



scott robins companies

COMMERCIAL LEASE & SALE

SOUTH BEACH • WYNWOOD 3-10-17

FOR SALE -- Development Sites

930-960 ALTON ROAD	\$30,000,000 (\$956/sf)	LOT 31,350sf	BUILDABLE 62,700sf
1000 17 TH STREET	\$25,000,000 (\$1,388/sf)	RETAIL/COMMERCIAL BUILDING	18,000sf
WYNWOOD LAND	\$10,000,000 (\$252/sf)	LAND 39,550sf	(35 NW 27 th Street)
WYNWOOD BLOCK	\$30,000,000	LAND 36,300sf	VACANT WAREHOUSES 27,406sf (170 NW 23 Street.....NW22 to NW23 STREETS, on NW 1 st Place)

FOR LEASE -- SOUTH BEACH

QUALIFY FOR APPOINTMENT, CALL/EMAIL: (1) Who Prospect Is (2) Type of Business/Menu, and (3) Experience

RENT + 2 MONTHS SECURITY + ELECTRIC + 7% SALES TAX
 "MODIFIED GROSS" already includes ALL Pass-Throughs/NNN for Base Year

RETAIL & RESTAURANT SPACES

		SIZE	RENT (MONTHLY)	RENT (\$/SF)
413 ESPANOLA WAY	CAFE w/Outside Sidewalk, 2 Bathrooms, Key \$25k	--	\$7,000 mod gross	-- --
431 WASHINGTON AV #A	RESTAURANT w/Covered Front Porch, Key \$200k	3,000sf	\$15,000 mod gross	-- --
431 WASHINGTON AV #B	RETAIL	2,000sf	\$ 7,000 mod gross	-- --
431 WASHINGTON AV #C	RESTAURANT, Seats 150-200, Key \$200k	5,000sf	\$25,000 mod gross	\$ 60 mod gross
520 WEST AV, #1	WATERFRONT RESTAURANT & MARINA DOCKAGE	5,000sf + 7,000sf PATIO + DOCKAGE	\$25,000 NNN	-- NNN (\$19/sf)
1000 17 TH STREET	Seats 200+, Parking 32+, Waterfront Patio 7000sf, Key \$400k	6,812sf (sub-dividable)	varies NNN	\$100-125 NNN (\$15/sf)
	FLOOR 1, sub-dividable	7,068sf (sub-dividable)	varies NNN	\$ 50-60 NNN (\$12-15/sf)
	FLOOR 2, sub-dividable	1,020sf	\$7,643 NNN	\$ 90 NNN (\$18/sf)
1885 PURDY AV	Retail	2,710sf (sub-dividable)	varies NNN	\$ 70-85 NNN (\$13-15/sf)
1916 BAY ROAD	Grey Box, sub-dividable	975sf	\$ 6,500 mod gross	\$ 80 mod gross
1935 WEST AV #102	Café (no vent), Key \$50k	975sf	\$ 6,500 mod gross	\$ 80 mod gross
1935 WEST AV #107A	Retail	975sf	\$ 6,500 mod gross	\$ 80 mod gross
1935 WEST AV #107B	Retail	975sf	\$ 6,500 mod gross	\$ 80 mod gross
1935 WEST AV #107C	Retail	1,900sf	\$11,000 mod gross	\$ 70 mod gross

OFFICE LOFTS

421 WASHINGTON, #201	Full bath	1,000sf	\$ 2,500 mod gross	\$30 mod gross
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COMMISSIONS

LEASE: 3.0% (Base Rent , Base Term.... max term up to 5 yrs)
 SALE: Please inquire within

MELISSA DUNN, Broker
 (305) 674-0600 x112

melissa@robinscompanies.com

www.robinscompanies.com 230 5th Street, Miami Beach, FL 33139

*Measurements/Dates/Seats/NNN approximate & subject to change

*Offer subject to error, omission, sale, lease, withdrawal, price change