



scott robins companies

# COMMERCIAL LEASE & SALE \* in MIAMI BEACH (051721)

## FOR SALE: CORNER MIXED-USE SITES

<b>930-960 ALTON ROAD 1000 17<sup>TH</sup> STREET</b>	<b>Development Opportunity Lincoln Road District</b>	CD-2 Commercial/Residential CD-3 High Intensity Commercial	BUILDABLE 62,700SF • EXISTING 31,350SF 18,000SF • Occupancy 74.5% w/only Prime Corner remaining	\$20,000,000 \$25,000,000
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## FOR LEASE: Retail, Office, 2<sup>nd</sup> Gen Restaurant Spaces ALL RENT + Sales Tax + Electric + 2 Months Security Modified Gross Rent INCLUDES Pass-Throughs & OE for Base Year

<b>1000 17<sup>TH</sup> STREET, 1<sup>st</sup> FL</b>	PRIME CORNER RETAIL	2,350 SF - 4,700 SF	tbd
<b>1000 17<sup>TH</sup> STREET, 3<sup>rd</sup> FL</b>	ROOFTOP RETAIL w/ ROOFTOP BALCONY	4,469 SF + 2,553 SF BALCONY	tbd

**COMMISSION**  
 LEASE: 3% (Base Rent, Base Term up to 5 Years)  
 SALE: Please inquire within

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

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