

**FOR LEASE**

**355 NE 59TH TERRACE**  
MIAMI, FL 33137

**MAGIC CITY FLEX SPACE**

**STL**  
COMMERCIAL

# OVERVIEW

---

Flex warehouse available for lease in the Magic City Innovation District. The area has established itself as a booming business district with a plethora of dynamic users including Studios, Creative Offices, Showrooms, Agencies, Restaurants, Entertainment, Industrial and more.

The space comes at an affordable price point to break into this highly sought after market and has liberal zoning allowing for a wide variety of uses. The space is air conditioned that feature an open layout and newly installed lighting. It also has mezzanine level that can be use for storage or other uses.

It is located 5 minutes from The Design District, 10 minutes from Wynwood/Edgewater, and 15 Minutes from Miami International Airport as well as Miami Beach.

# SITE SUMMARY

---

**SPACE SIZE:** 1,200 SF

**ALLOWED USES:** Office, Storage, Industrial, Showroom, General Commercial, Etc.

**ASKING PRICE:** \$2,600/month + \$400/CAM Charges



355 NE 59TH TERRACE - MIAMI, FL 33137

**BRIAN PINEIRO** | COMMERCIAL ADVISOR | 786.382.9900  
**ALEX TSOULFAS** | PRESIDENT | 305.972.7217

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

# INTERIOR IMAGE



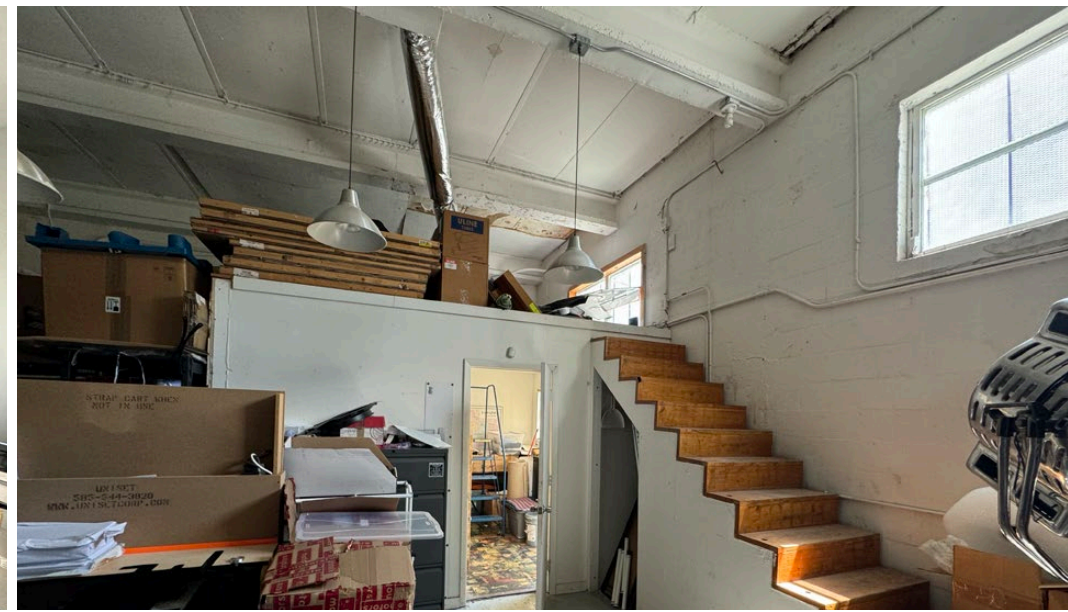
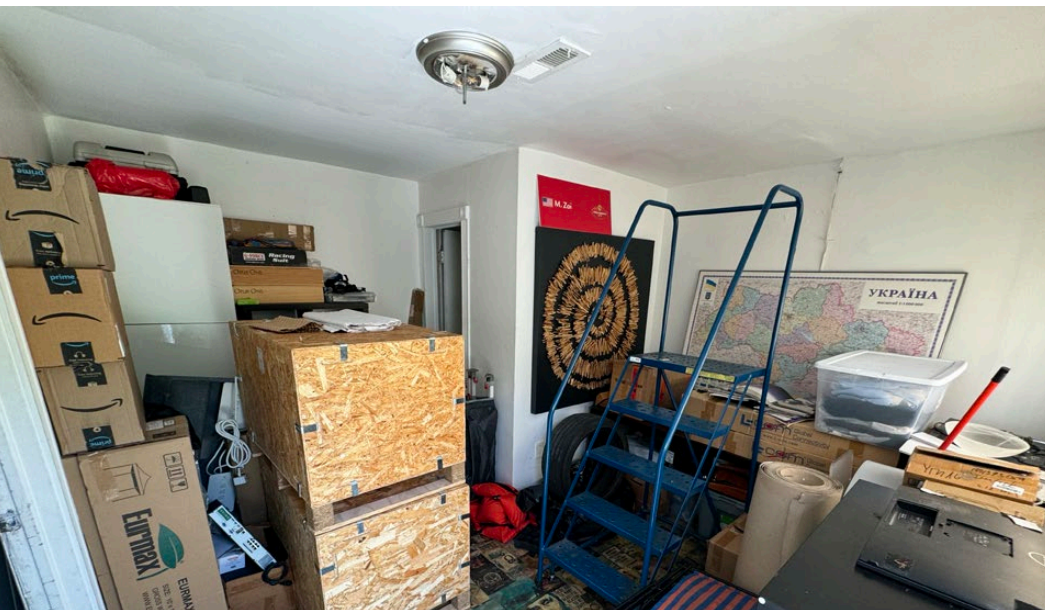
355 NE 59TH TERRACE - MIAMI, FL 33137

**BRIAN PINEIRO** | COMMERCIAL ADVISOR | 786.382.9900

**ALEX TSOULFAS** | PRESIDENT | 305.972.7217

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

# ADDITIONAL PHOTOS



355 NE 59TH TERRACE - MIAMI, FL 33137

**BRIAN PINEIRO** | COMMERCIAL ADVISOR | 786.382.9900

**ALEX TSOULFAS** | PRESIDENT | 305.972.7217

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

# AERIAL IMAGE



355 NE 59TH TERRACE - MIAMI, FL 33137

**BRIAN PINEIRO** | COMMERCIAL ADVISOR | 786.382.9900

**ALEX TSOULFAS** | PRESIDENT | 305.972.7217

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.



**BRIAN PINEIRO**  
**COMMERCIAL ADVISOR**  
**BRIAN@STL-ADVISORS.COM**  
**786.382.9900**

**ALEX TSOULFAS**  
**PRESIDENT**  
**ALEX@STL-ADVISORS.COM**  
**305.972.7217**