



scott robins companies

COMMERCIAL SPACES

FOR LEASE & SALE

SOUTH BEACH • DOWNTOWN MIAMI

For Lease

RENT MODIFIED GROSS INCLUDES PASS-THROUGHS (except if NNN) + 2 MONTHS SECURITY DEPOSIT + 1ST MONTH RENT + 7% SALES TAX.

RETAIL, RESTAURANT

		SIZE	RENT / month	\$ / SF
224 8 TH STREET	Between Adidas & A/X.	1,170sf	\$ 11,000	\$112/sf
425 WASHINGTON AV	Next to La Locanda, Fratelli La Bufala.	3,000sf – 3,500sf	\$ 12,500 - \$13,500	\$46-50/sf
749 WASHINGTON AV	2-Story Ceiling.	1,600sf	\$ 8,000	\$60/sf
753 WASHINGTON AV	2-Story Ceiling, Marble floor.	1,100sf	\$ 5,500	\$60/sf
1916 BAY RD	Free Standing Building. 20' sidewalk.	2,000sf – 4,500sf	--	\$50/sf NNN
1930 BAY RD	Free Standing Building. 20' sidewalk.	2,750sf – 3,500sf	--	\$50/sf NNN
1935 WEST AV, #103	Retail.	975sf	\$ 4,500	\$55/sf
1000 17 TH STREET	Development Site. Fully Permitted. 3-Stories.	1,200sf – 18,000sf	--	\$40-75/sf NNN
SUNSET HARBOUR SHOPS	Purdy & Bay Roads. Retail + Public Garage.	500sf – 30,000sf	--	\$45-60/sf NNN
100 NE 1 AV	DOWNTOWN MIAMI. Former Office Depot.	1,000sf – 14,000sf	--	\$15-30/sf NNN

OFFICES

		SIZE	RENT / month	\$ / SF
1935 WEST AV, #208	Open Space. Office or "Gym. 2 Handicap Bath.	2,070sf	\$ 4,500	\$26/sf
100 NE 1 AV	DOWNTOWN MIAMI. "Old Post Office".	5,000sf – 37,600sf	please call	

For Sale

		SALE PRICE
1000 17 TH STREET	CORNER LOT (8,000sf). 17 th Street & Michigan Av. Fully Permitted for 18,000sf, 3-Story Retail.	\$ 4,250,000
4 TH & MERIDIAN AV	2 re-built Historic buildings (6,800sf & 1900sf). Zoned Commercial+Residential. Fully Occupied (5 commercial tenants).	\$ 3,250,000
100 NE 1 AV, DOWNTOWN MIAMI	Corner National Historic Landmark "Old Post Office". 37,500sf. 5-Stories. Gutted with re-done Common Areas.	\$ 8,000,000
1930 BAY RD	Building 3,500sf. Lot 3,750sf.	\$ 2,500,000
1929 PURDY AV	1,805sf Building. Lot 4,289sf.	\$ 2,250,000

COMMISSION – Lease & Sale 3% PURCHASE PRICE. 3% RENT (Base Net Rent of Base Term....max. 5 yrs, if applicable).

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9-26-11 Offer subject to error, omission, prior sale/lease, withdrawal, price change. All measurements/dates approximate and subject to change.