

RESTAURANT/RETAIL SPACE FOR LEASE



CONCEPTUAL FACADE RENDERING

330 LINCOLN ROAD
MIAMI BEACH, FLORIDA

INHOUSE
COMMERCIAL



CONCEPTUAL SIGNAGE RENDERING

SPACE INFORMATION

STATUS

Previously Vice Lounge & Rumi

SIZE

Ground Floor +/- 2,800 SF
Second Level +/- 4,620 SF
Total +/- 7,420 SF

CONDITION

Built-out as a lounge and restaurant

CAPACITY

+/- 320-420 people

COMMENTS

- Located in the same building as Mr. Jones nightclub, with 10,000 SF and open until 5:00 AM
- Flagship signage opportunity available
- Former nightclub with kitchen in place
- Ideal for immersive retail, lounge, restaurant, or nightlife use



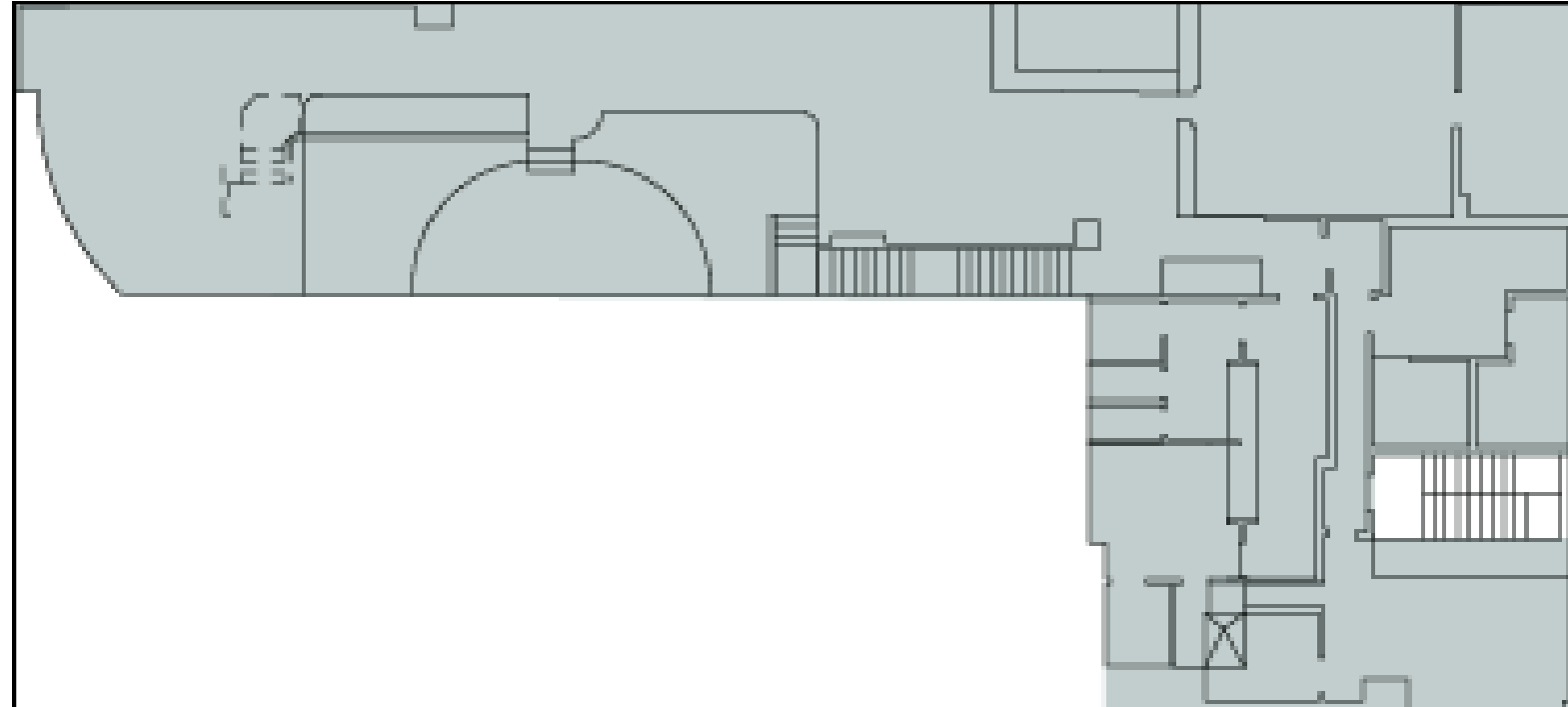
CLICK FOR VIDEO WALK THROUGH



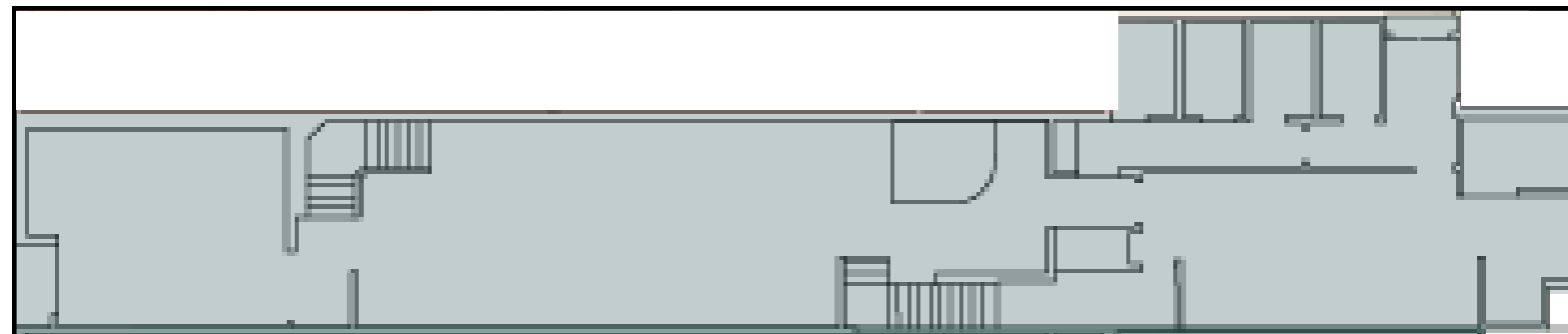
FORMER NIGHTCLUB PHOTO

AS-BUILT PLANS

LINCOLN ROAD



SECOND FLOOR: +/- 4,670 SF



GROUND FLOOR: +/- 2,800 SF

ADDITIONAL PHOTOS

FORMER NIGHTCLUB PHOTOS



MIAMI'S TIMES SQUARE.



SIGNAGE

On this specific block of Lincoln Road, a unique signage code permits covering 35% of the building facade.



LINCOLN ROAD

Miami Beach's Lincoln Road is one of the most unique shopping districts in the U.S., featuring stunning architecture, world-class culture, and destination retail stores. The 8-block pedestrian mall, designed by famed art deco architect Morris Lapidus, is filled with sculptures and native plants to create a more intimate feel. Shops and restaurants line both sides of the street, where you can shop at H&M, Zara, Forever 21, or upscale stores like Ted Baker and Lululemon. This internationally recognized shopping and dining promenade in the heart of South Beach features more than 200 national retailers, designers, boutiques, art galleries, and restaurants.

PREMIER TENANTS LINCOLN ROAD

ZARA



SHAKE SHACK®



Foot Locker



RECENTLY SIGNED AND OPENED ON LINCOLN ROAD



Raising Cane's
CHICKEN FINGERS

MANGO

SALT & STRAW®



crocs



The Cheesecake Factory

HOKA

adidas



OAKLEY



All'Antico Vinaio

NEIGHBOR HOSPITALITY MAP

MR JONES



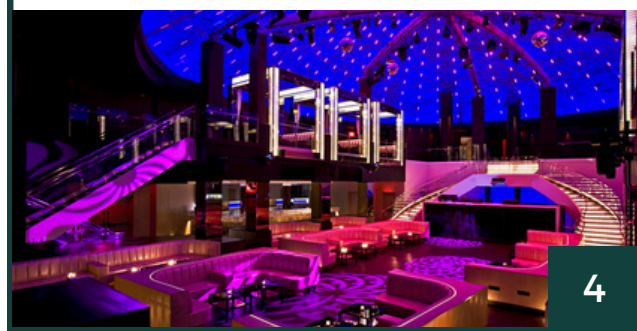
BÂOLI MIAMI



MEDIUM COOL



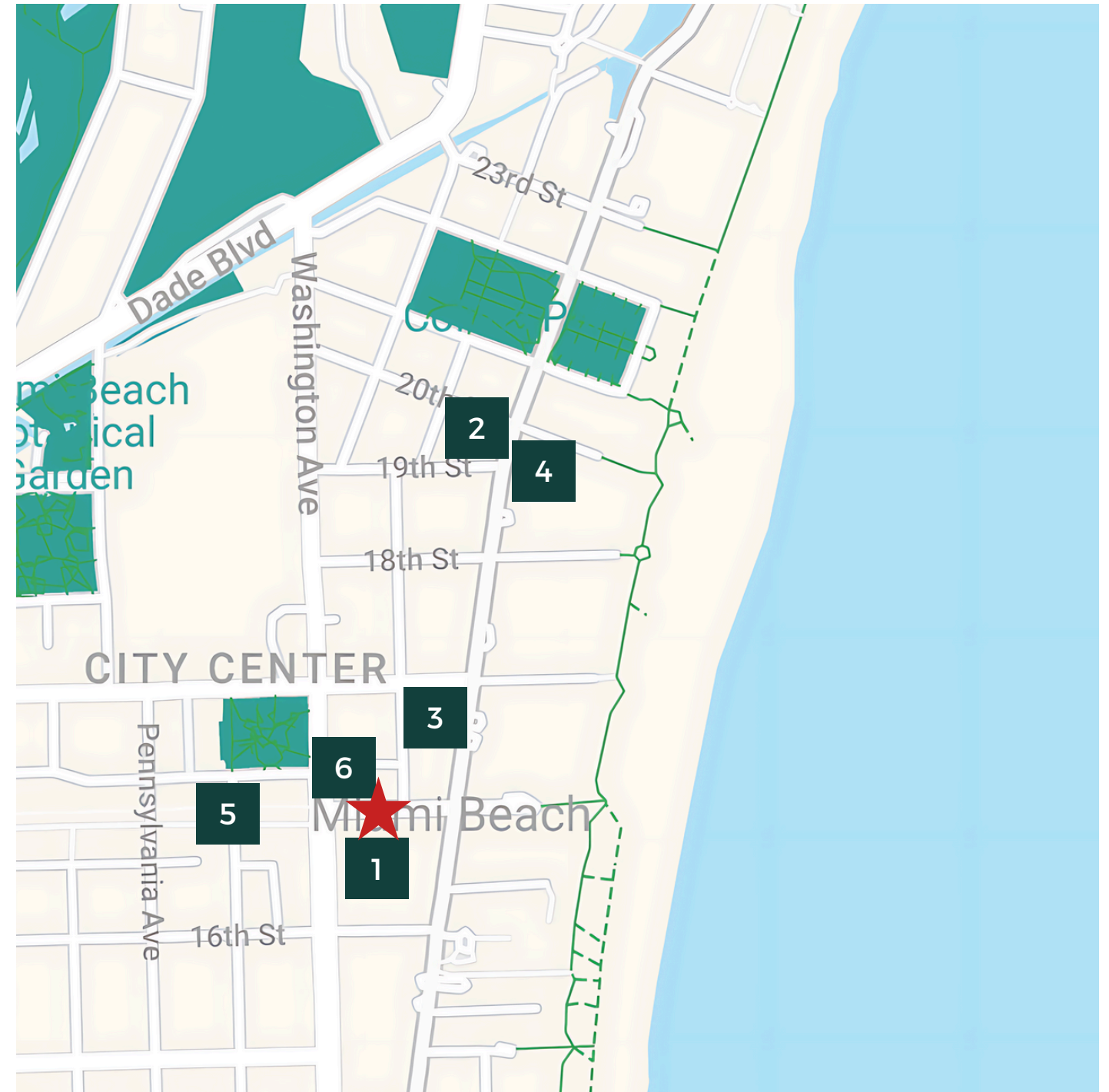
MYNT



THE CHEESECAKE FACTORY



RAISING CANES




MIAMI BEACH
CONVENTION CENTER
**GRAND
HYATT**
800-KEYS


THOMPSON HOTELS®
150-KEYS

407 LINCOLN RD
120,000 SF OFFICE

420 LINCOLN RD
256,000 SF
COMMERCIAL


New
World
Symphony

PARK @ 420
500 COVERED
SPACES

350 LINCOLN RD
54,000 SF OFFICE

330 LINCOLN ROAD

1
HOTEL & HOMES
425-KEYS


HOTELS
395-KEYS


THE SETAI
140-KEYS

SLS
SOUTH BEACH
HOTEL
140-KEYS

DELANO
SOUTH BEACH
208-KEYS


SAGAMORE
SOUTH BEACH
101-KEYS


THE RITZ-CARLTON
376-KEYS

DECOPLAGE
667 UNITS

LOEWS
HOTELS
790-KEYS


BLACK LION
140,000 SF HOTEL

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TRICERA

MARKETING PROCESS In The investment opportunity is offered on an "as-is, where-is" basis without any representation or warranty and only to select investors registered through an executed Confidentiality Agreement. Preference will be given to those investment offers that reflect the most comprehensive underwriting and the fewest or no due diligence requirements or other conditions to close. Investors should be prepared to disclose their sources of funds and any approval process necessary to close the transaction. COMMUNICATION All communications, inquiries and requests should be addressed directly to INHOUSE COMMERCIAL. In no event shall Prospective Purchasers contact any employee, consultant, or tenant with regards to the offering, without the prior express written consent of the Owner or INHOUSE COMMERCIAL. Any unauthorized contact will result in the Prospective Purchaser being disqualified from consideration to purchase the Property. TRANSACTION COSTS Each Prospective Purchaser shall be responsible for any and all costs, expenses (including legal fees) associated with their inspection and due diligence efforts pertaining to the Property Documents provided upon request.