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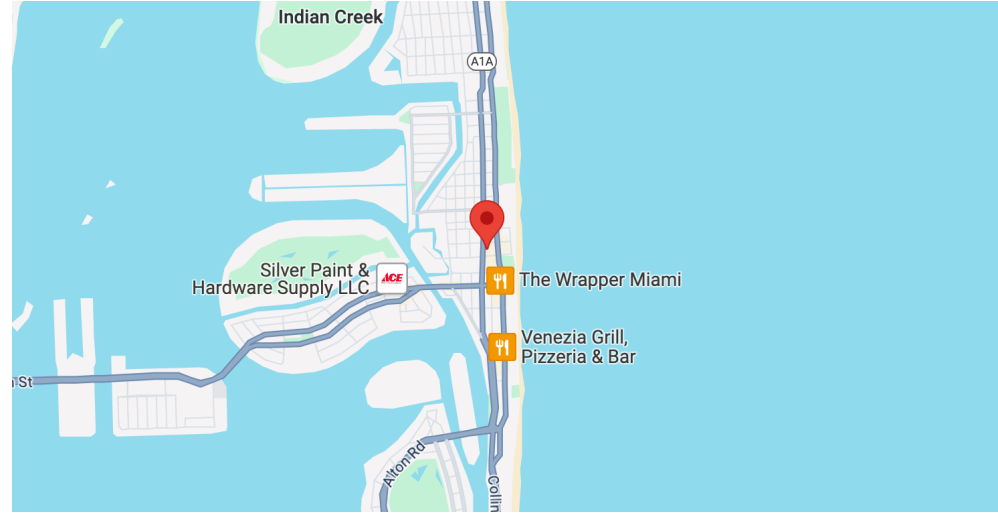
Miami Beach Hotel F&B Venue

7337 Harding Avenue, Miami Beach, FL 33141

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,145 SF (includes a 985 SF Commercial Kitchen)
Building SF:	5,249 SF
Licenses Available:	4COP Liquor License Catering License Restaurant License for 49 Seats
Submarket:	Miami Beach

PROPERTY OVERVIEW

DWNTWN Realty Advisors has been retained exclusively to arrange the leasing of the F&B space located at 7337 Harding Avenue. Constructed in 1937, the property is a 10-room, two-story, limited-service boutique hotel located in Miami Beach. The 5,429 SF property is currently under renovations with a new management team. There is also a 1,145 SF separate building for the restaurant with an open-air bar seating area around the pool deck, which includes a 985 SF commercial kitchen with hood, grease trap, walk-in refrigerator and appliances in place. This establishment is the sole hotel F&B option along Harding Avenue, presenting a unique opportunity for North Beach STR/Hotel operators to provide breakfast, snacks, beverages, etc. The restaurant benefits from its State of Florida 4COP liquor license, which permits full alcohol sales (i.e. beer, wine and spirits) until 2AM as well as a catering and restaurant license for 49 seats. The property is situated one block from the beach with close proximity to the Miami Bandshell and Ocean Terrace.

PROPERTY HIGHLIGHTS

- F&B Venue In A Miami Beach Boutique Hotel On Main Harding Avenue
- 1,145 SF Space With An Open-air Bar Seating Area And Commercial Kitchen Equipped With Hood, Grease Trap, Walk-in Refrigerator and Appliances
- The Restaurant Benefits From A 4COP Liquor License As Well As A Catering & Restaurant License

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AERIAL VIEW CONTEXT



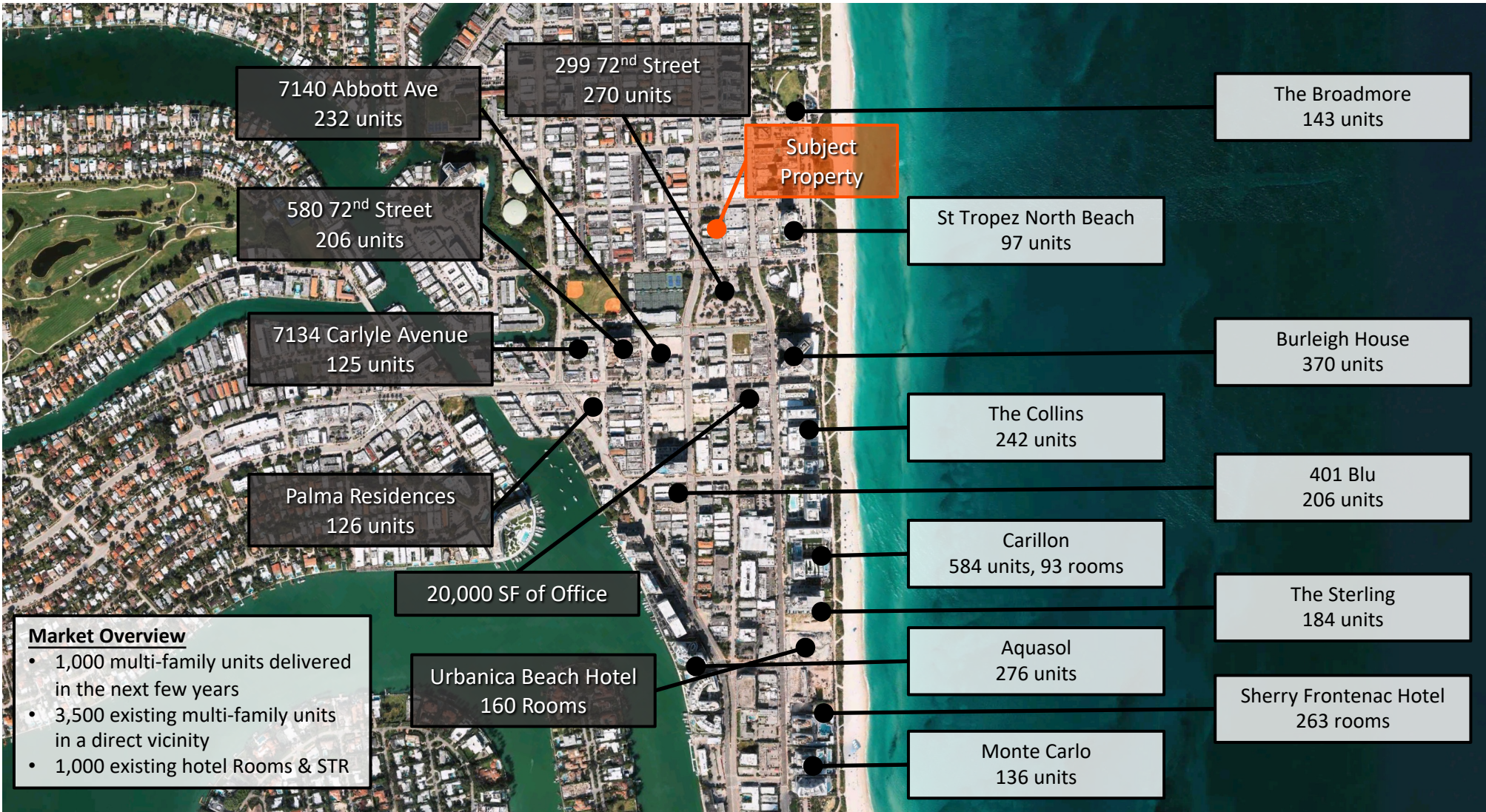
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MIAMI BEACH DEVELOPMENTS



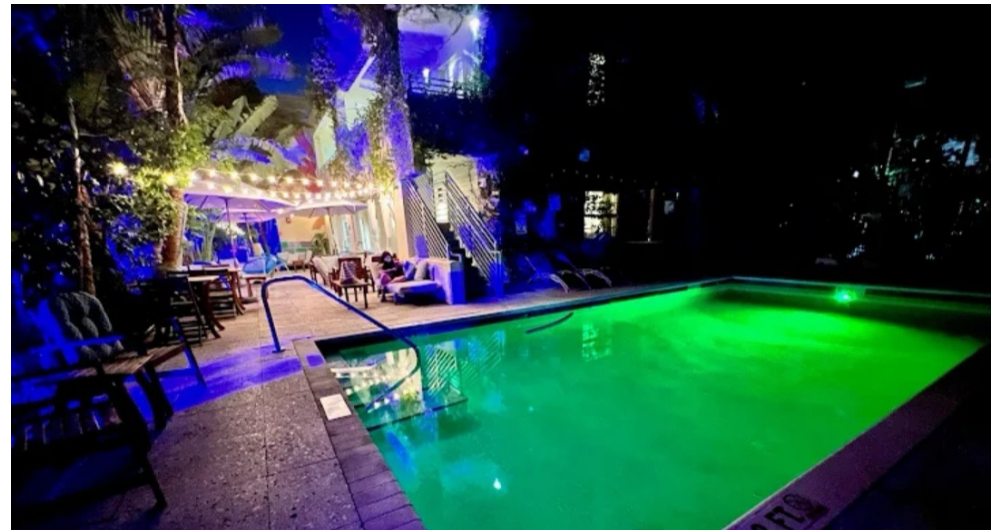
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POOL AREA



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KITCHEN



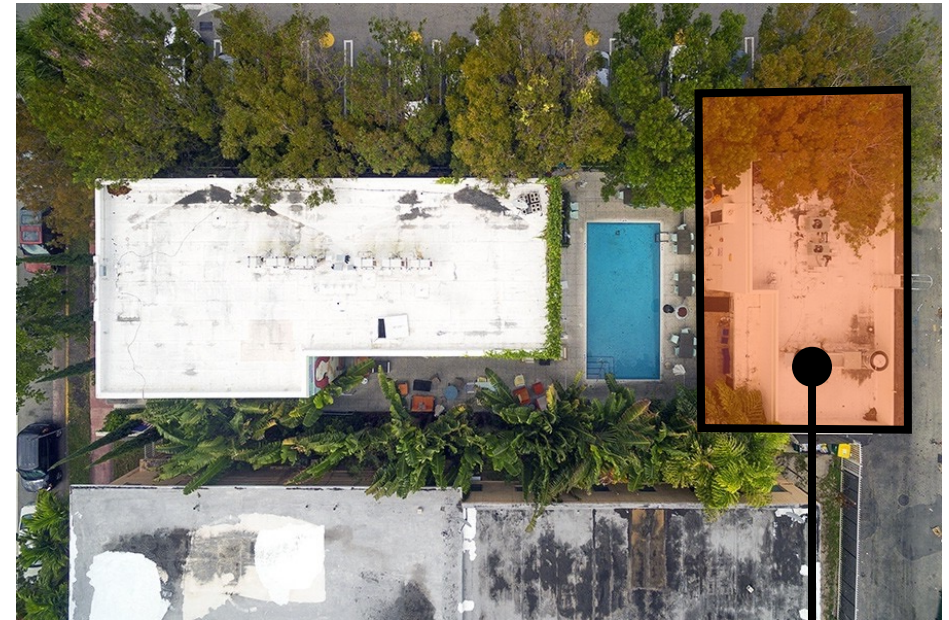
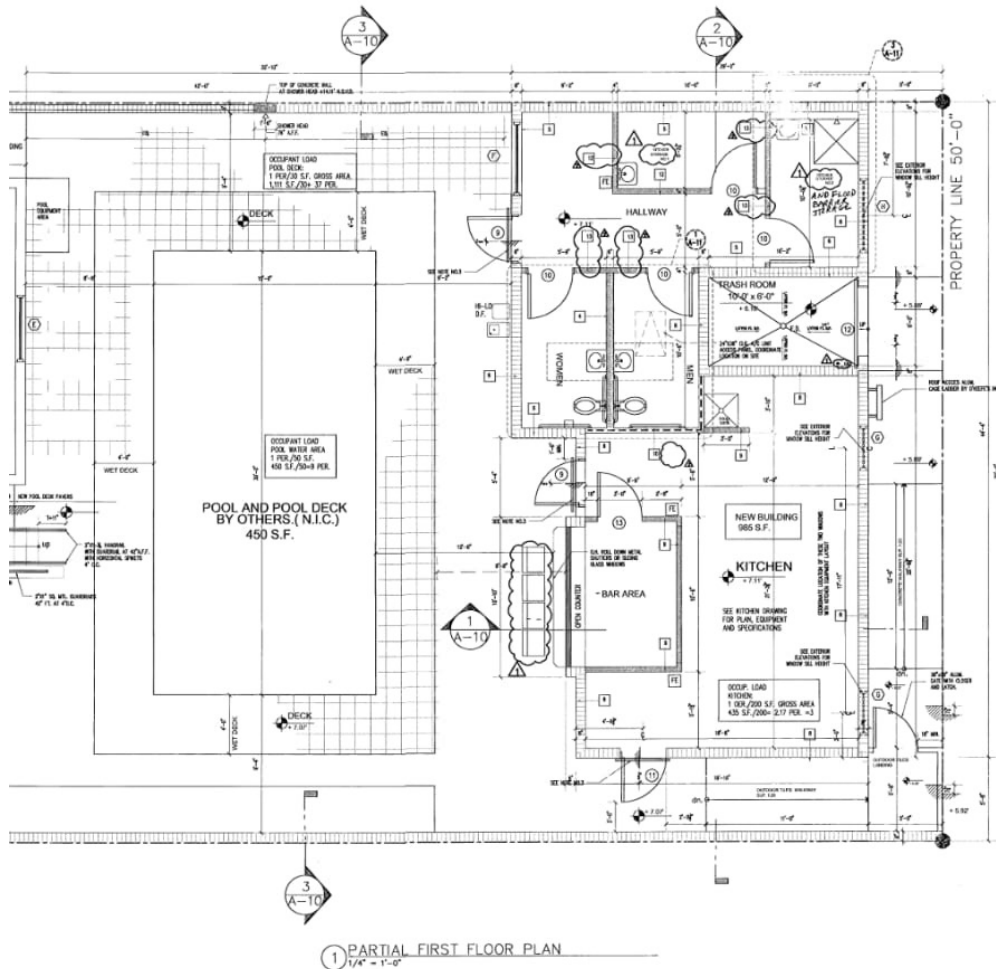
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FLOOR PLAN & OVERHEAD VIEW



The F&B space operates out of a 1,145 SF separate building, which includes a 985 SF Commercial Kitchen with hood, grease trap & appliances in place, as well as:

- 4COP Liquor License
- Catering License
- Restaurant License for 49 Seats

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HOTEL F&B CONCEPTS



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HOTEL AESTHETIC MOODBOARD



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