

Little River  
Miami

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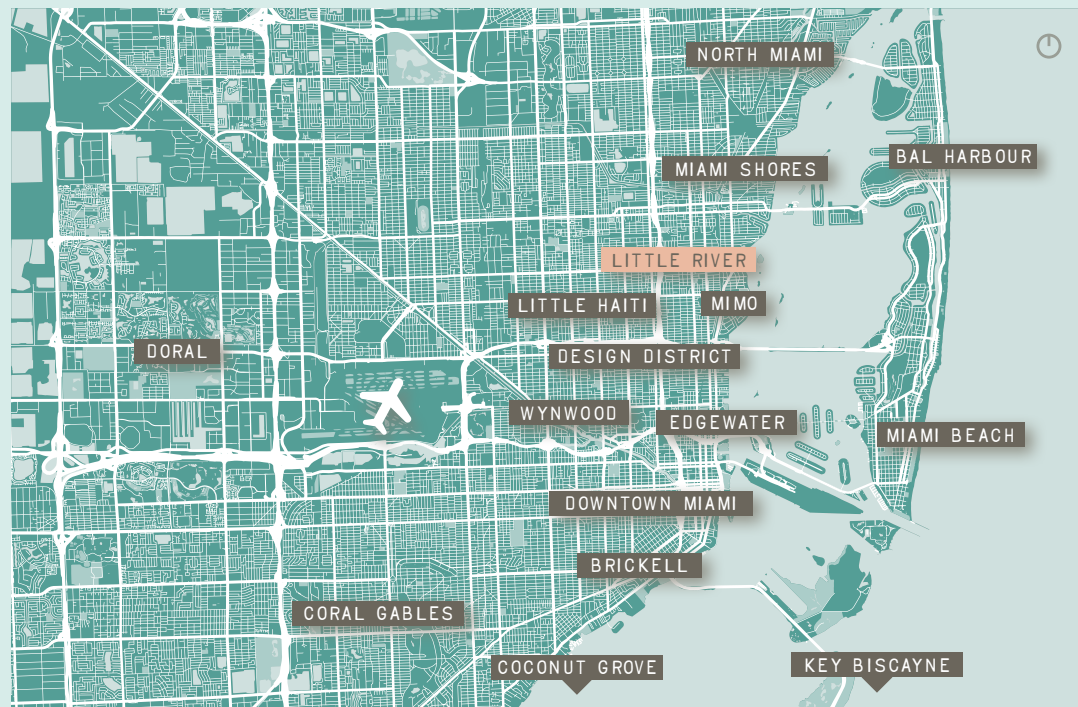




## What is Little River?

Rooted in creativity and driven by ambition, Little River is one of Miami's most highly anticipated neighborhoods. Once a quiet industrial district, it's now rapidly becoming the city's coolest enclave—a magnetic blend of contemporary energy, entrepreneurial grit, and cultural edge.

Home to bold thinkers, creative studios, innovative brands, and design-forward spaces, Little River offers a rare mix of authenticity and opportunity. This is where ambition is built into the architecture, and where tomorrow's ideas take shape today.



## DRIVE TIMES

BRICKELL	25 MIN.
DOWNTOWN	18 MIN.
MIAMI BEACH	20 MIN.
MIAMI SHORES	6 MIN.
CORAL GABLES	28 MIN.
EDGEWATER	16 MIN.
WYNWOOD	12 MIN.
DESIGN DISTRICT	7 MIN.
COCONUT GROVE	28 MIN.
DORAL	28 MIN.
NORTH MIAMI	15 MIN.
BAL HARBOUR	22 MIN.
MIAMI INT. AIRPORT	18 MIN.
KEY BISCAYNE	30 MIN.



## Neighborhood Tenant Map



\* Coming Soon

**EAT & DRINK**

- \* Bad Juu / Low Key 1 The Breezeway
- Bar Bucco 2 7220 N Miami Avenue
- \* Breezblock Café 3 The Breezeway
- Counter Culture Coffee 4 7450 N Miami Avenue
- \* El Bagel 5 The Breezeway
- \* Evelia 6 The Breezeway
- \* Food's 7 150 NW 73rd Street
- Imperial Moto 8 7259 NW 2nd Avenue
- La Natural 9 7289 NW 2nd Avenue
- Ogawa 10 7223 NW 2nd Avenue
- \* Peel 11 The Breezeway
- \* Rodney Scott's BBQ 12 7100 N Miami Avenue
- Sunny's 13 7357 NW Miami Court

**SEE & DO**

- Casa de Barcelona 14 210a NW 73rd Street
- CY Collectible's 15 7296 NW 1st Court
- elou 16 160 NW 73rd Street
- Homework Gallery 17 7358 NW Miami Court #11
- IS Projects/Nocturnal Press 18 290 NW 73rd Street
- Legacy 19 7400 NW Miami Court
- \*L'Atelier Prive Salon 20 7219 NW 2nd Avenue
- Mids Market/Reserved 21 7200 NW 2nd Avenue
- Colt Arts 22 7297 NW 2nd Avenue
- Rose Coloured 23 212 NW 73rd Street
- \*She Moves 24 7293 NW 2nd Avenue
- Skin Elements 25 7295 NW 2nd Avenue
- \*Understory 26 7135 NW 1st Court
- \*Wildthing 28 162 NW 73rd Street
- \*WTO Athletic Club 29 7225 NW 1st Court

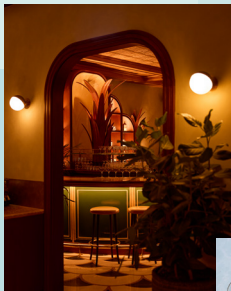
**WORKPLACE**

- AJ Capital Partners 30 7329 NW Miami Court
- Bernheim Law 31 7292 NW 1st Court
- \*Built Inc. 32 158 NW 73rd Street
- Caldera Law 33 7275 NW 1st Court #104
- DNFA Design & Architecture 34 7288 NW 1st Court
- King of Christmas 35 70 NW 73rd Street
- L&ND 36 7294 NW 1st Court
- Listone Giordano 37 7291 NW 2nd Avenue
- MTTR MGMT 38 7290 NW 1st Court
- MVW Partners 39 7338 NW Miami Court #21
- MONOMI Design 40 7275 NW 1st Court #102
- Raymond Nicolas 41 7310 NW 3rd Avenue
- SAJO 42 7145 NW Miami Court
- Staff Squad 43 156 NW 73rd Street
- Voight/Loop Studios 44 7320 NW 3rd Avenue
- YellowPepper 45 90 NW 72nd Street #102
- 46 7217 NW 2nd Avenue

**FLEX**

- Books & Books 47 7401 NW Miami Place
- Urban Helmets 48 214 NW 73rd Street
- Kreyol Essence 49 300 NW 73rd Street
- La Petite Creme 50 7300 NW 3rd Avenue
- BIGFACE Coffee 51 7200 NW 1st Avenue

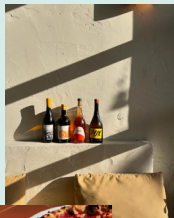
# Award-Winning Culinary Experiences



## SUNNY'S STEAKHOUSE

Reopened in October 2024, Sunny's quickly became a Miami staple. Copious slabs of high-quality meat and expertly crafted cocktails set under a Banyan tree.

Michelin Bib Gourmand Restaurateur

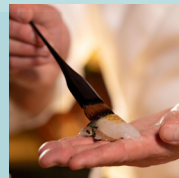


## OGAWA

Rooted in the exquisite simplicity of authentic Japanese Omakase, this twelve seat restaurant is operated by the team behind Hiyakawa.

Ogawa translates to Little River.

Michelin Star



## LA NATURAL

Wood-fired, natural leaven pizza with vegetable-driven dishes and natural wines from restaurateur Javier Ramirez.

Michelin Bib Gourmand Restaurateur



# Award-Winning Culinary Experiences



## IMPERIAL MOTO

Meticulously prepared loose-leaf tea, specialty roasted coffee, and freshly baked pastries founded in 2016 by entrepreneur Matt McKenna.

Neighborhood Coffee Shop



## FOOQ'S

One of Miami's most beloved eateries, reinstated. We All Gotta Eat group's David Foulquier is bringing back Fooq's after a three-year hiatus. The eclectic eatery will serve internationally-inspired dishes in the heart of Little River, fall 2025.

2 Michelin Star Restaurateur



## BAR BUCCE

From the team behind Miami's award-winning restaurant, Macchialina. Inspired by Italy's all-day "bars" serving coffee, wine, and bites, Bar Bucca is a pizzeria, wine shop, and market concept.

2025 Michelin Award-Winning Sommelier in FL



# What Everyone's Talking About

“For the city’s latest art-and culture-centric enclave with a refreshing lack of pretension and an open, welcoming vibe, try Little River, a former warehouse district just north of Wynwood and Little Haiti.”



**AFAR**

“Miami’s Little River neighborhood has revitalized into a booming playground of go-to art, food, music and shopping spots.”



“Little River has become the city’s most desired neighborhood for young and ambitious entrepreneurs, artists, fashion designers, and restaurateurs.”

**TRAVEL+  
LEISURE**

**OCEAN DRIVE**

“The area blooms with tropical fauna and the kind of commerce that defines Miami as a hot spot.”

**The New York Times**



“In recent years Little River has morphed into the city’s newest art and culture enclave as well as foodie destination, resulting in a true triple threat.”

**Forbes**







## Availabilities

Little River is a diverse community with a mix of artists, entrepreneurs, and long-time residents, creating a vibrant and supportive environment.

## 51 nw 71st Street



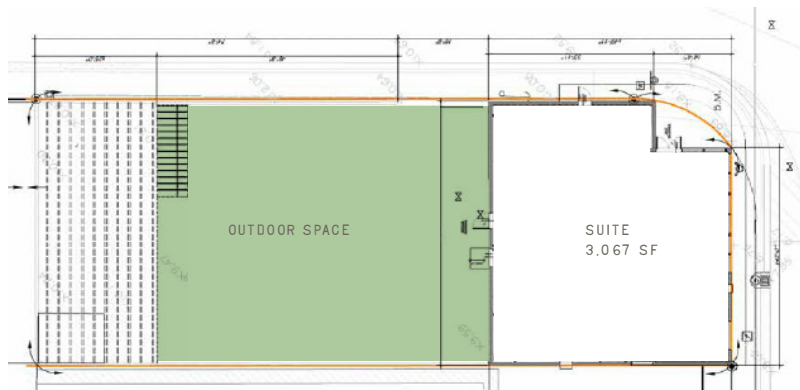
SUITE SIZE: 3,067 SF

SPECS: Newly retro-fitted whitebox space

Private, gated outdoor area can be utilized as parking or garden

Corner signage opportunity at the entrance to Little River

TIMING: Available Now



## 7275 nw 1st Court



SUITE SIZE: 7,157 SF

SPECS: Newly retro-fitted whitebox space with ample natural light

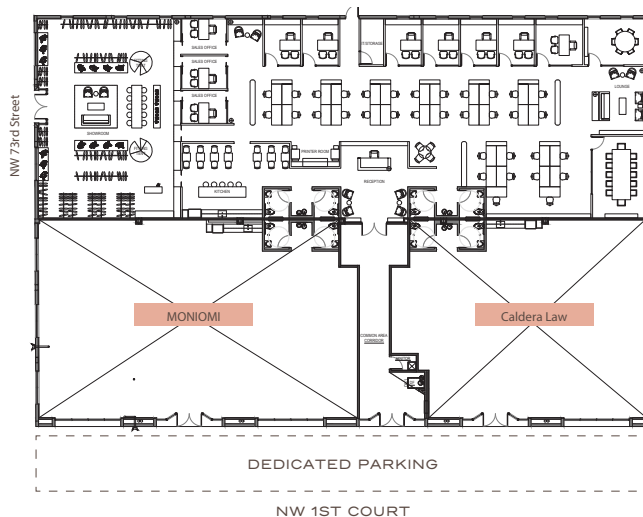
Direct access to dedicated parking

Ceiling height 15 feet

TIMING: Available Now



SAMPLE TEST FIT



7221 nw 2nd Avenue  
SUITE B



SUITE SIZE: 2,445 SF

SPECS: 2nd generation office

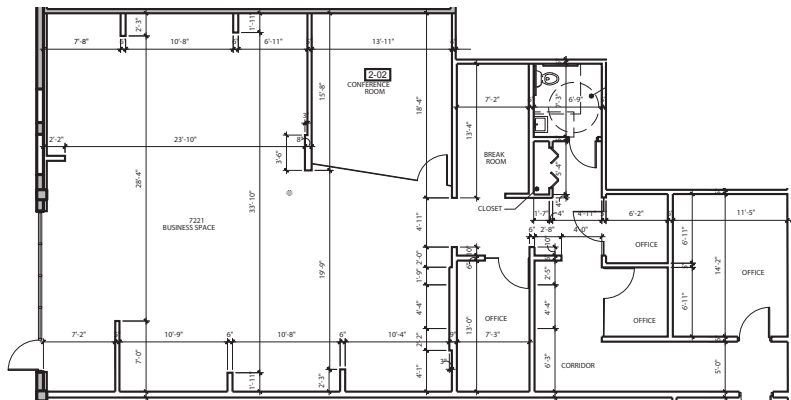
Ideal for designer or showroom

### Ample back storage

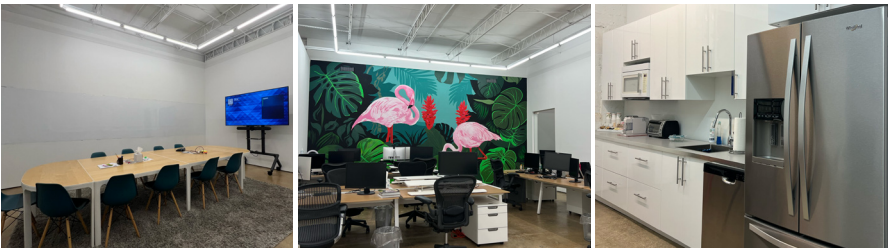
Opportunity to combine with suite C

Direct access to dedicated parking

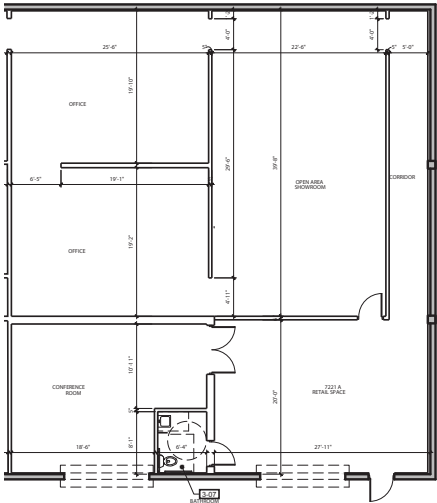
**TIMING:** Available Fall 2025



7217 nw 2nd Avenue  
SUITE C



- SUITE SIZE: 3,625 SF
- SPECS:
- 2nd generation office
  - Modern design
  - Private outdoor patio
  - Opportunity to combine with suite B
  - Direct access to dedicated parking
- TIMING: Available Fall 2025





## 7200 nw 1st Avenue



SIZE: 16,000 SF

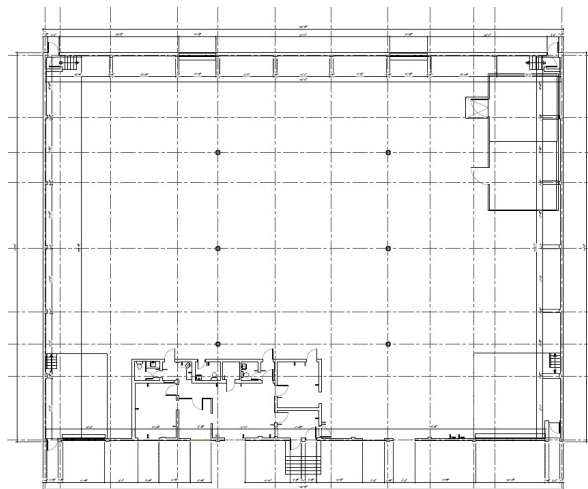
SPECS: Distribution/industrial facility

Private loading docks with security roll-up gates

Ample dedicated parking

Ceiling height 24 feet

TIMING: **Available Now**



290 nw 73rd Street



SIZE: 3,200 SF

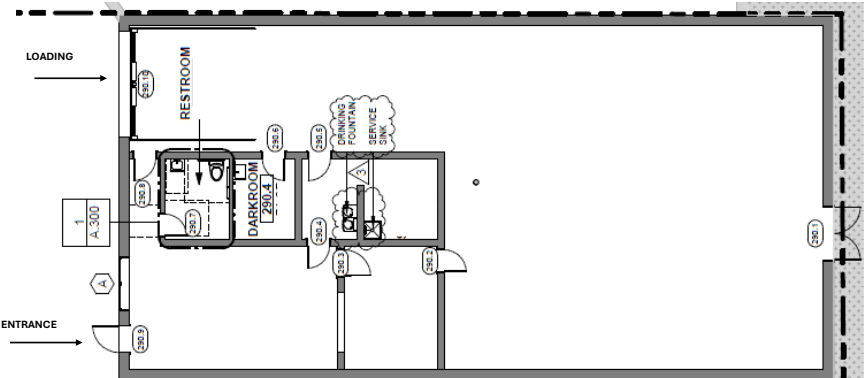
SPECS: Flex/warehouse space

Second generation condition

1 street-level loading dock

Dedicated parking

TIMING: Available Now



NICOLE KAISER

305-913-0772

NICOLE.KAISER@BLANCACRE.COM

JUAN MARIN

305-680-0992

JUAN.MARIN@BLANCACRE.COM



BLANCA

Blanca Commercial Real Estate, Inc.  
Licensed Real Estate Broker | [Blancacre.com](http://Blancacre.com)

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