



scott robins companies

# COMMERCIAL LEASE & SALE \*

MIAMI BEACH • WYNWOOD 5-8-19

## FOR SALE: Development Sites // Miami Beach, Wynwood

<b>930-960 ALTON RD</b>	MIXED USE (Miami Beach)	62,700sf BUILDABLE • 31,350sf EXISTING	\$15,000,000 (\$478/sf)
<b>1000 17<sup>TH</sup> STREET</b>	OFF-LINCOLN (Miami Beach)	18,000sf NEW RETAIL/COMMERCIAL	\$25,000,000 (\$1388/sf)
<b>170 NW 23 STREET</b>	BLOCK OF WAREHOUSES (Wynwood)	36,300sf BLOCK • 27,406sf WAREHOUSES	\$30,000,000 (\$825/sf)

## FOR LEASE: Retail & Restaurant Spaces // Miami Beach

Modified Gross Rent already includes all Pass-Throughs & OE for Base Year  
 ALL RENT: + Sales Tax + Electric + 2 Months Security

<b>423 WASHINGTON AV</b>	FULLY-EQUIPPED RESTAURANT	1,800sf	\$ 8,500 Mod Gross + \$50k Key
<b>431 WASHINGTON AV</b>	FULLY-EQUIPPED RESTAURANT	3,200sf + 800sf Terrace	\$17,000 Mod Gross + \$75k Key
<b>445 ESPANOLA WAY</b>	FULLY-EQUIPPED RESTAURANT	800sf	\$10,000 Mod Gross + \$50k Key
<b>520 WEST AV</b>	WATERVIEW RESTAURANT Fully-Equipped	3,368sf + 2,626sf Terrace	\$15,000 NNN + \$75k Key
<b>1000 17<sup>TH</sup> STREET</b>	1 <sup>ST</sup> FLOOR - RETAIL FLEX	1,200sf - 4,672sf	\$ 50-80/sf + NNN \$17/sf
<b>1000 17<sup>TH</sup> STREET</b>	2 <sup>ND</sup> FLOOR - RETAIL FLEX	2,800sf - 6,800sf	\$ 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  
 (305) 674-0600 x112

[melissa@robinscompanies.com](mailto:melissa@robinscompanies.com)

[www.robinscompanies.com](http://www.robinscompanies.com) 230 5<sup>th</sup> Street, Miami Beach, FL 33139

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

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