



HATO

FOR LEASE // RETAIL

ONE

DOWNTOWN

1 SE 3RD AVE. MIAMI, FL 33131

5,069 RSF
Restaurant Space
North of Brickell

Surrounded by High Performing
Restaurants and Exciting New
Concepts



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PROPERTY HIGHLIGHTS

The 31-story Class A office tower is located on the corner of Flagler Street and SE 3rd Avenue in Downtown Miami and has recently undergone a multi-million-dollar renovation.



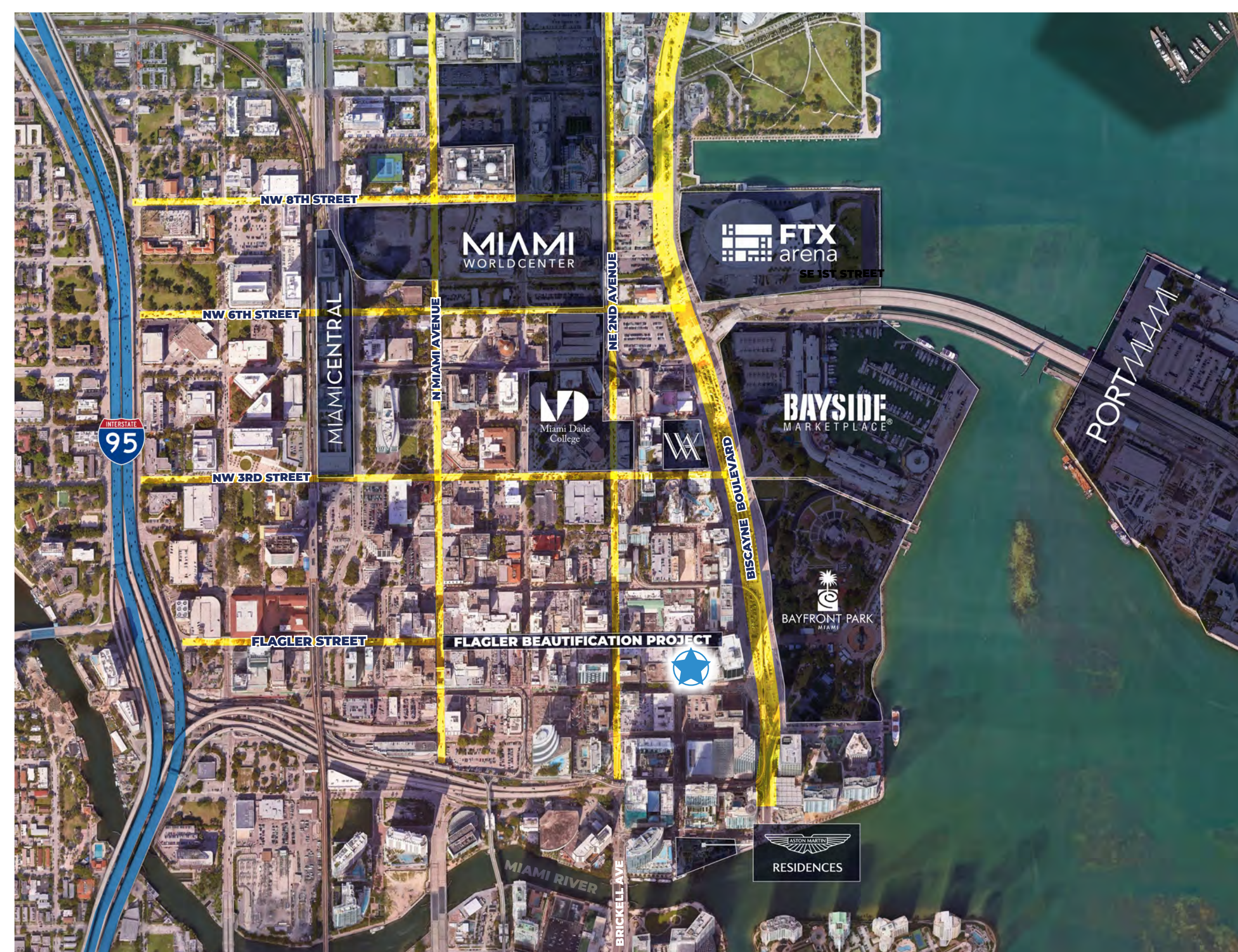
FLAGLER STREET BEAUTIFICATION PROJECT

The City of Miami is working in partnership with the Flagler District BID and the Miami Downtown Development Authority (DDA) to transform Flagler Street into an iconic, festival-style boulevard with patterned pavers, curbsless drains, wider sidewalks featuring railroad-themed streetscapes and enhanced landscaping. Estimated to be completed in 2024.

MIAMI WORLD CENTER

The second-largest mixed-use development in the U.S. and largest private, urban development underway in Florida, Miami Worldcenter will feature a diverse mix of residential, commercial and hospitality uses complemented by a total of 300,000 square feet of retail, restaurant, and entertainment space on 27 acres in Downtown Miami.

LOCATION HIGHLIGHTS



IL GABBIANO
FINE ITALIAN CUISINE

NOVIKOV
RESTAURANT & BAR

CIPRIANI

ZUMA

THE CAPITAL
GRILLE

MASTRO'S
STEAKHOUSE



HELL'S KITCHEN



BOULUDSUD
MEDITERRANEE

MIA MARKET

REX BARON
SURVIVORS KITCHEN • VR LOUNGE

BLACK MARKET
Miami

JULIA & HENRY'S

CVI.CHE 105

SURROUNDING AREA



ONE
DOWNTOWN

JULIA & HENRY'S
FEAST MIAMI

FLAGLER STREET

Marsh

SHOE
MEGA
SHOP

dō

SURROUNDING AREA

AVAILABLE SPACE

GROUND FLOOR RETAIL

ONE
DOWNTOWN



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