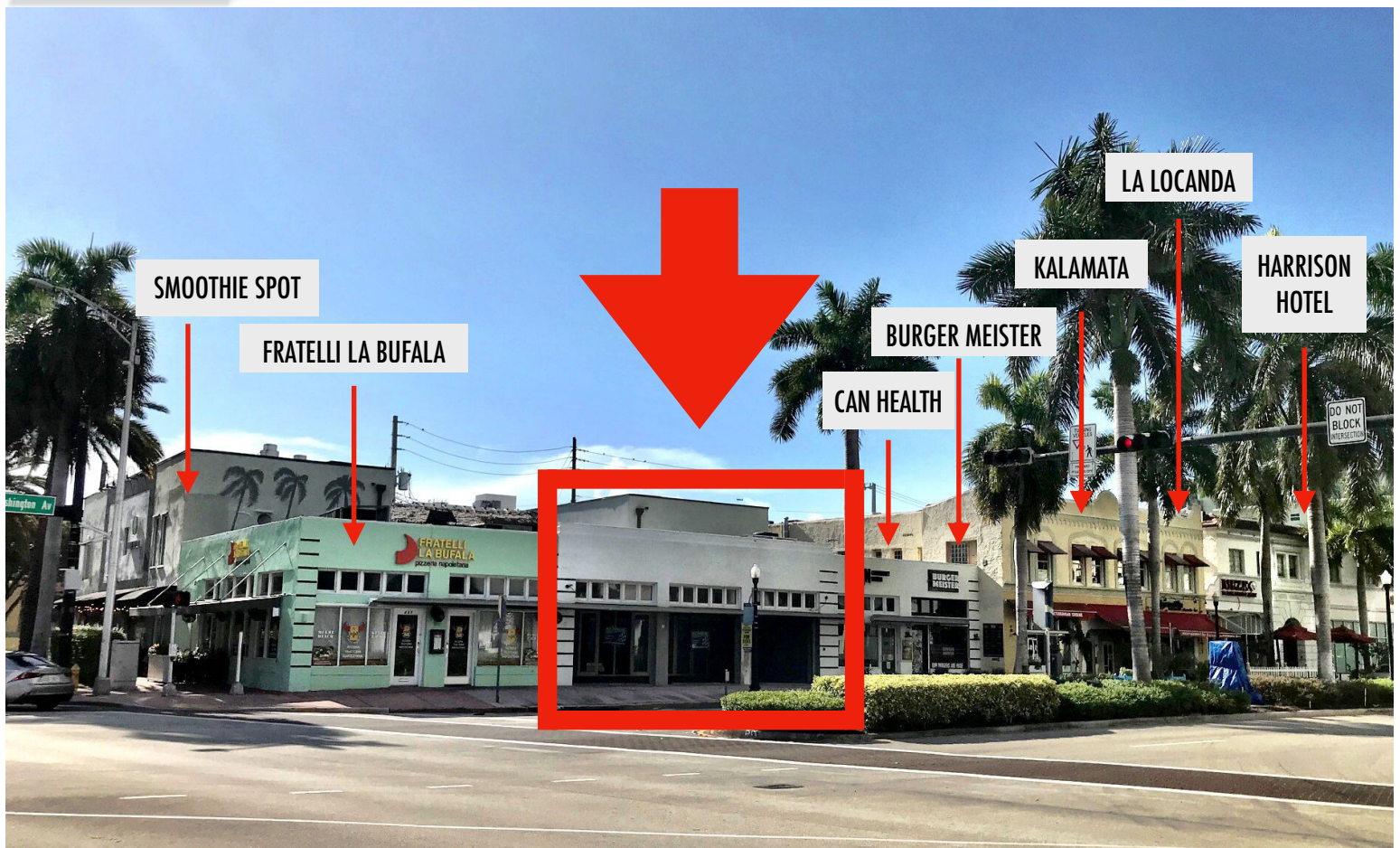


# 2<sup>ND</sup> GEN RESTAURANT SPACE LARGE FRONT PORCH

## FOR LEASE

### + SIDEWALK SEATING

431 WASHINGTON AVENUE, MIAMI BEACH, FL 33139



*South of 5th - South Beach - Miami Beach*



MELISSA DUNN, Broker  
305.674.0600 x112  
[melissa@robinscompanies.com](mailto:melissa@robinscompanies.com)



# SIDEWALK SEATING

431 WASHINGTON AVENUE, MIAMI BEACH, FL 33139



scott robins  
companies

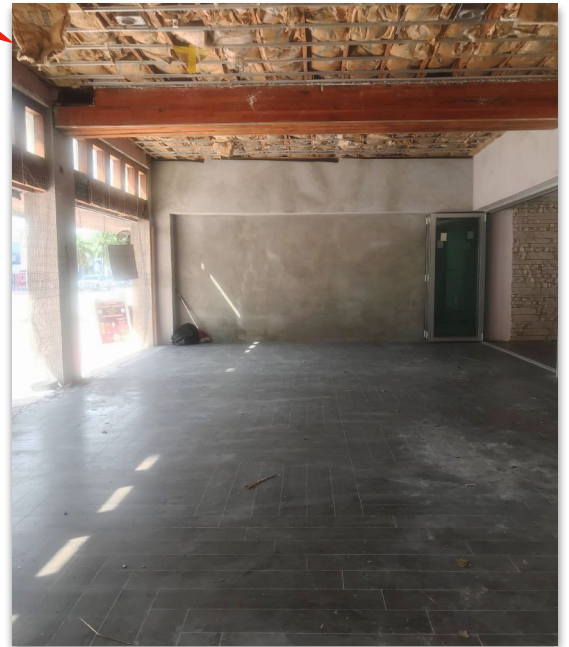
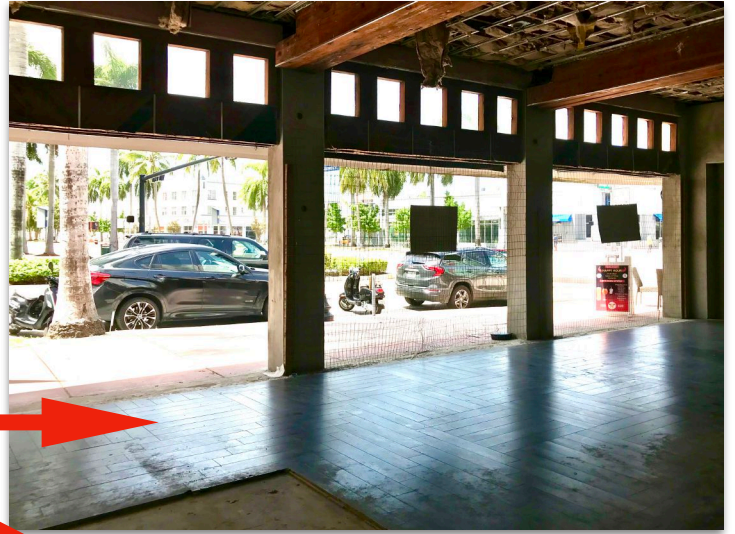
MELISSA DUNN, Broker  
305.674.0600 x112  
[melissa@robinscompanies.com](mailto:melissa@robinscompanies.com)



# FRONT PORCH SEATING

431 WASHINGTON AVENUE, MIAMI BEACH, FL 33139

**OPEN-AIR FRONT PORCH (40'w x 21'd)**



scott robins  
companies

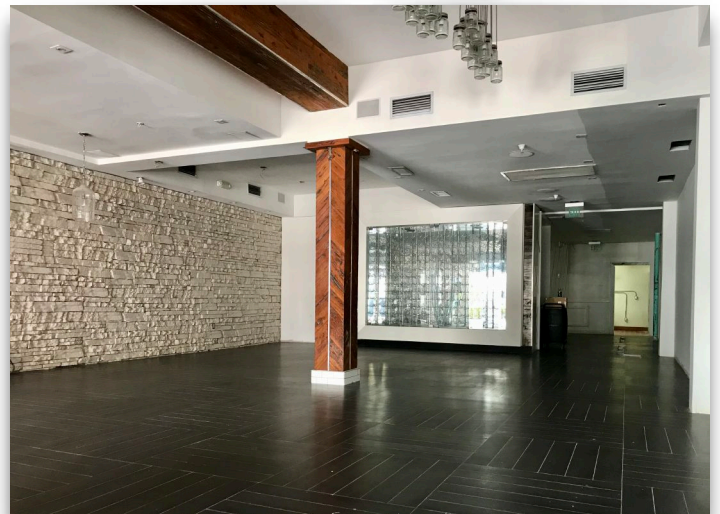
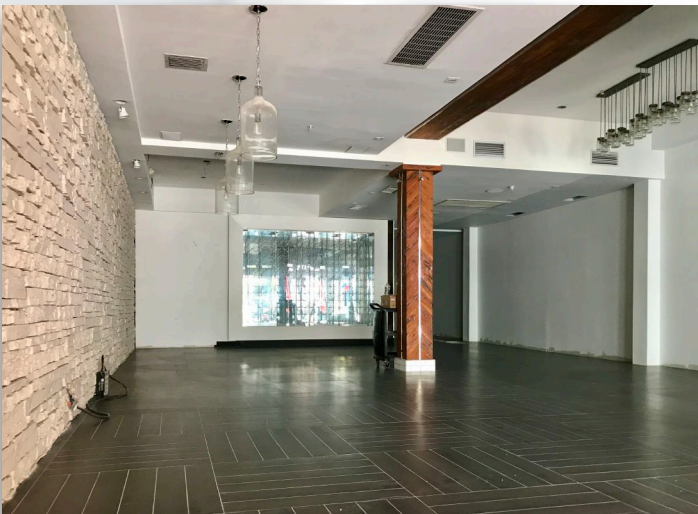
MELISSA DUNN, Broker  
305.674.0600 x112  
melissa@robinscompanies.com



# DINING ROOM

431 WASHINGTON AVENUE, MIAMI BEACH, FL 33139

All-Glass Frontage Accordion Doors can fully open onto Front Porch, making Dining Room 'OPEN-AIR' whenever desired



**MELISSA DUNN, Broker**  
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[melissa@robinscompanies.com](mailto:melissa@robinscompanies.com)



# KITCHEN

431 WASHINGTON AVENUE, MIAMI BEACH, FL 33139



**MELISSA DUNN, Broker**  
**305.674.0600 x112**  
[melissa@robinscompanies.com](mailto:melissa@robinscompanies.com)

# FLOOR PLAN

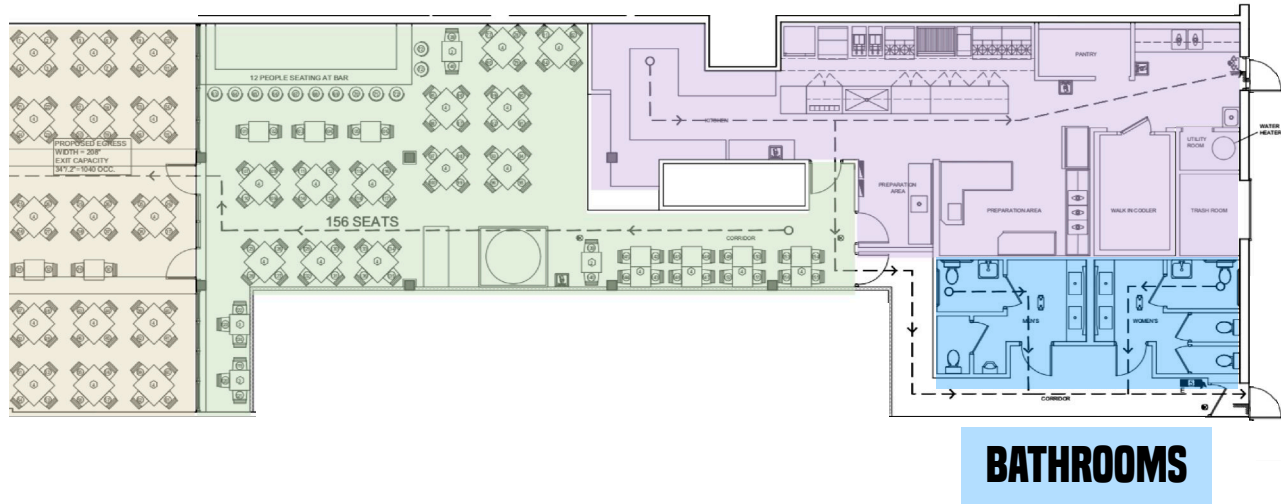
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**PORCH**

**DINING**

**KITCHEN**

SIDEWALK SEATING



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# DETAILS\*

431 WASHINGTON AVENUE, MIAMI BEACH, FL 33139

- **ADDRESS:** 431 WASHINGTON AVE, MIAMI BEACH, FL 33139
- **SEATS:** 156+
- **TOTAL SF:** 4,000 SF
  - Porch: 840 SF (40'w x 21'd)
  - Dining: 1,090 SF
  - Kitchen: 1,200 SF
  - Other: 870 SF
- **CEILING:** 12.5'
- **RENT:** \$17,000/MONTH MODIFIED GROSS
- **KEY:** \$75,000
- **LIQUOR:** TENANT TO GET ITS OWN LICENSES
- **DELIVERY:** VACANT, AS-IS
- **EQUIPMENT:**
  - HOOD, DUCTS, VENTING
  - STOVE, OVENS, WARMERS
  - WALK-IN COOLER
  - WALK-IN FREEZER
  - MULTIPLE SINK STATIONS
  - MULTIPLE PREP STATIONS
  - STORAGE ROOM
  - MOP BASIN
  - GREASE TRAP
  - ADA WOMEN & MEN MULTI-CABIN BATHROOMS



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