



scott robins companies

COMMERCIAL LEASE & SALE *

in MIAMI BEACH (081220)

FOR SALE: Corner Mixed-Use Sites

930-960 ALTON ROAD	Development Opportunity: CD-2 Comm/Res, BUILDABLE 62,700SF (Existing 31,350SF)	\$19,000,000	(\$606/sf)
1000 17TH STREET	Lincoln Road District: CD-3 High Intensity Retail/Comm, 18,000SF (Occupancy 74.5%)	\$25,000,000	(\$1388/sf)

FOR LEASE: Retail, Office, Restaurant Spaces

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

421 WASHINGTON AV, #203	OFFICE LOFT (previous use Wax Salon)	1,000sf	\$ 2,500/month Mod Gross
431 WASHINGTON AV	2 ND GEN RESTAURANT SPACE	3,200sf + 800sf Covered Front Porch	\$17,000/month Mod Gross + \$75k Key
447 ESPANOLA WAY	2 ND GEN RESTAURANT SPACE	1,900sf	\$ tbd
1000 17TH STREET	GROUND FLOOR - RETAIL FLEX	2,350sf - 4,700sf	\$ 50-80/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