



scott robins companies

COMMERCIAL LISTINGS LEASE & SALE SOUTH BEACH • DOWNTOWN MIAMI

(rent is gross except

where indicated nnn)

AVAILABLE APPROX. SF (rentable)

RETAIL • RESTAURANT

ADDRESS	TYPE	DESCRIPTION	AVAILABLE	APPROX. SF (rentable)	RENT
20 TH STREET & WEST AV., #102	LEASE	Cafe space. Next to Publix, Mark's Cleaners. No exhaust.	Now	975sf	\$ 60/sf (\$4,875/mn)
20 TH STREET & WEST AV., #107	LEASE	Next to Publix, Mark's Cleaners. "THREADCOUNT" space.	Dec. 2008	1,900sf	\$ 58.68/sf (\$8,500/mn)
409 ESPANOLA WAY	LEASE	Very nice space, close to Washington Av.	Now	711sf	\$ 4,147//mn
447 ESPANOLA WAY	LEASE	Corner of Drexel Av. Gutted. 60' brick sidewalk.	Now	1,900sf	\$ 60/sf
427 WASHINGTON AV.	LEASE	Next to Tuscan Steak.	Now	2,258sf - 3,358sf	\$ 58/sf
749 WASHINGTON AV.	LEASE	Between BUDDHA BAR & AG JEANS. 2-story ceiling. Fully built.	Now	1,600sf	\$ 75/sf (\$10,000/mn)
753 WASHINGTON AV.	LEASE	Between BUDDHA BAR & AG JEANS. 2-story ceiling. Fully built.	Now	1,100sf	\$ 75/sf (\$6,875/mn)
17 TH STREET / MICHICAN AV.	LEASE	Brand New. Maximum frontage. Rooftop restaurant w/ balcony.	Fall 2009	1,200 - 18,000sf	\$ 40-75/sf nnn
1919 PURDY AV.	LEASE	Newly built retail. 20' ceilings.	Jan. 2009	1,500 - 3,500sf	tbd

MODERN OFFICE LOFTS

4 TH & MERIDIAN AV., #200	LEASE	Fully built offices. Brazilian cherry wood floor. NO elevator.	Now	1,500sf	\$ 3,300
419B ESPANOLA WAY	LEASE	2-story townhome. Stunning. Wood floor. 2 bath.	Now	2,400sf	\$ 3,500
421 WASHINGTON AV., #202	LEASE	Beautiful view of China Grill. Wide loft w/1 priv.rm. Open kitchen.	Now	1,000sf	\$ 2,500
421 WASHINGTON AV., #203	LEASE	Very long loft w/1 private office. Good light.	Now	1,000sf	\$ 1,350
443 ESPANOLA WAY #301	LEASE	Modern. 1 full bath. Concrete, terracotta floor. Beautiful views.	Now	600sf	\$ 1,000/mn
1935 WEST AV. #205	LEASE	Ultra Modern. 10'4" ceiling. Stainless kitchen. Huge bathroom.	Dec. 15, 2008	780sf	\$ 1,950/mn
1935 WEST AV. #206	LEASE	Ultra Modern. 10'4" ceiling. Concrete. Kitchen. 3 glass offices. 2 bath.	Now	1,560sf	\$ 3,900/mn

TRADITIONAL OFFICES

4 TH & MERIDIAN AV., #200	LEASE	Fully built-out offices, reception etc. NO elevator.	Now	1,500sf	\$ 3,300
100 NE 1 AV., DOWNTOWN MIAMI	LEASE	Corner landmark. Balconies, 13' ceilings.	Now	5,000sf - 37,600sf	\$ 22/sf

FOR SALE - DEVELOPMENT OPPORTUNITIES

4 TH & MERIDIAN AV.	FOR OWNER-USER or DEVELOPER.	8,800sf. Zoned Commercial & Residential. 2 re-done Historic 1920's buildings.			\$ 4,250,000
ESPANOLA WAY - 400 BLOCK	FOR DEVELOPER.	48,000sf. (RETAIL = 14,580sf w/450' frontage). ZONED Commerc.-Resid.-Hotel up to fifty 600sf SUITES.			\$25,000,000
100 NE 1 AV., DOWNTOWN MIAMI	FOR OWNER-USER or DEVELOPER.	Corner Historic Landmark. 5-Stories gutted (37,500sf). Parking Lot (100'x150') = \$4MM.			\$10 - \$14,000,000

LEASE TERMS

RENT = GROSS except where indicated nnn. 2 months security deposit + 1st month. 7% sales tax.. UTILITIES PAID BY TENANT.

COMMISSIONS: Max. available to Cooperating Broker is 3% of base net rent of the base term (max. 5 yrs if applicable).

MELISSA DUNN 305.674.0600 x306

melissa@robinscompanies.com www.robinscompanies.com 230 5th Street, Miami Beach, FL 33139, fax 305.674.0619

12.15.08 (Offer subject to error, omission, prior sale/lease, withdrawal, change in price) (All measurements and dates are approximate and subject to change)