



scott robins companies

COMMERCIAL LEASE & SALE *

MIAMI BEACH • WYNWOOD 7-30A-18

FOR SALE: Development Sites - Miami Beach & Wynwood

930-960 ALTON RD	MIXED USE, Miami Beach	62,700sf BUILDABLE, 31,350sf EXISTING	\$30,000,000 (\$956/sf)
1000 17TH STREET	OFF-LINCOLN, Miami Beach	18,000sf EXISTING, NEW RETAIL/COMMERCIAL	\$25,000,000 (\$1388/sf)
35 NW 27 STREET	VACANT LAND, Wynwood	39,550sf	\$10,000,000 (\$252/sf)
170 NW 23 STREET	BLOCK OF WAREHOUSES, Wynwood	36,300sf BLOCK, 27,406sf WAREHOUSES	\$30,000,000 (\$825/sf)

FOR LEASE: Retail & Restaurant Spaces - Miami Beach

2 MONTHS SECURITY + ELECTRIC + SALES TAX
Modified Gross Rent already includes all Pass-Throughs & OE for Base Year

441 ESPANOLA WAY	RETAIL	600sf	\$ 7,500 Mod Gross
421 WASHINGTON AV	OFFICE LOFT, #201	1,000sf	\$ 2,500 Mod Gross
431 WASHINGTON AV	RESTAURANT SPACE	4,000sf	\$16,000 Mod Gross + Key \$200k
1000 17TH STREET	RETAIL/FLEX, SUB-DIVIDABLE	1 ST FLOOR 6,812sf (sub-dividable) 2 ND FLOOR 7,068sf (sub-dividable)	1 ST FLOOR \$ 50-80/sf + NNN \$17/sf 2 ND FLOOR \$ 35-50/sf + NNN \$17/sf

COMMISSION
 LEASE: 3% to Brokers (Base Rent, Base term... up to 5 yrs)
 SALE: Please inquire within

MELISSA DUNN, Broker
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*Measurements/Dates/Seats/NNN/Zoning approximate & subject to change

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