

DRAMATIC RESTAURANT OPPORTUNITY

FLAGSHIP
restaurant

701 LINCOLN ROAD
MIAMI BEACH, FL 33139



**comras
company**
redefining retail.®

Create your own vision!

RESTAURANT SPACE PROGRAMMED FOR ± 350 SEATS



CONCEPTUAL RENDERING



DRAMATIC RESTAURANT OPPORTUNITY

FLAGSHIP RESTAURANT

Ground FL: ± 7,645 SF

Second FL: ± 4,905 SF

Total: ± 12,550 SF*

*May be expanded to ± 40,000 SF

CEILING HEIGHT

± 24 feet

POSSESSION

Arranged

SPACE HIGHLIGHTS



Landmark Lincoln Road building reimagined to incorporate a flagship restaurant



± 12,550 SF unique F&B space + tremendous outdoor dining opportunity on Lincoln Rd



Valet drop-off with private entry along Lincoln Lane



Dramatic double height space at entrance along Lincoln Road



Located at the heart of Lincoln Road at Meridian & Euclid Avenues



Adjacent to multiple City parking garages with over 2,000 spaces



Steps from the Miami Beach Convention Center and the new 800-room Convention Center Hotel opening in 2026



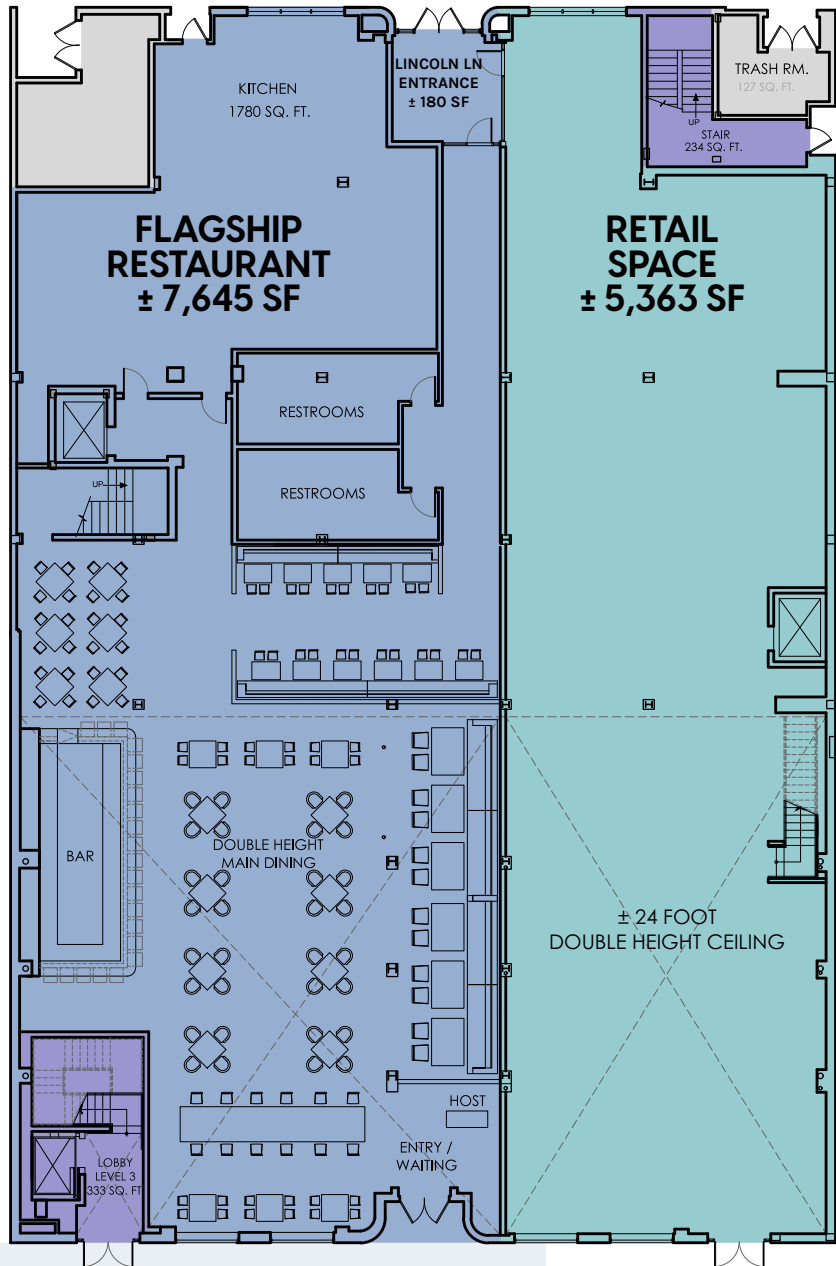
Former 1940's Saks Fifth Avenue location



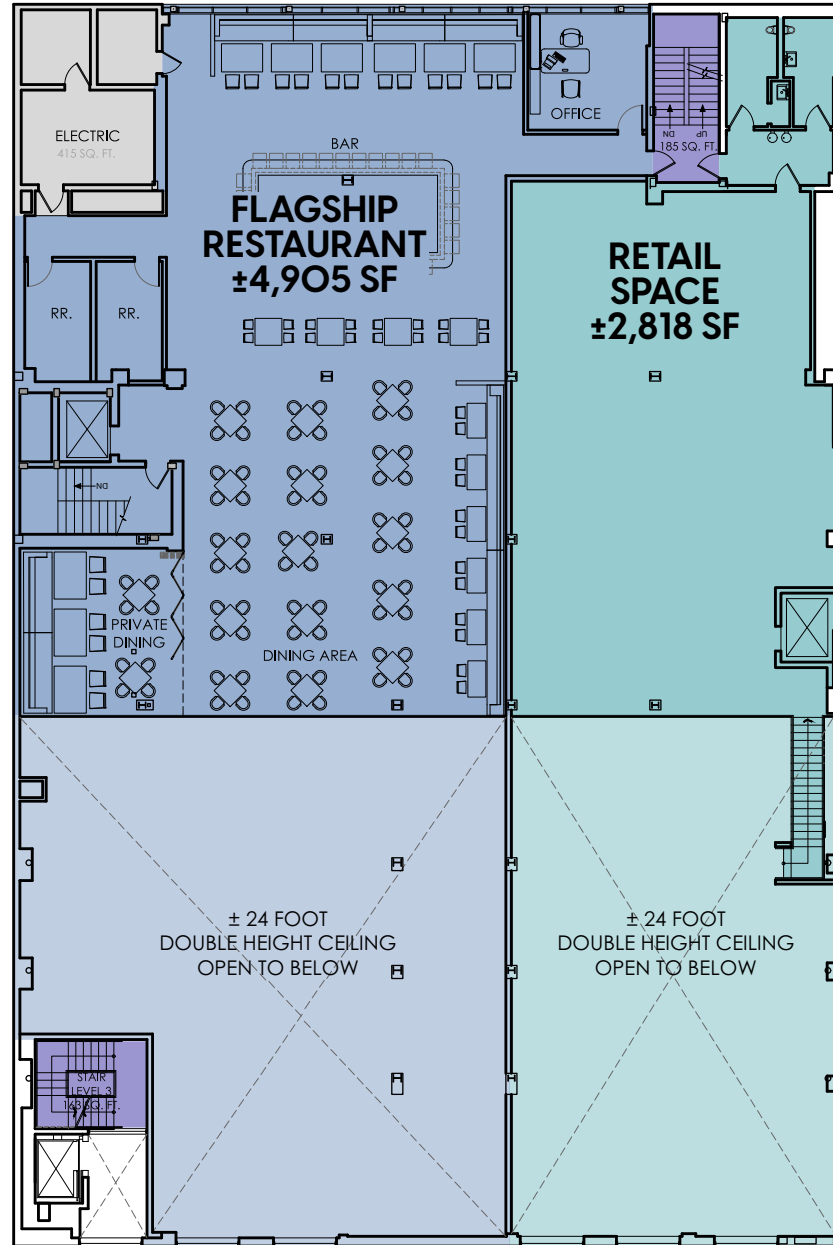
LINCOLN LANE

VALET DROPOFF

Ground Floor



Second Floor



FLAGSHIP RESTAURANT BREAKDOWN

SPACE	SIZE
Ground Floor	± 7,645 SF
Second Floor	± 4,905 SF
Total	± 12,550 SF*

RETAIL SPACE BREAKDOWN

SPACE	SIZE
Ground Floor	± 5,363 SF
Second Floor	± 2,818 SF
Total	± 8,181 SF*

*Spaces may be combined



LINCOLN ROAD

FLOOR PLANS

DRAMATIC DOUBLE HEIGHT SPACE WITH ±24' CEILINGS



CONCEPTUAL RENDERING



OVER 43%

visitors to Miami
stay overnight
on Miami Beach



69% OF LOCALS

visit Lincoln Road
2-3 times a month



LINCOLN ROAD

sees over 8M
domestic visitors per
year with millions of
international visitors
in addition



**EXPERIENCE
MIAMI BEACH**



**MIAMI BEACH
CONVENTION CENTER**

two blocks away,
brings in over
600,000 annual
visitors



OVER \$ 2.085 B

in total Hospitality
Sales within
Miami Beach

**NEW WORLD
SYMPHONY**

has over 80,000
guests per year



**LIVE NATION'S
FILLMORE**

brings in over
120,000 concert
goers a year

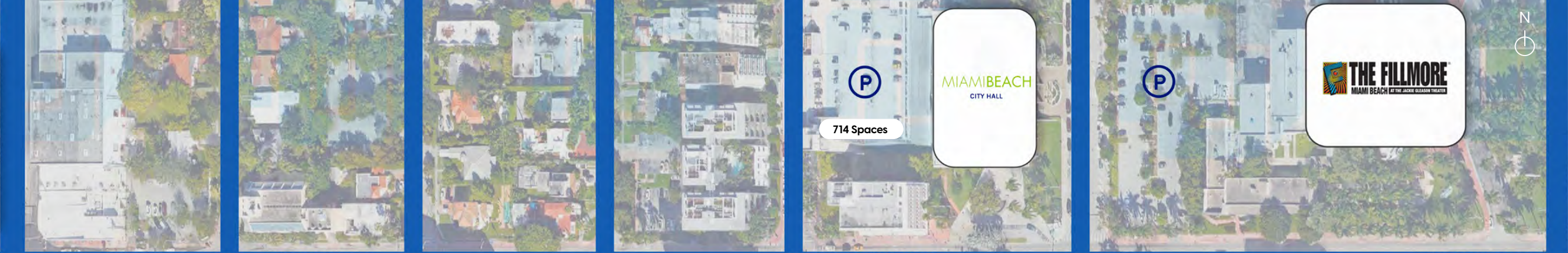


**CONVENTION
CENTER HOTEL**

to open in 2026
with 800 rooms



VALET DROPOFF WITH DIRECT ACCESS TO RESTAURANT



17TH STREET

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MIAMI BEACH
CITY HALL

714 Spaces

THE FILLMORE
MIAMI BEACH AT THE JACKIE GLASSON THEATER

ALTON ROAD

86 Spaces

111

JO MALONE LONDON
KOSSETTA

SUIT supply

Yard House

Mister El

106 Spaces

THE LINCOLN

691 Spaces

LEGENDAIRY Milkshake Bar

WILLIAMS-SONOMA west elm

COLDWELL BANKER REALTY

TACOMBI

genuine PIZZA

seandonaldsonhair

BURGERFI

151 Spaces

macy's

Marshalls

LINCOLN EATERY

EUCLID AVENUE

CITY LOT

1,460 Spaces

New World Symphony

560 Spaces

NEW WORLD SYMPHONY SOUNDSCAPE PARK

WASHINGTON AVENUE

111

VOYOSO

TASCHEN MARCELLA ACOSTA

MONTOYA Modas 39

MAC

TED BAKER

OSKLEN

251 Spaces

SHAKE SHACK

NIKE

Capitals One

Apple

ATHLETA

GAP

KIKO

SEE

UNO de 50

PLAYA PINK

VICTORIA'S SECRET

CB2

Cortadito

Anthropologie

sun-glass hut

URBAN OUTFITTERS

havanitas

AMERICAN EAGLE OUTFITTERS

SOL + SORBET

HAWAIIAN BOUTIQUE

ORLINSKI

SALT & STRAW

ARMANI EXCHANGE

SPINNA

TAVERA

HOKA

701

LINCOLN RD

PANDORA

KANSAS

NESPRESSO

ALDO

LOUIS VUITTON

OAKLEY

BONIEFY

STARBUCKS

LINCOLN LANE N

H&M

Swatche

TAPELIA

crocs

Lids

GARMIN

SIMON'S

Steve Madden

SURFSIDE

Bank of America

LINCOLN ROAD MALL

BEN & JERRY'S

REGAL

ZADIG & VOLTAIRE

Casper

BRITTO

LENEX

MANGO LACOSTE Hurley

john varvatos

for all your kind

Beach Bunny

MICHIGAN

Finaregar's

RED ZEBRA

Kushy Fine Art

TASCA PIELLA

ALL SAINTS EXPRESS

nerve

JEFFERSON

ORIBE

MILÀ

SEPHORA

lululemon athletica

SKECHERS

MERIDIAN

AKIRA

Mobile

SWAROVSKI

Brandy Melville

J.CREW

RACING MIAMI

simons

eyes on LINCOLN

EUCLID AVENUE

MAMMAMIA

Deigual

DILE DILE

GNC

ORIBE

Factory

PENNSYLVANIA

GUESS

MUSEUM OF ILLUSIONS

Roll SOCCER

SHOWFIELDS

DREXEL AVENUE

PAUL

Ray-Ban

SCOTCH & SODA

Häagen-Dazs

lulu

S JARA

ZARA

ROAD

9th Chakra

IN CENTER

420

Foot Locker

SPAR

Foot Locker

SPAR

Foot Locker

SPAR

Foot Locker

SPAR

Foot Locker

SPAR

Foot Locker

SPAR

WASHINGTON AVENUE

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