

1220 COLLINS AVENUE

SOUTH BEACH, MIAMI

WOLFE TOWN RETAIL
ROBIN ZENDELL
& ASSOCIATES



Introducing 1220 Collins Avenue — a rare opportunity to acquire a **single-tenant Art Deco** treasure in the heart of South Beach. Built in **1937** and completed in 1939 by renowned architect **Henry Hohaus**, the property first opened its doors as The Webster hotel.

In 2009, the building entered a new era, re-opening at 1220 Collins Avenue as a globally recognized multi-brand luxury boutique. The transformation included a **full renovation** with **high-end fixtures and lighting**, while carefully preserving the architectural significance of the property.

Formerly a hotel, the building now features three levels of retail space that can accommodate a variety of uses. Fully leased by a single luxury retail tenant, 1220 Collins Avenue offers a truly unique ownership opportunity.

1220



COLLINS AVENUE

- Tremendous foot traffic on Collins Avenue and throughout neighborhood

- Building has gone through a multi-million-dollar renovation & is fully leased

- 15,600 SF 3-Story Commercial Building on Collins Avenue in the Heart of Miami Beach

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1220 COLLINS AVENUE DETAILS



ADDRESS	1220 COLLINS AVENUE, MIAMI BEACH, FL 33139
DISTRICT	Art Deco
STORIES	3
CONSTRUCTION	Concrete
PROPERTY CLASS	Retail Outlet (11)
ZONING	Commercial
YEAR BUILT	1939
BLOCK & LOT	28/06
LOT DIMENSIONS	50' X 140'
PARCEL ID	0232340081060
SALE PRICE	Upon Request
PERMISSIBLE USE	FIRST - SECOND FLOORS: Retail THIRD FLOOR: Office & Gallery Space
TENANT	THE WEBSTER (Single Tenant) - SALE & LEASEBACK NNN Lease \$822,436 (2025) 2% RENTAL INCREASE Per Annum (2025)

TOTAL GROSS FLOOR AREA: 15,600 SF

- GROUND - 2,397 SF
- SECOND - 5,309 SF
- THIRD - 3,901 SF
- ROOF - 606 SF
- LOWER LEVEL - 3,387 SF

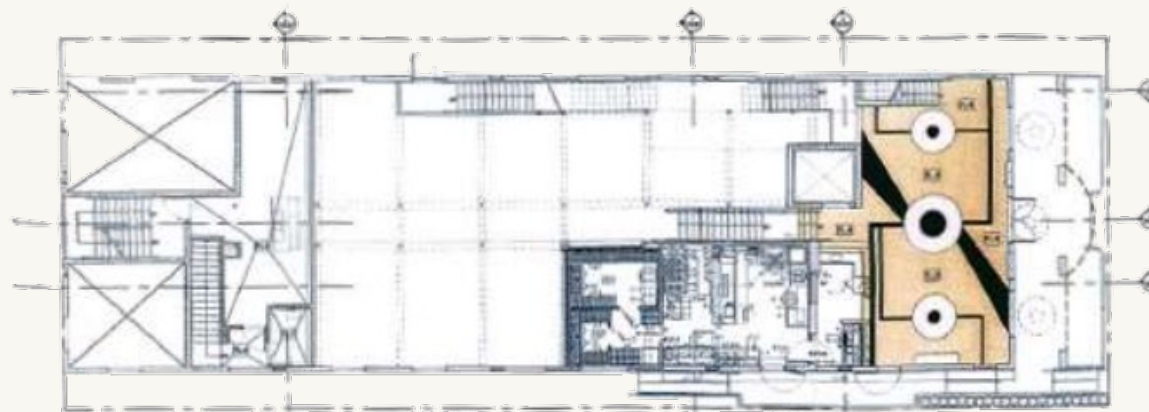
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1220 FLOOR PLAN

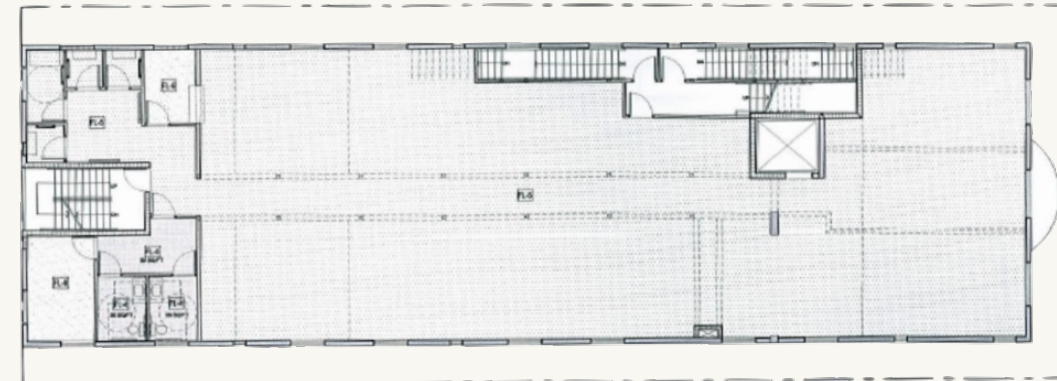
COLLINS AVENUE



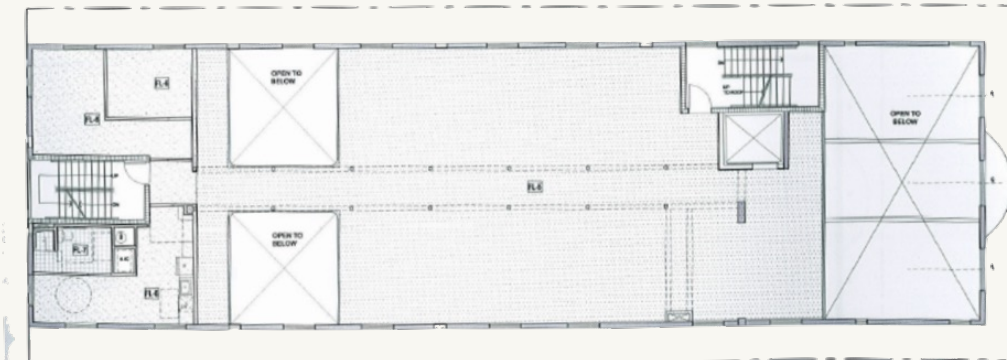
**LOWER
LEVEL
3,387 SF**



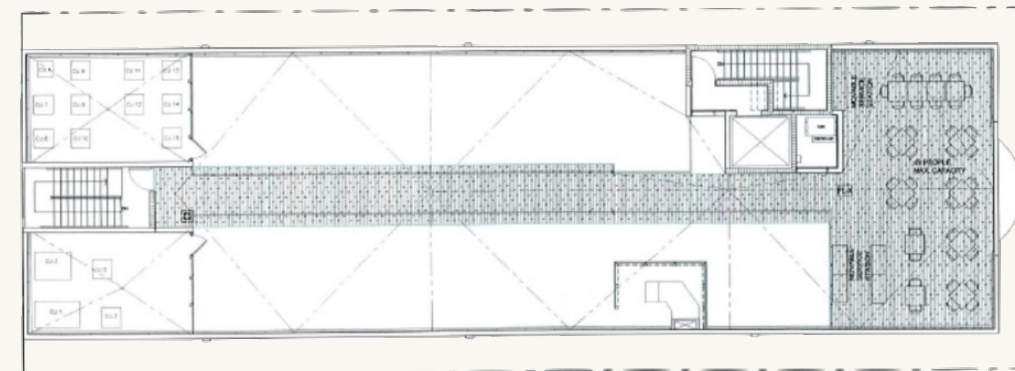
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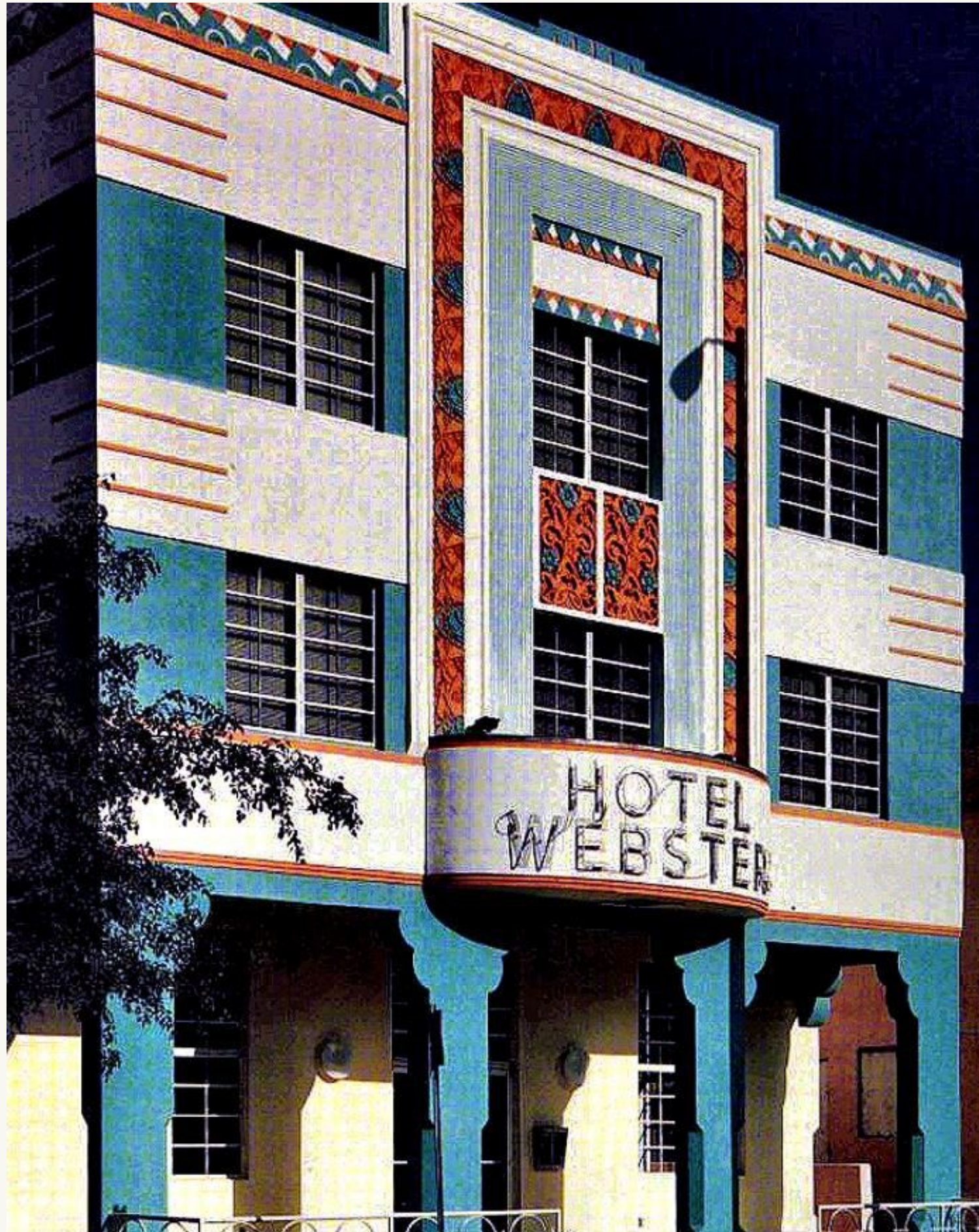
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THIS STORY



1220 Collins Avenue first opened as a hotel designed in true Art Deco style by architect Henry Hohauser. Originally known as the Hotel Webster, it quickly became a popular destination for snowbirds—especially New Yorkers—in the late 1930s. During the early 1940s, the hotel was repurposed to house WWII military personnel as Miami Beach served as a major training base.

In 2009, the property was reinvented once again—this time as a globally recognized multi-brand luxury boutique featuring world-renowned designers such as Chanel, Balenciaga, Givenchy, and Saint Laurent. Retaining its original name, The Webster has become one of South Beach's most iconic shopping destinations.

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Founded in 2009 by Laure Heriard Dubreuil, The Webster emerged as an exclusive, luxury multi-brand retailer. Its flagship store is located in the heart of Miami Beach within a historic Art Deco building, originally designed in 1939 by renowned architect Henry Hohaus. Since then, The Webster has expanded to additional locations including Bal Harbour, Austin, Houston, Atlanta, Costa Mesa, Toronto, Las Vegas, Los Angeles, Miramar, Palm Springs, and SoHo in New York.

Every location offers a carefully curated shopping experience in an intimate, home-like environment—combining the feeling of an elevated walk-in closet with custom furnishings and contemporary art. As Founder and CEO, Laure Heriard Dubreuil remains the creative force behind The Webster’s vision, guiding the brand’s exclusive relationships and collaborations with luxury labels and leading retailers such as Le Bon Marché, Target, Lane Crawford, and the Ritz Paris.

The Webster at 1220 Collins Avenue spans three floors. The ground floor features a welcoming entry foyer—currently home to the Webster Home Collection—with colorful terrazzo floors. Seven steps down from the lobby leads to a 4,000 SF open-plan retail space showcasing original steel casement windows. The second and third floors provide additional open selling and office areas, ranging between approximately 2,200 and 2,750 square feet each.

This Art Deco landmark is zoned for mixed-use residential and commercial purposes, offering flexibility for a range of future uses. Just one block from the ocean, the property places the very best of South Beach at its doorstep.



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DISCLAIMER

This Offering Memorandum has been prepared exclusively by Robin Zendell & Associates on behalf of Ownership, The Webster regarding the sale of the property described herein at 1220 Collins Avenue, Miami, Florida. The materials and information contained in this Offering Memorandum do not purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All materials have been developed by Robin Zendell & Associates, The Webster and other sources and are subject to variation.

No representation is made by Robin Zendell & Associates or The Webster as to the accuracy or completeness of the information contained herein and nothing contained herein is or shall be relied on as a promise or representation as to the future performance of the property. Although the information contained herein is believed to be correct, Robin Zendell & Associates and The Webster and their employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information.

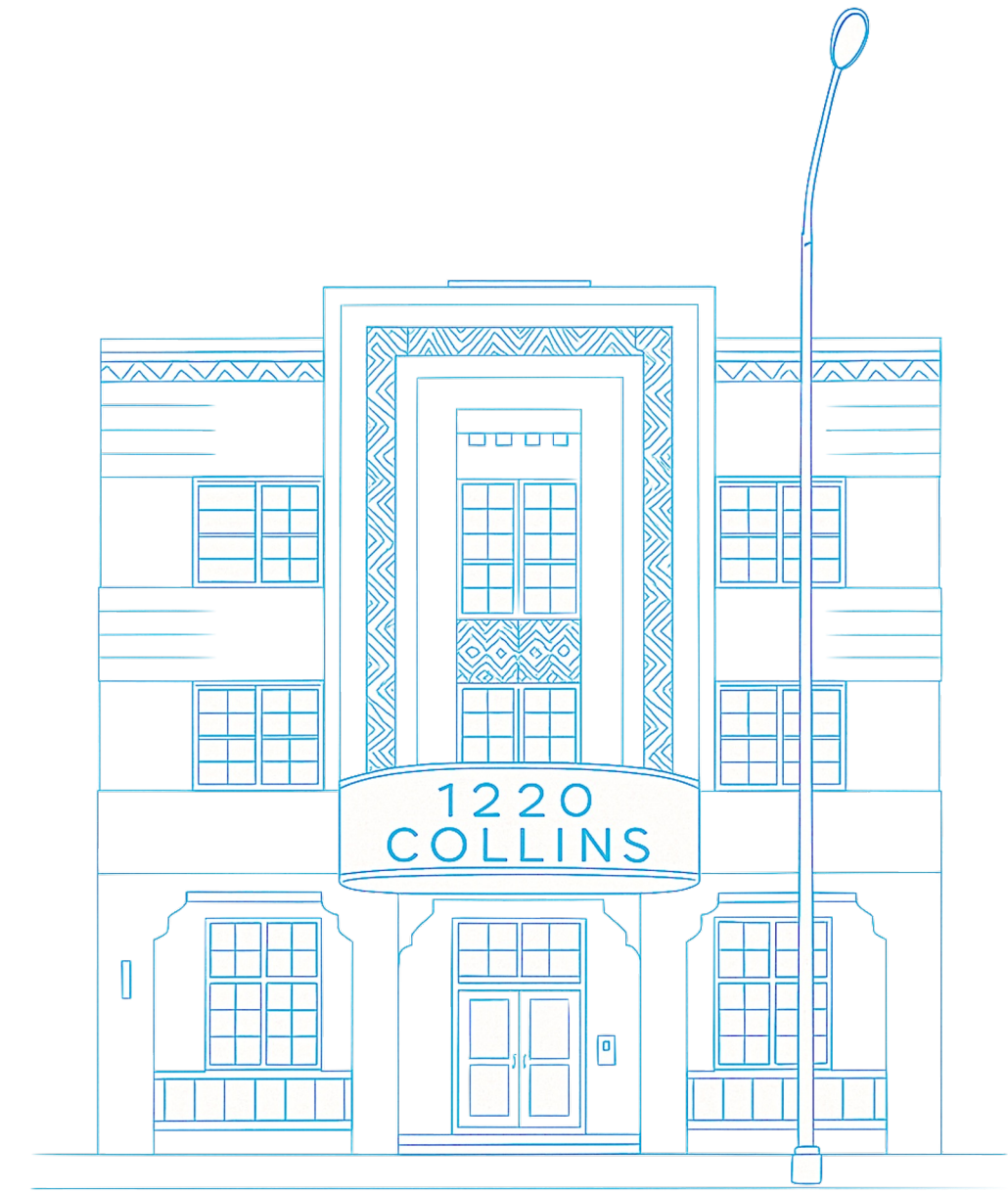
Further, Robin Zendell & Associates, The Webster and their employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the property since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser. Additional information and an opportunity to inspect the property will be made available upon request to interested and qualified investors.

The Webster and Robin Zendell & Associates each expressly reserve the right, in their sole discretion, to reject any and all expressions of interest or offers regarding the property and/or terminate discussions with any entity at any time with or without notice. The Webster shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the property unless and until a written agreement for the purchase of the properties has been fully executed, delivered and approved by The Webster and its legal counsel and any conditions to The Webster's obligations thereunder have been satisfied or waived. Robin Zendell & Associates is not authorized to make any representations or agreements on behalf of The Webster.

This Offering Memorandum and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents") are of a confidential nature. By accepting the Offering Memorandum, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the

Offering Memorandum or any of its contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of The Webster or Robin Zendell & Associates, (iv) not to use the Offering Memorandum or any of its contents in any fashion or manner detrimental to the interest of The Webster or Robin Zendell & Associates, and (v) to return it to Robin Zendell & Associates immediately upon request of Robin Zendell & Associates or The Webster.

Robin Zendell & Associates represents that it is the exclusive listing agent of the premises on behalf of The Webster in accordance with the terms and conditions of the original Exclusive Brokerage Agreement between Owner and Broker. The Buyer understands and agrees to pay the full commission to Robin Zendell & Associates and The Seller's Broker, in accordance to a separate agreement and due on signing.



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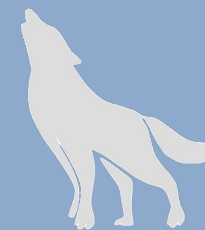
FOR SALE WITH LEASEBACK

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