



scott robins companies

# COMMERCIAL SPACE

## LEASE & SALE

### SOUTH BEACH • DOWNTOWN MIAMI

#### LEASE TERMS

**RENT = GROSS** (except if NNN). 2 MONTHS SECURITY DEPOSIT + 1<sup>ST</sup> MONTH RENT. 7% SALES TAX.

AVAILABLE SIZE (rentable sf) RENT = GROSS (except if NNN)

#### FOR LEASE – RETAIL, CLUB, RESTAURANT

409 ESPANOLA WAY	This space is closest to Washington Av....1 <sup>st</sup> Retail Space. Handicap Bath.	Now	711sf	\$ 4,000/mn (\$67/sf)
425 WASHINGTON AV	Next to Tuscan Steak. Double frontage with large sidewalk.	Now	3,000sf or 3,500sf	\$12,500 or \$13,500/mn (\$50 or \$4
431 WASHINGTON AV	Formerly Tuscan Steak. Fully Built Kitchen.	Now	5,000sf	\$ 25,000/mn (\$60)
727 4 <sup>TH</sup> STREET	Café +Courtyard. In back of China Grill. 2-story townhome. Kitchen + 2 full Bath.	Now	1,800sf	\$ 3,000/mn (\$16.66/sf)
743 WASHINGTON AV	Club, Restaurant or Retail. Can operate til 5:00AM. 2-story ceiling. Demo'd inside.	Now	6,000sf	\$ 25,000/mn (\$50/sf)
749 WASHINGTON AV	Near AG JEANS. 2-story ceiling. Fully built. Concrete floor. Handicap Bath.	Now	1,600sf	\$ 8,000/mn (\$60/sf)
753 WASHINGTON AV	Next door to AG JEANS, Diesel. 2-story ceiling. Fully built. Marble floor. Bath.	Now	1,100sf	\$ 5,500/mn (\$60/sf)
930 ALTON RD	Free-Standing building.	Now	4,856sf	TBD
17 <sup>TH</sup> STREET / MICHICAN AV	Development Site. Superior frontage. Rooftop restaurant + balcony.	2010	1,200 - 18,000sf	\$ 40-75/sf NNN
1929 PURDY AV	Free Standing Building. Former Aveda Salon, Law Office. Large Terrace + Yard.	Now	1,805sf	\$ 6,000/mn (\$40/sf)
20 <sup>TH</sup> & WEST AV, #103	Former pet groomer. Between Marks Cleaners & PUBLIX.	Now	975sf	\$ 4,500/mn (\$55.38/sf)
20 <sup>TH</sup> & WEST AV, #107	Corner. Between Marks Cleaners & PUBLIX.	Now	1,900sf	\$ 7,500/mn (\$47.36/sf)
100 NE 1 AV, DOWNTOWN MIAMI	Former Office Depot. Retail level is gutted. Basement \$15/sf NNN.	Now	1,000sf – 14,000sf	\$ 30/sf NNN

#### FOR LEASE - MODERN OFFICE LOFTS

405 ESPANOLA WAY #206	Artist studio.	Now	600sf	\$ 900/mn
419A ESPANOLA WAY	2-story townhome. Downstairs Great Room w/2-story ceiling. 1 full Bath, Kitchen.	Now	2,400sf	\$ 2,850/mn (\$14.25/sf)
727 4 <sup>TH</sup> STREET	2-story townhome. Downstairs all-open. Upstairs 2 rms w/wood flr. 2 Bath + Kitchen.	Now	1,800sf	\$ 3,300/mn (\$20/sf)
960 ALTON RD	2-story single-user office building, plus over 50 parking spaces. Modern.	Now	15,000sf	TBD
1835 PURDY AV	2-story modern office building.	Tbd	6,000sf	\$ 5,000/mn (\$10/sf)
1929 PURDY AV	Free Standing Building. Former Hair Salon, Law Office. Large Terrace & Yard.	Now	1,805sf	\$ 6,000/mn (\$40/sf)

#### FOR LEASE - TRADITIONAL OFFICES

100 NE 1 AV, DOWNTOWN MIAMI	Corner landmark. Balconies, 13' ceilings.	Now	5,000sf - 37,600sf	\$ 22/sf
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#### FOR SALE (Mixed-Use Commercial)

		SALE PRICE
930 & 960 ALTON RD	Total Lot Size 30,000sf. Buildable 45,000-60,000sf. Existing Building Sizes: <u>960 Alton</u> =15,000sf & <u>930 Alton</u> =4,856sf. (Can be demo'd)	\$ 11,000,000
1000 17 <sup>TH</sup> STREET	CORNER LOT. 17 <sup>th</sup> Street & Michigan Av. Fully Permitted for 18,000sf Retail. Lot 8,000sf.	\$ 4,250,000
4 <sup>TH</sup> & MERIDIAN AV	FOR OWNER-USER or DEVELOPER. 8,800sf. Zoned Commercial & Residential. 2 re-done Historic 1920's buildings.	\$ 3,250,000
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. 37,500sf. 5-Stories gutted but with re-done Common Areas. National Historic Landmark.	\$ 8,000,000
1930 BAY RD	Building 3,500sf. Lot 3,750sf.	\$ 2,250,000
1919 PURDY AV	2-story WAREHOUSE. 3,500sf. Lot 3,750. Volume Ceiling with rear & size mezzanine.	\$ 2,250,000
1929 PURDY AV	1,805sf Building with large terrace on large grass lot. Lot 4,289sf.	\$ 2,000,000

#### COMMISSION – Lease & Sale

3% OF PURCHASE PRICE. 3% OF RENT (Base Net Rent of the base term....max. 5 yrs if applicable).

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7-28-10 Offer subject to error, omission, prior sale/lease, withdrawal, price change. (All measurements and dates approximate and subject to change)