

AVENUE

ROOFTOP RESTAURANT

200 E. FLAGLER ST
MIAMI, FL 33131

SPACE
FOR LEASE



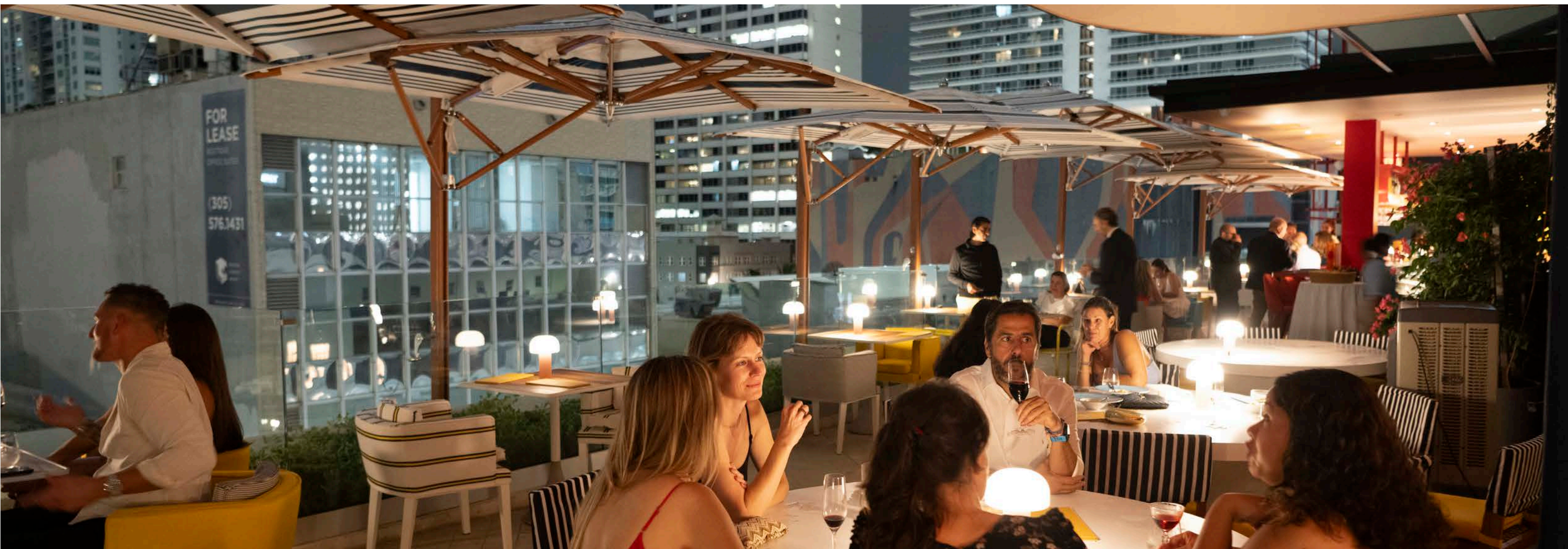
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SIGNAGE

EXISTING ENTRANCE



200 E. FLAGLER ST

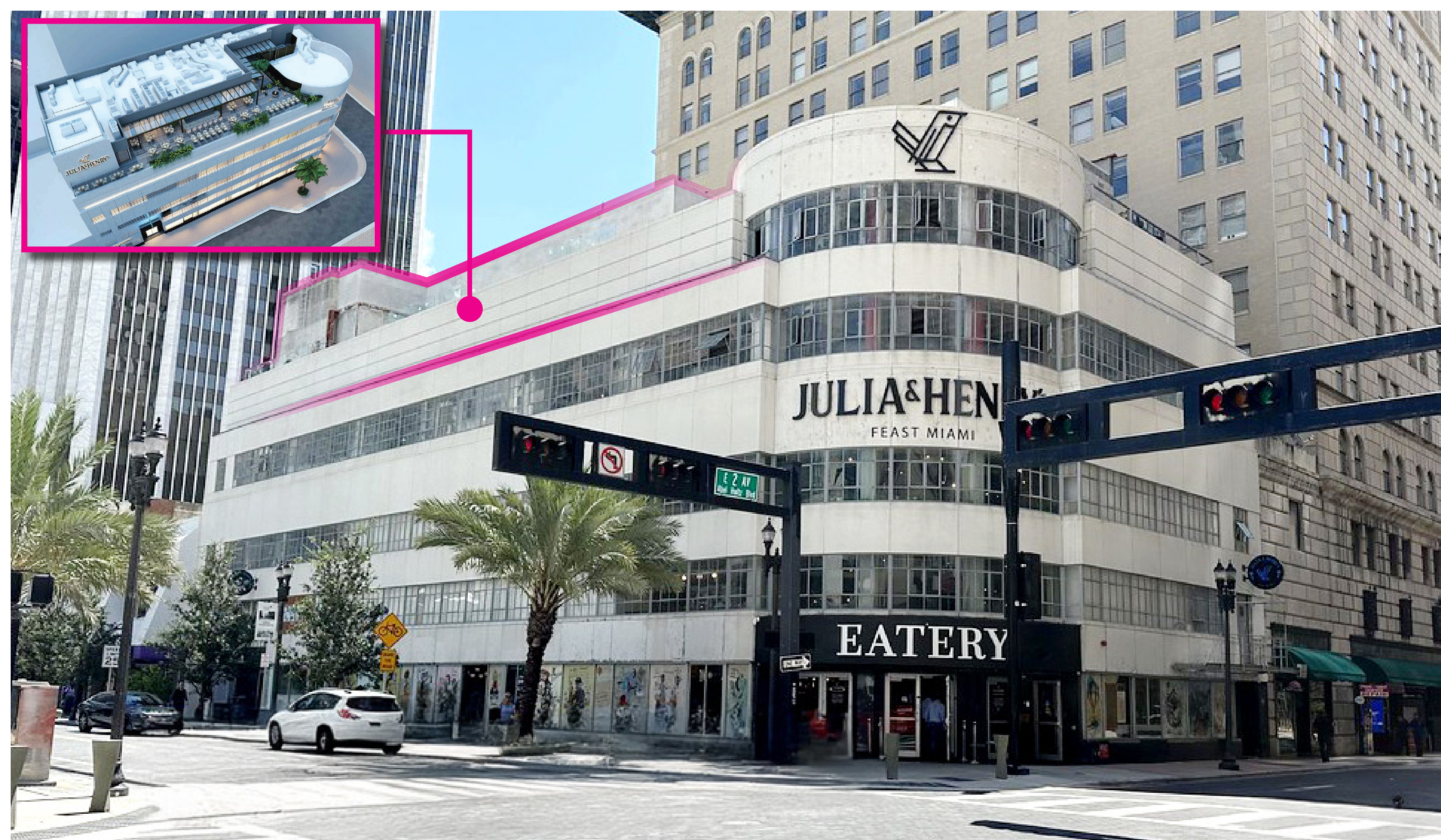
6TH FLOOR

ROOFTOP TOTAL : +/- 4,826 SF
INTERIOR : +/- 2,975 SF
OUTDOOR : +/- 1,851 SF
TOTAL SEATS : 130 SEATS

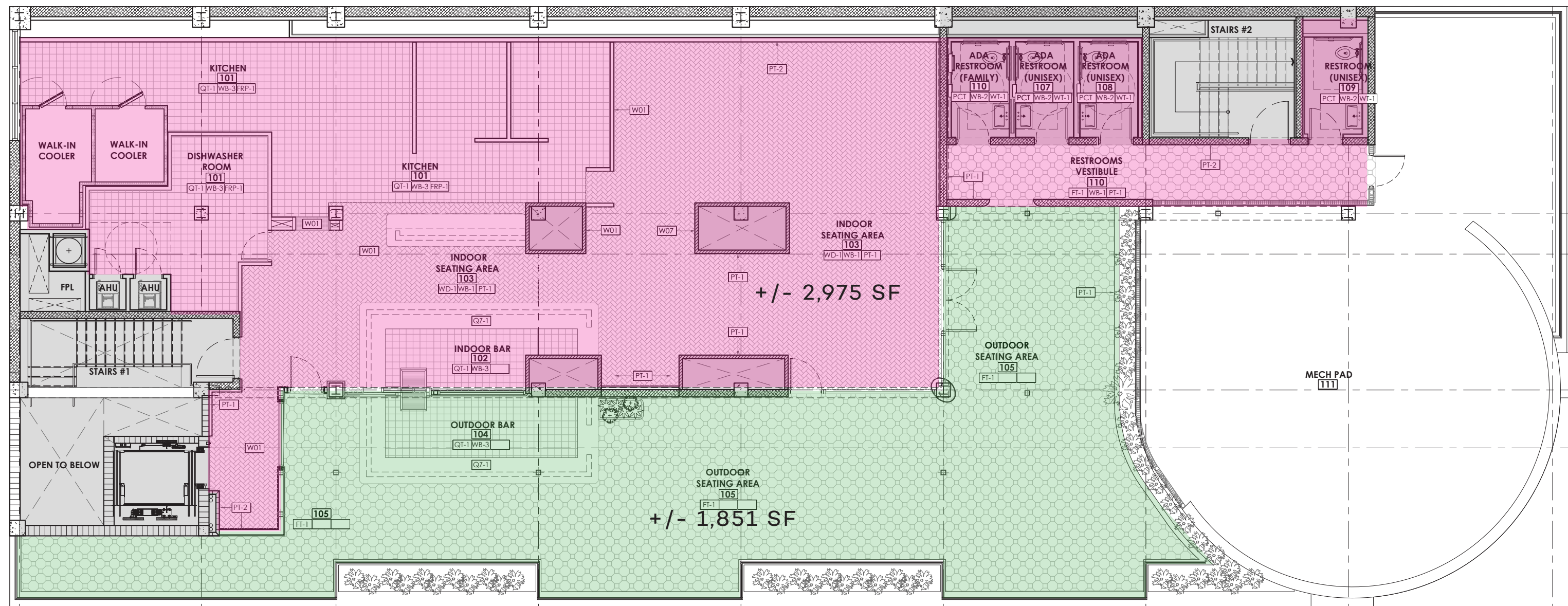
DELIVERY: UPON REQUEST
RENT: UPON REQUEST

PROPERTY OVERVIEW

- **TURNKEY ROOFTOP RESTAURANT OPPORTUNITY** – FULLY BUILT-OUT F&B SPACE IN THE HEART OF DOWNTOWN MIAMI
- **130 TOTAL SEATS** – 70 INTERIOR + 60 EXTERIOR WITH BREATHTAKING SKYLINE VIEWS
- **FULLY EQUIPPED KITCHEN LAYOUT** – INCLUDES WALK-IN COOLERS, DISHWASHER ROOM, SERVICE ZONES, AND OUTDOOR BAR
- **LOCATED IN MIAMI’S FLAGLER DISTRICT** – SURROUNDED BY BRIGHTLINE, BAYSIDE, KASEYA CENTER, AND MIAMI WORLDCENTER
- **HIGH VISIBILITY & FOOT TRAFFIC** – BENEFIT FROM THE FLAGLER STREET REDEVELOPMENT AND NEARBY CULTURAL LANDMARKS
- **TWO ADA-COMPLIANT RESTROOMS** – FAMILY AND UNISEX RESTROOMS WITH STYLISH FINISHES
- **PERFECT FOR ELEVATED CONCEPTS** – IDEAL FOR ROOFTOP DINING, LOUNGES, OR EXPERIENTIAL HOSPITALITY BRANDS



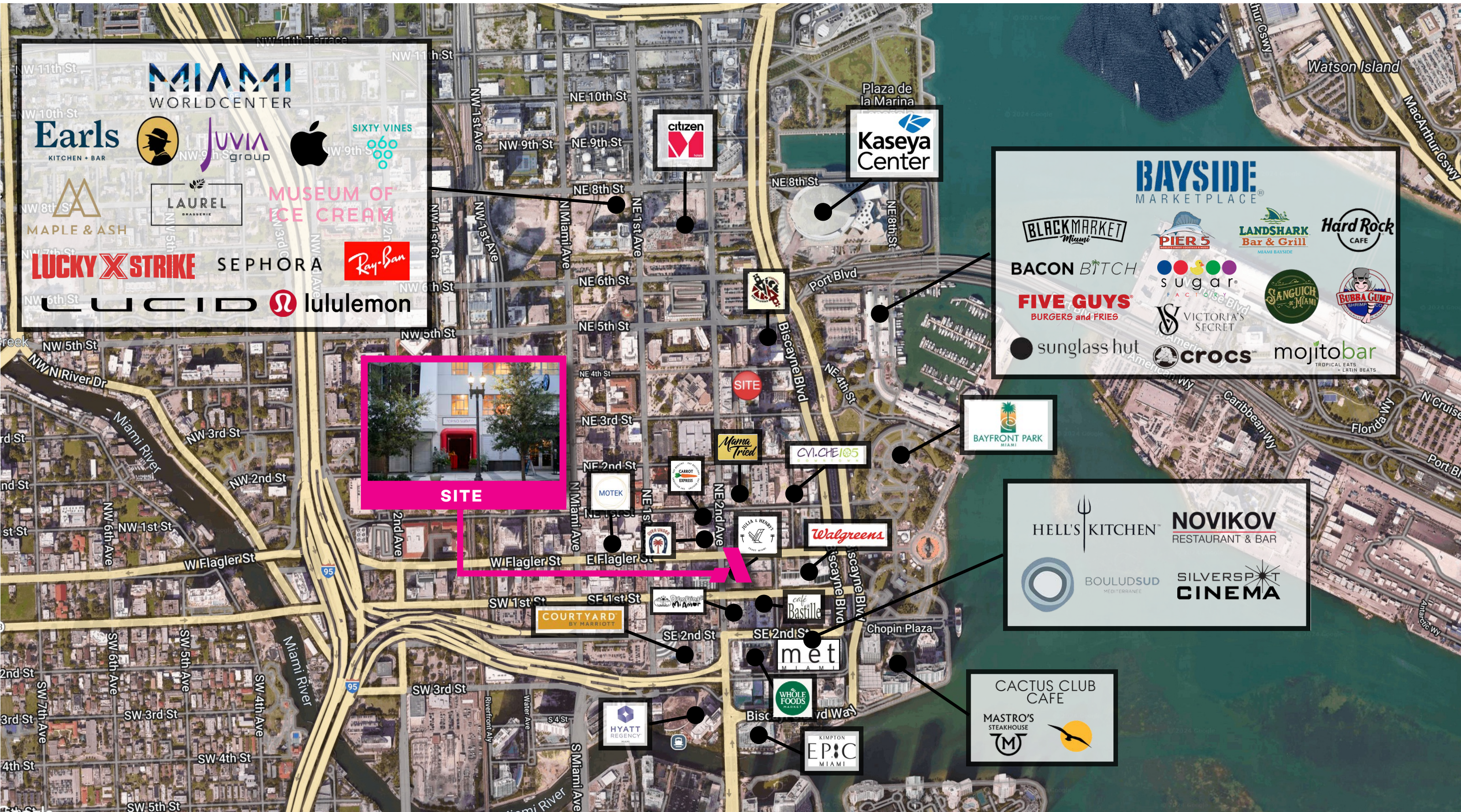
BUILDING PHOTOS



ROOFTOP RESTAURANT FLOOR PLAN

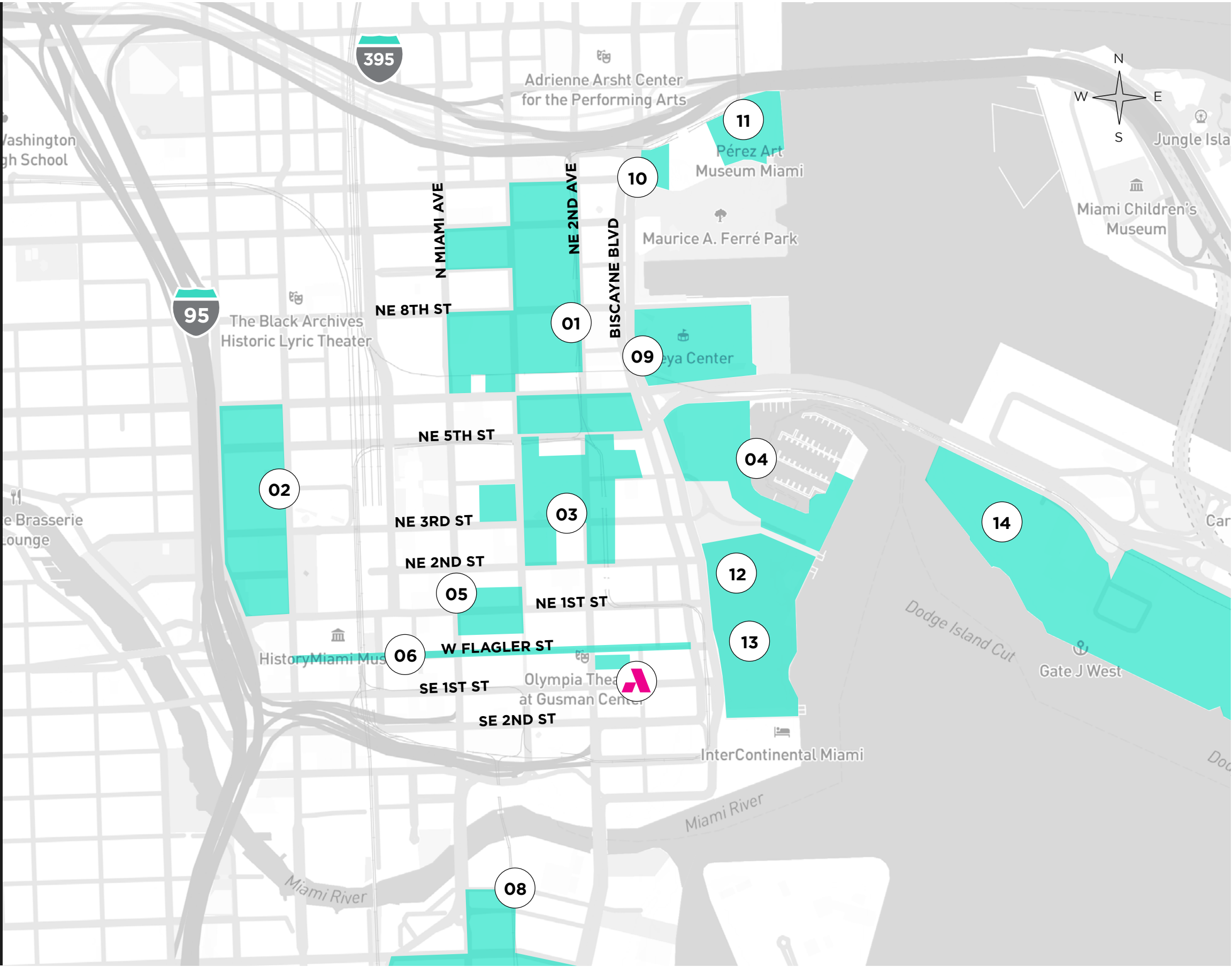
+/- 4,826 SF

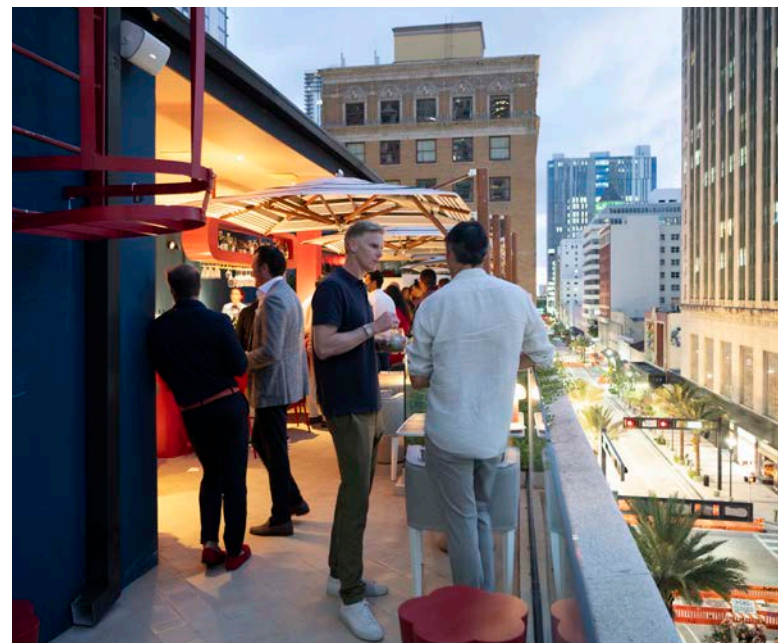




Downtown Map

- 1. Miami World Center
- 2. Miami Central / Brightline
- 3. Miami Dade College
- 4. Bayside Marketplace
- 5. Diamond District
- 6. Flagler Street
- A SITE**
- 8. Brickell City Centre
- 9. Kaseya Center
- 10. Frost Science Museum
- 11. Perez Art Museum
- 12. Bayfront Park
- 13. FPL Solar Amphitheater
- 14. Port of Miami





RESTAURANT PHOTOS

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EXCLUSIVE LISTING AGENTS

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