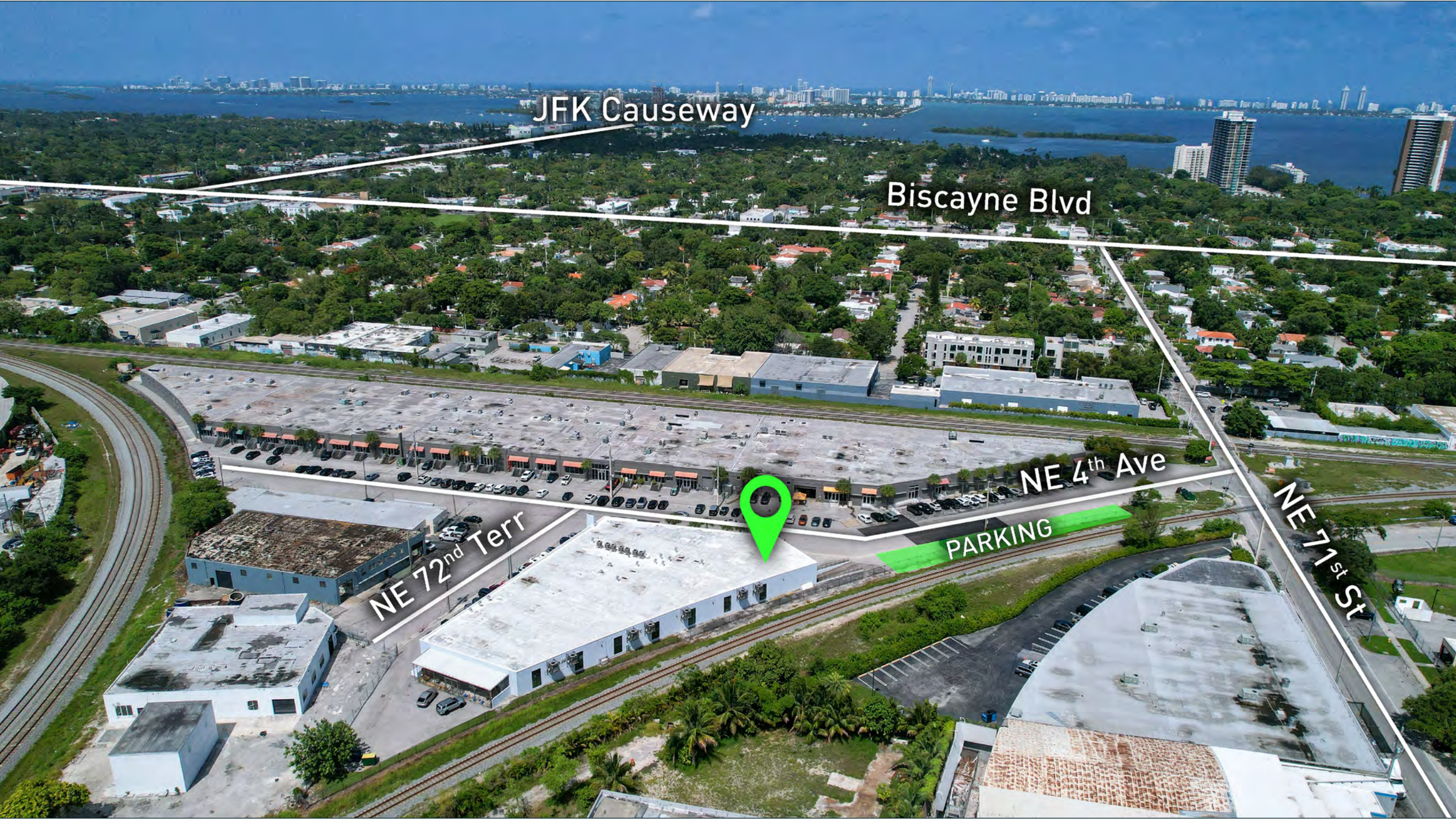




NEIGHBORHOOD CONTEXT



EAST AERIAL



SOUTHEAST AERIAL

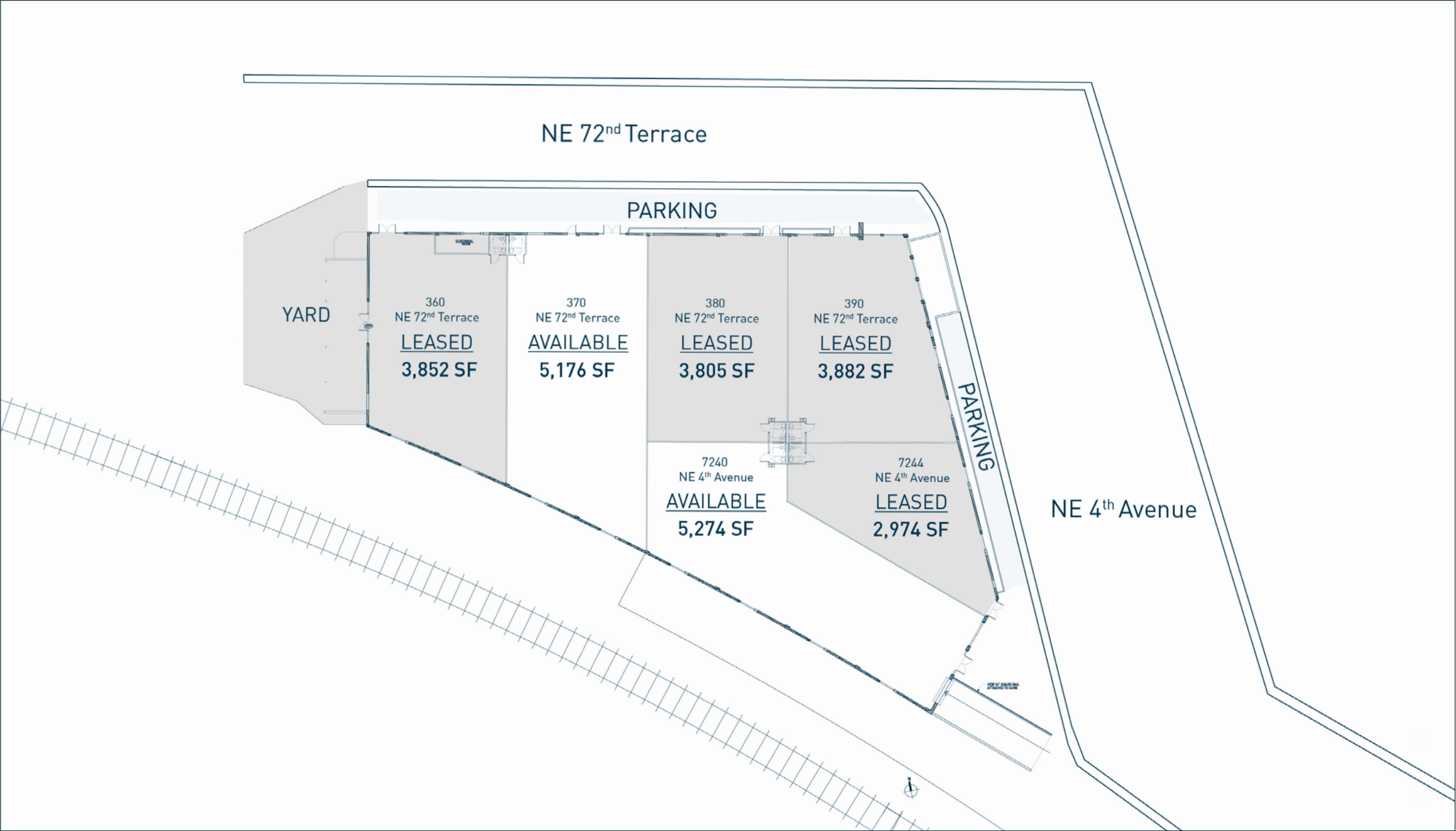


WEST AERIAL



7240 NE 4th Avenue
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SITE MAP



7240 NE 4th Ave,
Miami, FL 33138



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