

Mr Jones

RESTAURANT/RETAIL SPACE
FOR LEASE



Conceptual Signage Rendering

330 LINCOLN ROAD
MIAMI BEACH, FLORIDA

INHOUSE
COMMERCIAL

OVERVIEW

ADDRESS

330 Lincoln Road, Miami Beach, Florida

STATUS

Previously Vice Lounge & Rumi

SIZE

Ground Floor ± 2,800 SF

Second Floor ± 4,620 SF

Total | ± 7,420 SF* Divisible to just ground floor

CONDITION

Second generation built-out as lounge and restaurant

POSSESSION

Immediate

COMMENTS

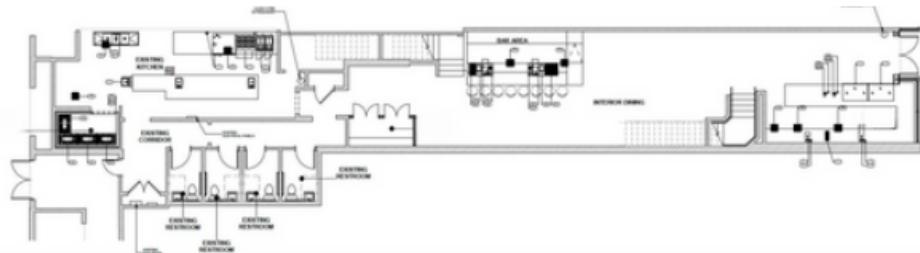
- Located in the same building as Talkin Tacos, Mr. Jones, Smack'd Burgers and on the same block as CVS, Raising Canes and Alo Yoga
- Ownership recently completed facade renovation
- Flagship signage opportunity available
- Ideal for service oriented or immersive retail, lounge, or restaurant use



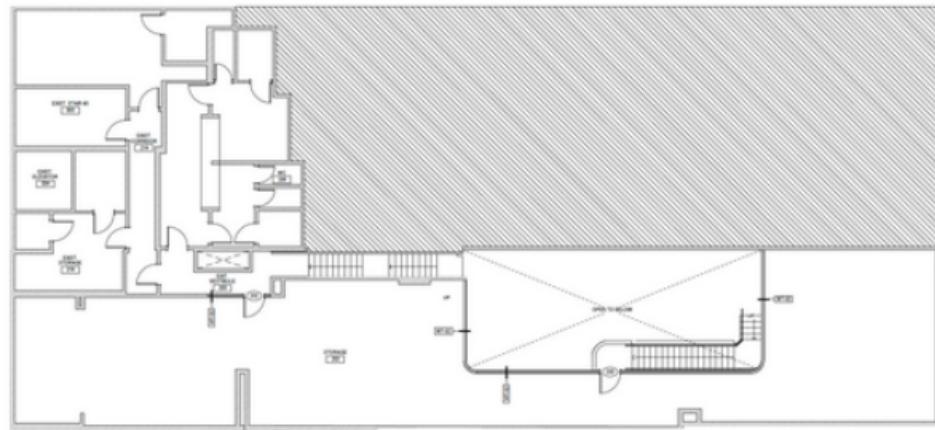
FACADE WORK
COMPLETED IN
DECEMBER OF 2025



SPACE PLANS



GROUND FLOOR



SECOND FLOOR

LINCOLN ROAD

LINCOLN ROAD

ADDITIONAL PHOTOS

FORMER NIGHTCLUB PHOTOS



NATIONAL RETAILER MAP

LINCOLN ROAD



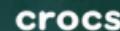
LINCOLN ROAD

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.

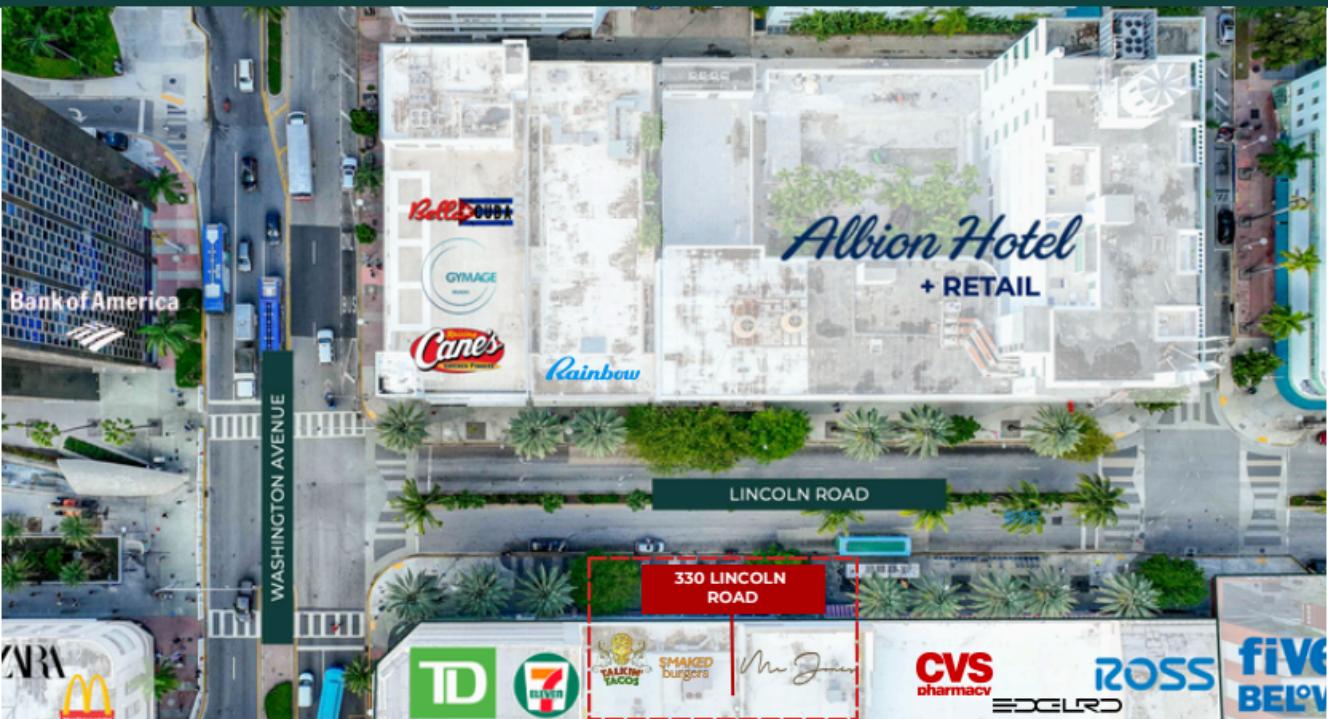
PREMIER TENANTS LINCOLN ROAD



RECENTLY SIGNED AND OPENED ON LINCOLN ROAD



NEIGHBORING RETAIL



SURROUNDING AREA

BILLIONAIRES' BEACH

The Billionaires' Beach transformation is a project driven by the biggest names in luxury real estate with over \$2.5 billion being invested into a six-block stretch.



LINCOLN ROAD IMPROVEMENTS

Miami Beach is leading an effort to revitalize the 100-300 blocks of Lincoln Road including complete street redesign, road lane and median changes for traffic flow.

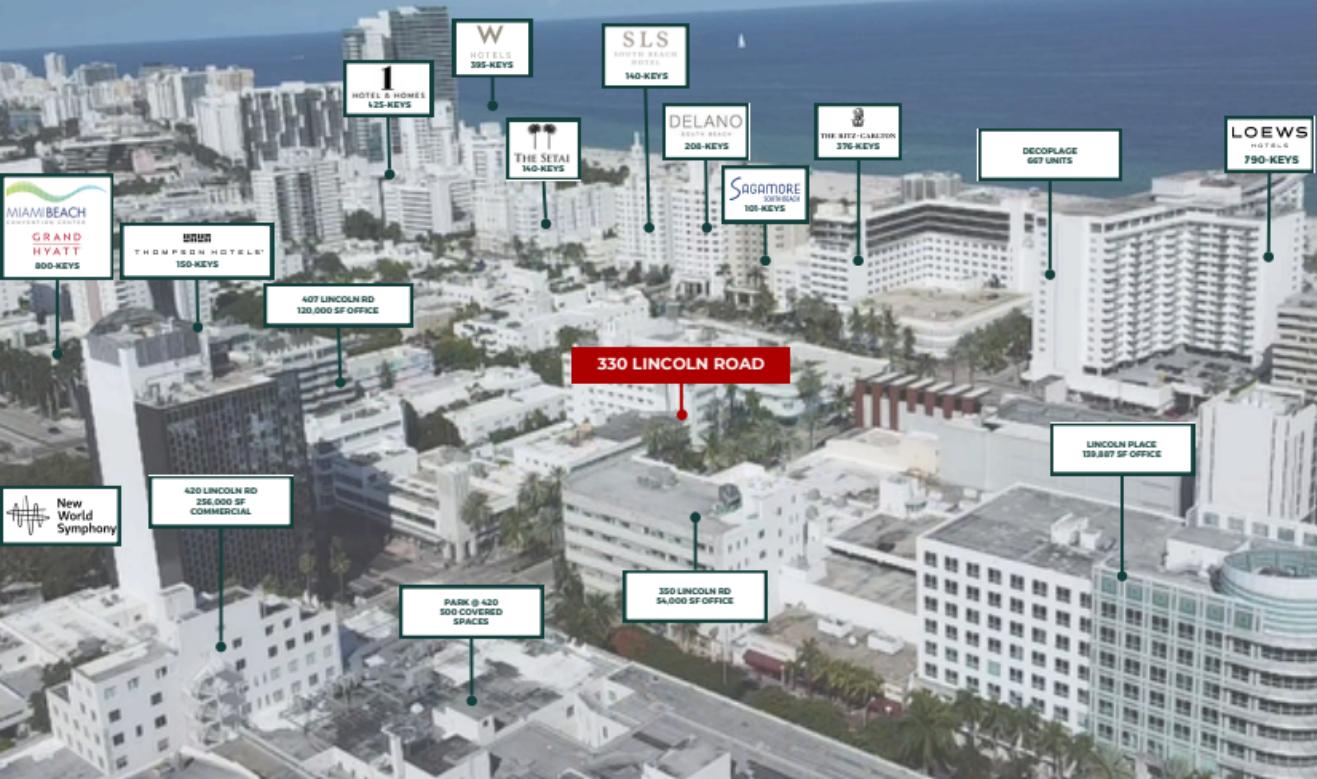


RECENT SIGNINGS

Big brands such as Alo Yoga and Edgldrd have plans to open headquarters/studios on the block. Alo Yoga purchased 13,840 sf and EDGLRD signed 30,000 sf.



AERIAL VIEW



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INHOUSE
COMMERCIAL

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TRICERA

MARKETING PROCESS: 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 lowest or no due diligence requirements or other conditions to close. Investors should be prepared to disclose their sources of funds and any appraisal 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.