

75 LITTLE RIVER STUDIOS

300-375 NE 75TH ST. MIAMI, FLORIDA 33138



75 LITTLE RIVER STUDIOS



Miami Beach

Biscayne Bay

Downtown

Biscayne Blvd

Train

195

75 LITTLE RIVER STUDIOS



THE PROPERTY

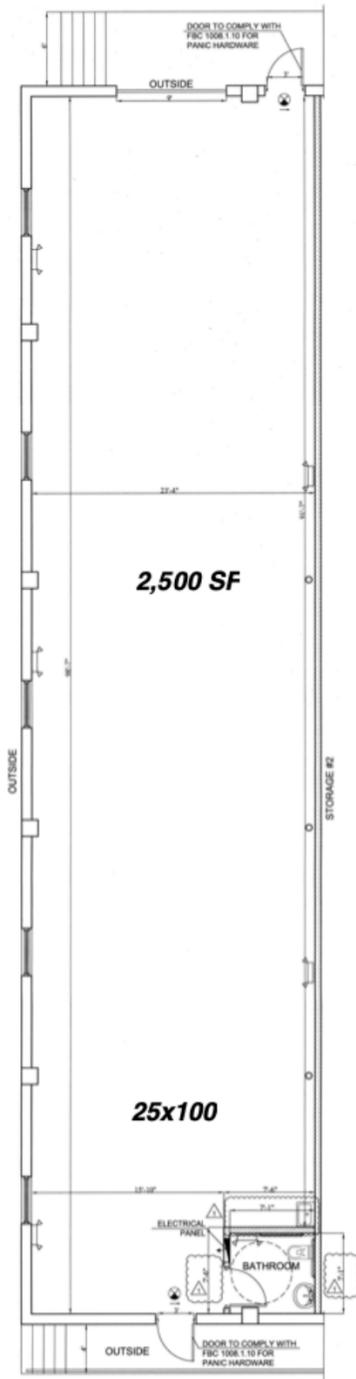
Adar Investment is proud to present the most innovative flex space complex, 75 Little River Studios in Little River, Miami, FL. Located on 300-320 NE 75th Street, this building consists of 24 bays that ranges from 2,500 SF (\$18 PSF) to 3,500 SF (\$16 PSF) and features an open loft-style format. These creative spaces are ideal for technology companies, marketing companies, e-commerce enterprises, art galleries, furniture companies, architectural companies, designers, professional services, commercial kitchens and more.

HIGHLIGHTS

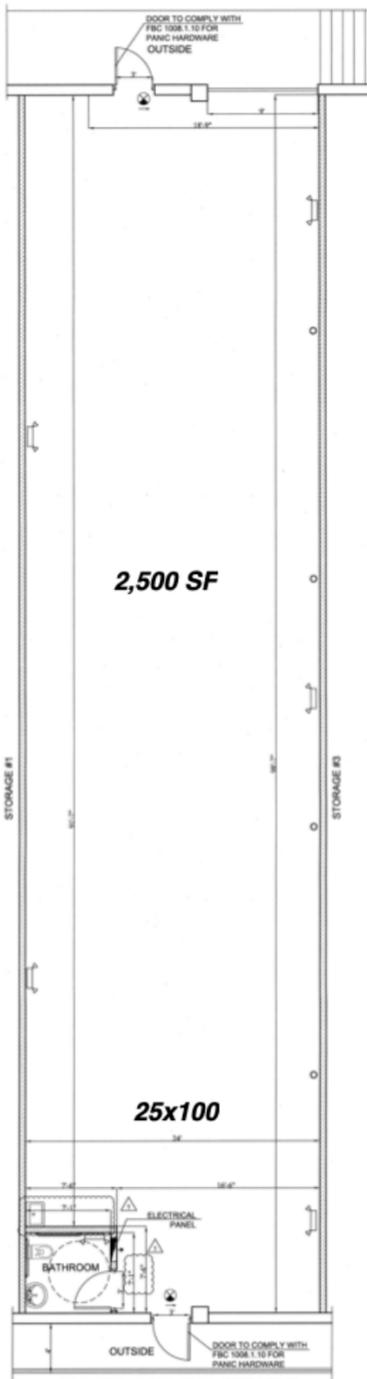
- Flex space 2,500-3,500 SF - combinable for additional space
- Loft Style Office Space
- State of the Art Security System by Kent Security
- Landlord Build Out and Improvements Available
- Commercial Kitchens Possible
- On-site Gated Parking (200+ parking spots)
- Close Proximity to Biscayne Blvd and I-95

75 LITTLE RIVER STUDIOS

FLOORPLAN - 300 NE 75TH ST.



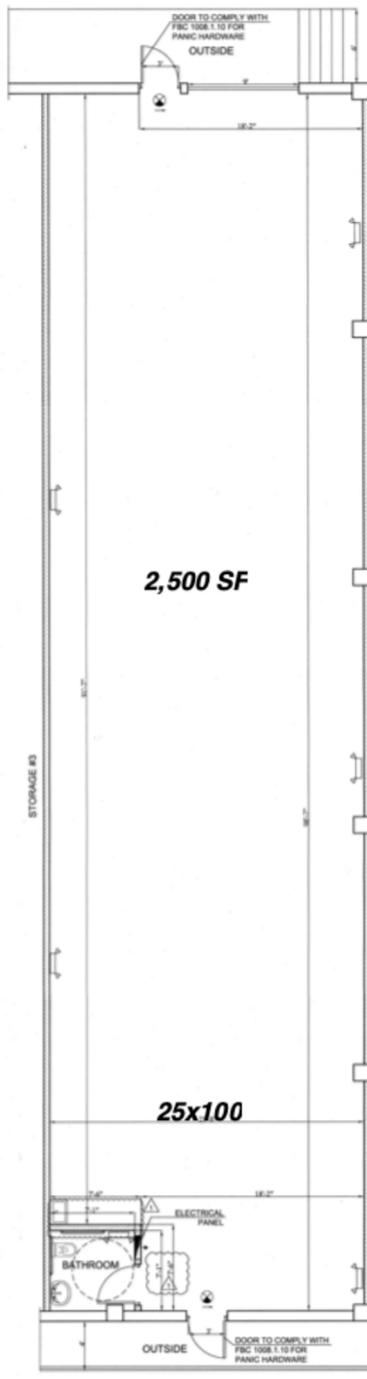
PROPOSED FLOOR PLAN - STORAGE #1
SCALE: 1/4"=1'-0"



PROPOSED FLOOR PLAN - STORAGE #2
SCALE: 1/4"=1'-0"



PROPOSED FLOOR PLAN - STORAGE #3
SCALE: 1/4"=1'-0"



PROPOSED FLOOR PLAN - STORAGE #4
SCALE: 1/4"=1'-0"

LEGEND:
- 1/2" BR. FIN. BATED WALL

REGISTERED PROFESSIONAL ENGINEER	DATE: 08/14/2019
JLG CONSULTING	PROJECT NO: 19019
3000 SW 15th Ave	DATE: 08/14/2019
MIAMI, FL 33135	SCALE: 1/4"=1'-0"
REGISTERED PROFESSIONAL ENGINEER	DATE: 08/14/2019
RICARDO N. LOPEZ	PROJECT NO: 19019
3000 SW 15th Ave	DATE: 08/14/2019
MIAMI, FL 33135	SCALE: 1/4"=1'-0"
REGISTERED PROFESSIONAL ENGINEER	DATE: 08/14/2019
RPA ENGINEERING	PROJECT NO: 19019
3000 SW 15th Ave	DATE: 08/14/2019
MIAMI, FL 33135	SCALE: 1/4"=1'-0"

ALTERATION TO EXISTING WAREHOUSE :
J&E75 WAREHOUSE LLC
300 NE 75 STREET
MIAMI, FL 33138

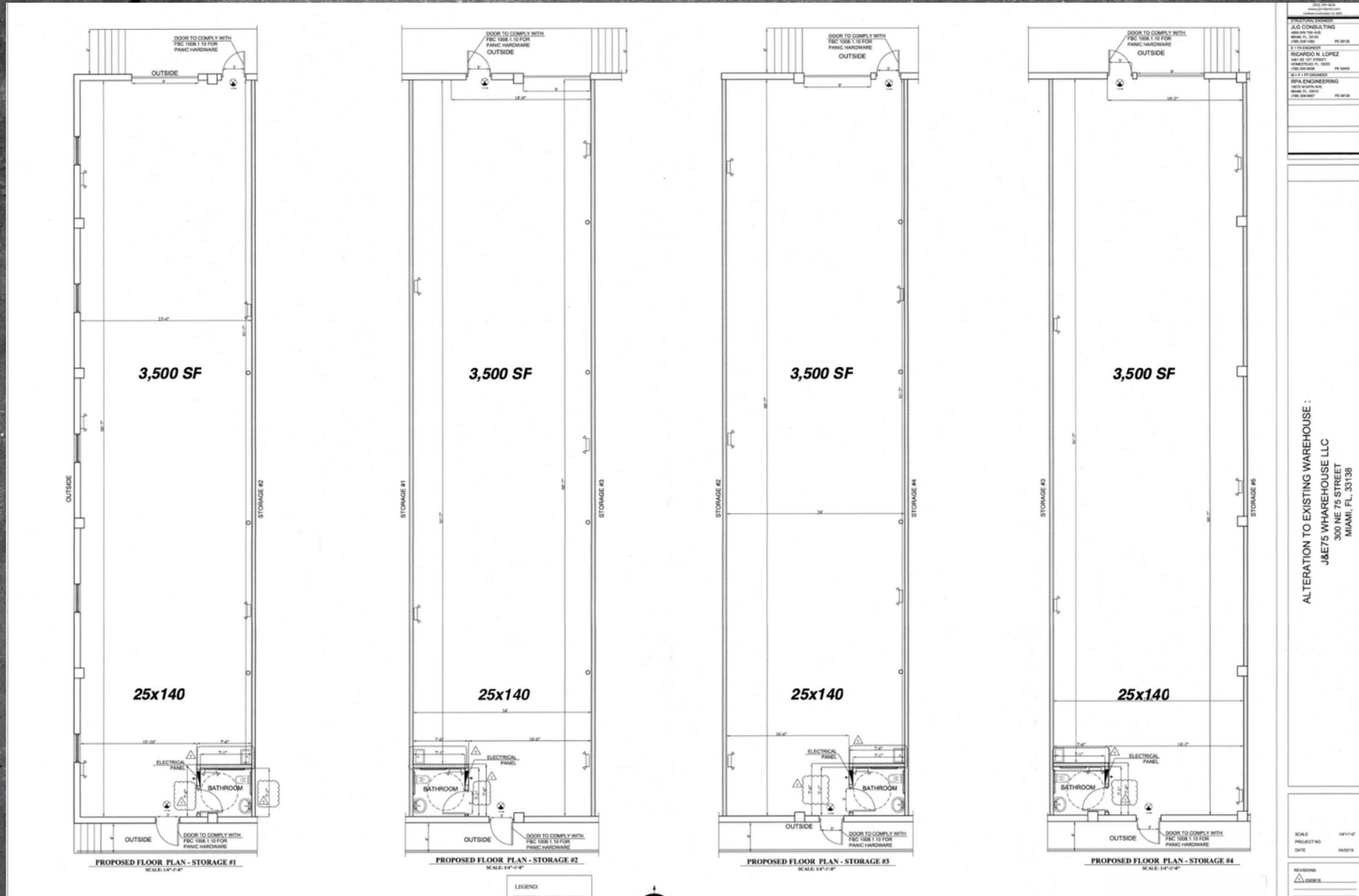
SCALE: 1/4"=1'-0"
PROJECT NO: 19019
DATE: 08/14/2019

REVISIONS:
DATE: 08/14/2019



75 LITTLE RIVER STUDIOS

FLOORPLAN - 320 NE 75TH ST.



PROFESSIONAL ENGINEER JLG CONSULTING 4000 SW 10th Ave Miami, FL 33135 (305) 358-1000 PE 18128	
REGISTERED ARCHITECT RICARDO M. LOPEZ 3401 SW 10th Street Homestead, FL 33063 (305) 251-8300 PE 18449	
REGISTERED ENGINEER RPA ENGINEERING 18015 SW 14th Ave Miami, FL 33190 (305) 880-8807 PE 18728	

ALTERATION TO EXISTING WAREHOUSE :
 J&E75 WAREHOUSE LLC
 300 NE 75 STREET
 MIAMI, FL, 33138

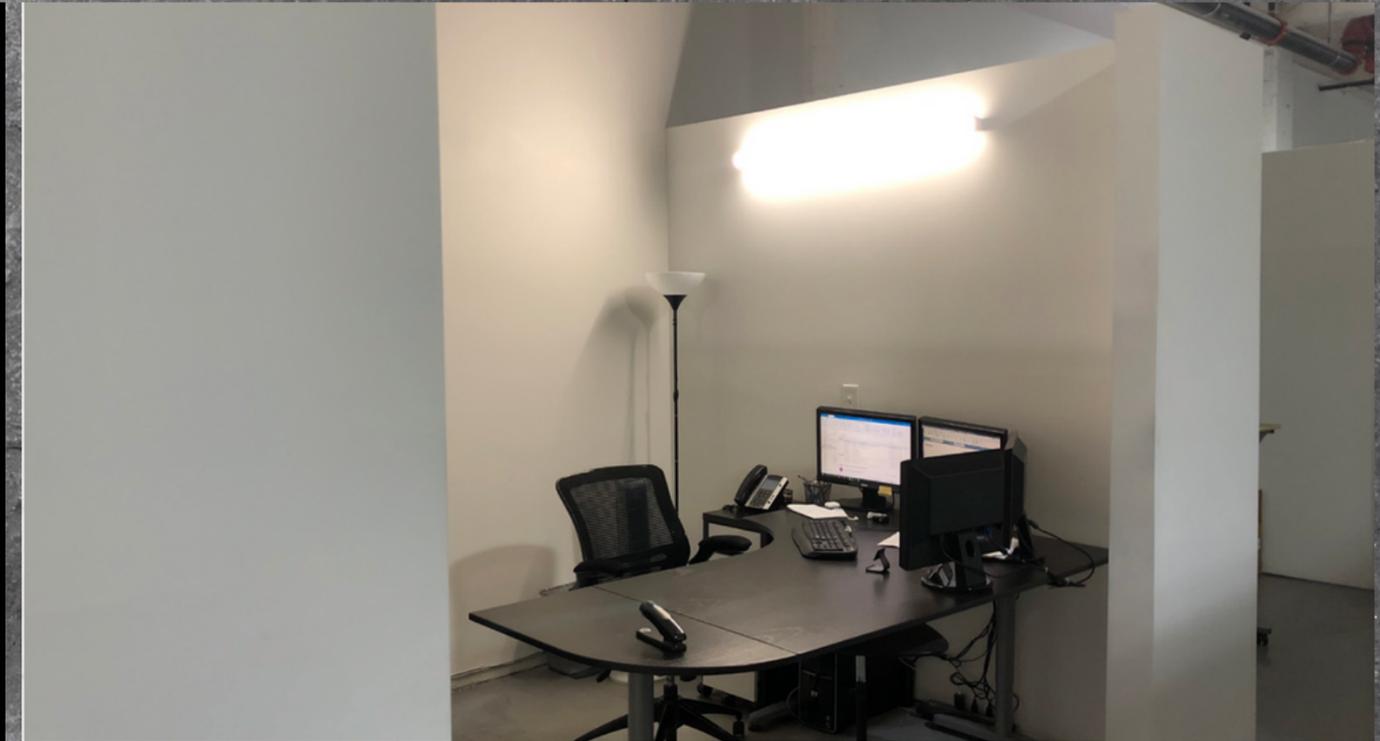
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 PROJECT NO.:
 DATE: 04/20/15

REVISIONS:
1. 03/05/15

75 LITTLE RIVER STUDIOS

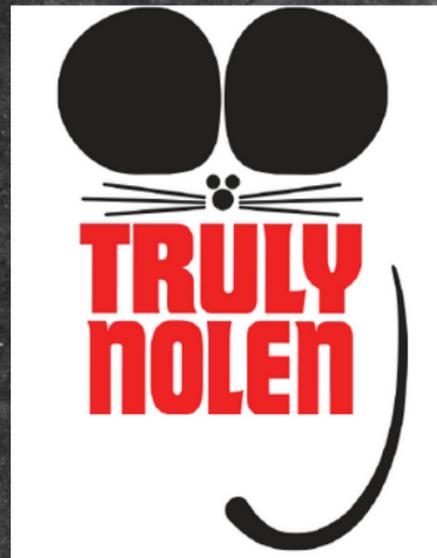


75 LITTLE RIVER STUDIOS



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FEATURED BUSINESSES



75 LITTLE RIVER STUDIOS



ADAR

INVESTMENTS & MANAGEMENT

Orine Dadon

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Miami, Florida 33138

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