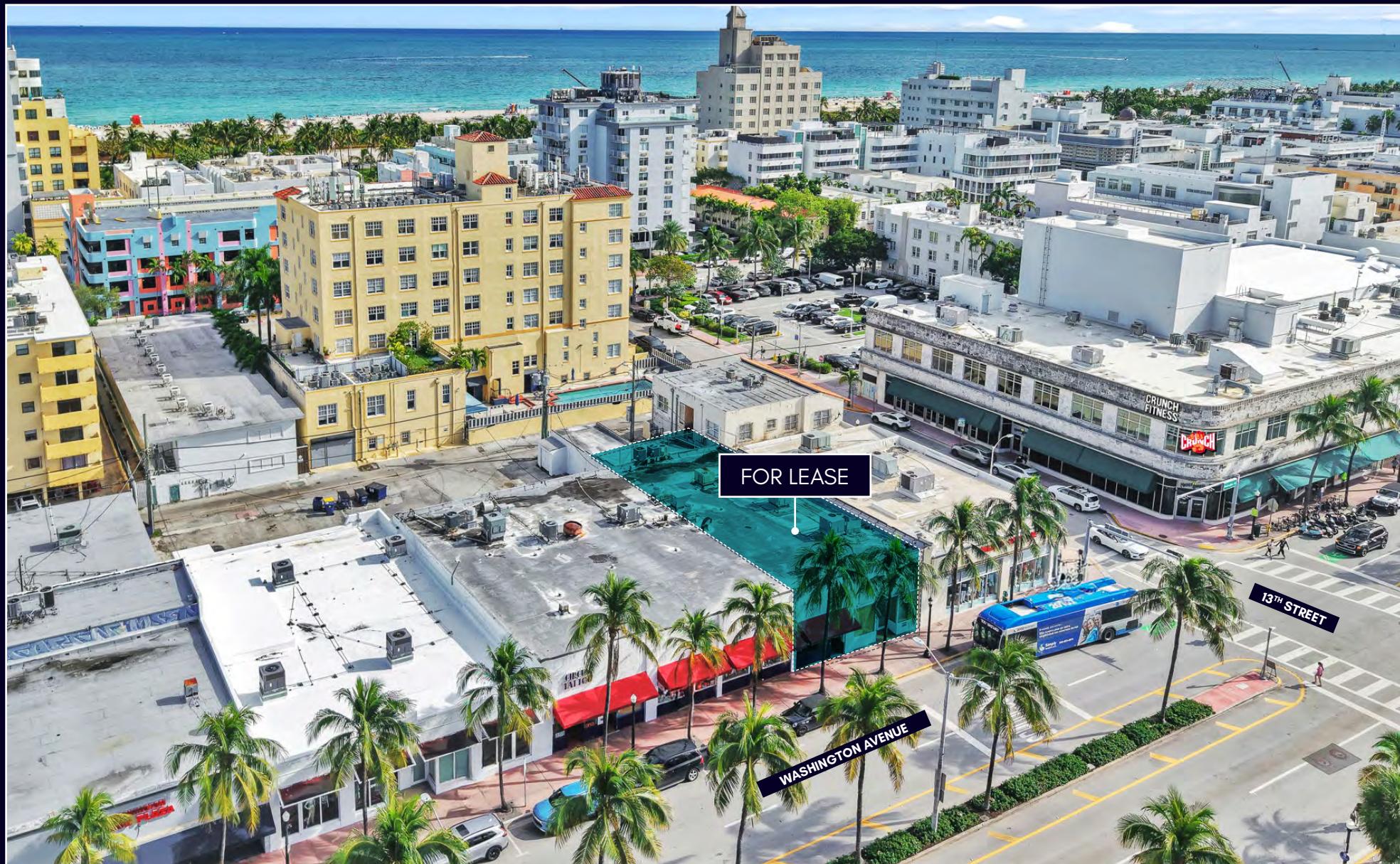


2nd Gen Restaurant/Retail Opportunity

1309-1311 WASHINGTON AVENUE, MIAMI BEACH, FL 33139

FOR LEASE



UPSIDE PARTNERS

(305) 897-0939
www.upsidecre.com



2nd Gen Restaurant/ Retail Opportunity

1309-1311 Washington Avenue
Miami Beach, FL 33139

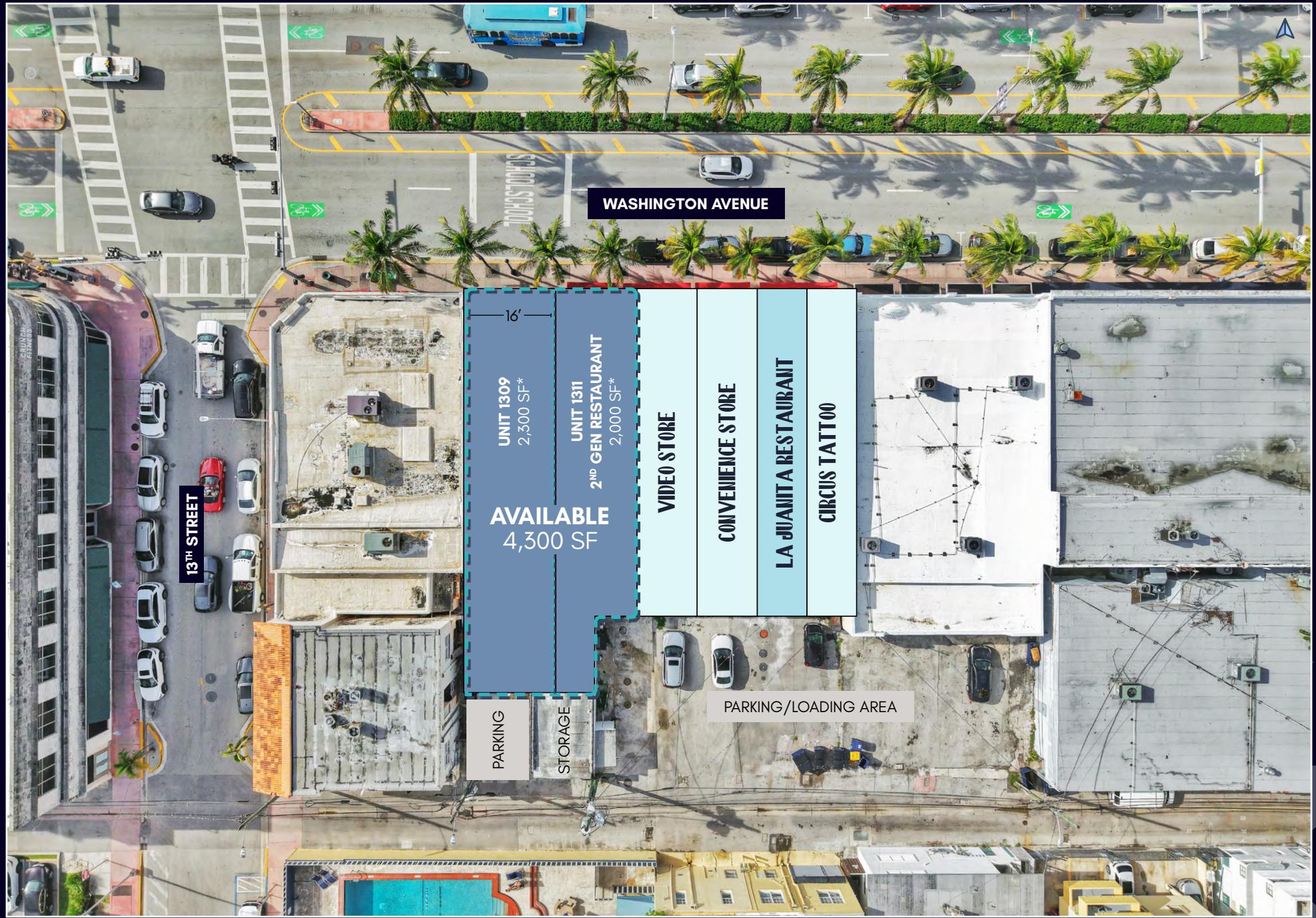
UNIT 1309 2,300 SF
UNIT 1311 2,000 SF
TOTAL 4,300 SF*

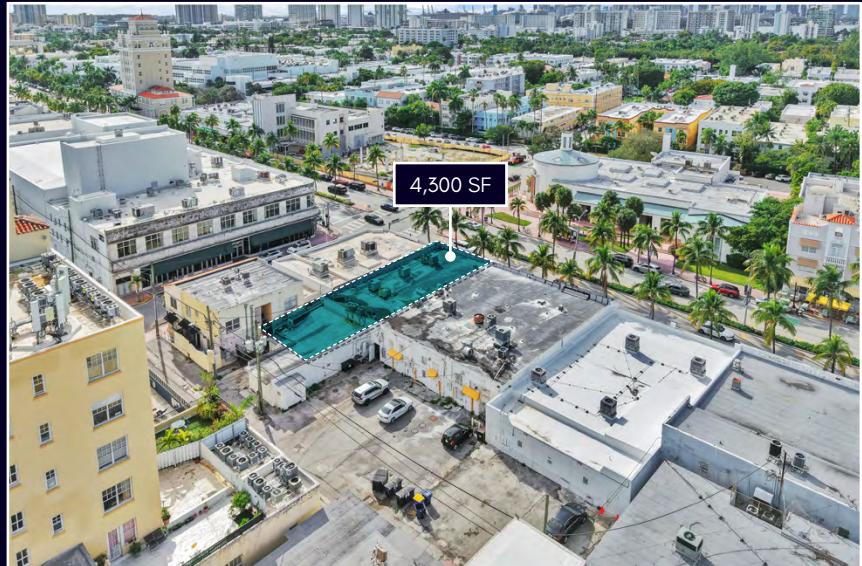
AVAILABILITY
Immediate

RENT
Upon request

PROPERTY HIGHLIGHTS

- Restaurant opportunity includes the option to combine both spaces for a total of up to 4,300 SF
- Unit 1311 is a 2nd gen restaurant opportunity
- Great visibility for branding and signage along a major thoroughfare
- Short walk from hotspots on Lincoln Road and Espanola Way
- Proximity to residences and hotels providing all-day/evening customer demand







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