

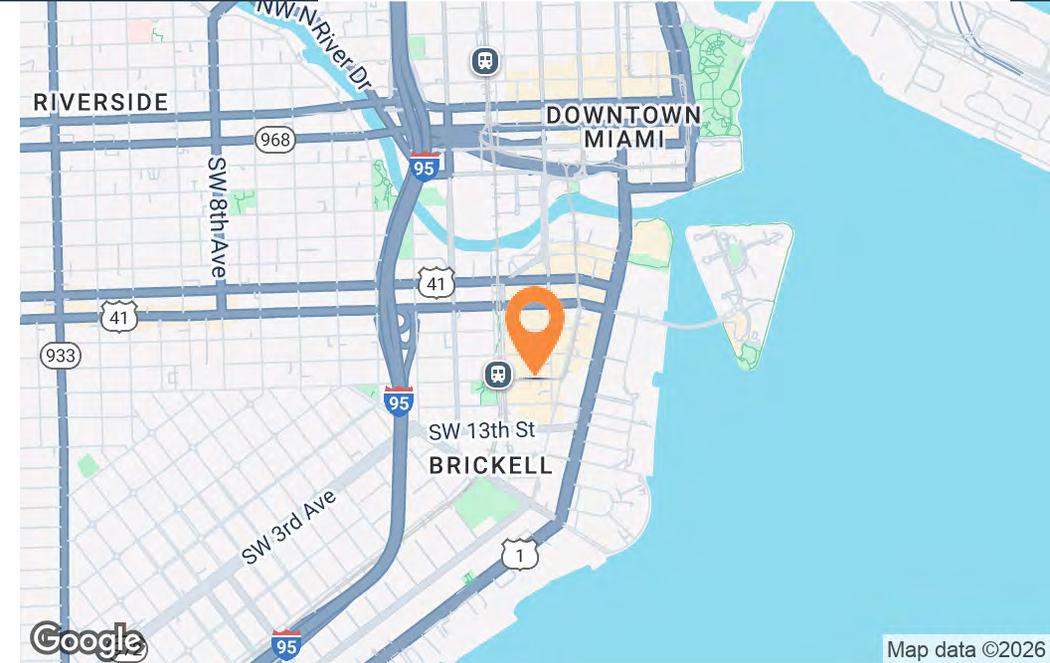
# MILLECENTO 2ND GENERATION RESTAURANT | PASEO BRICKELL



RETAIL PROPERTY FOR LEASE



1100 SOUTH MIAMI AVENUE



**+ TOTAL SF**  
**8,750 SF**

**+ LEASE TYPE**  
**NNN**

**+ DIVISIONS**  
**2,630 SF-6,000 SF**

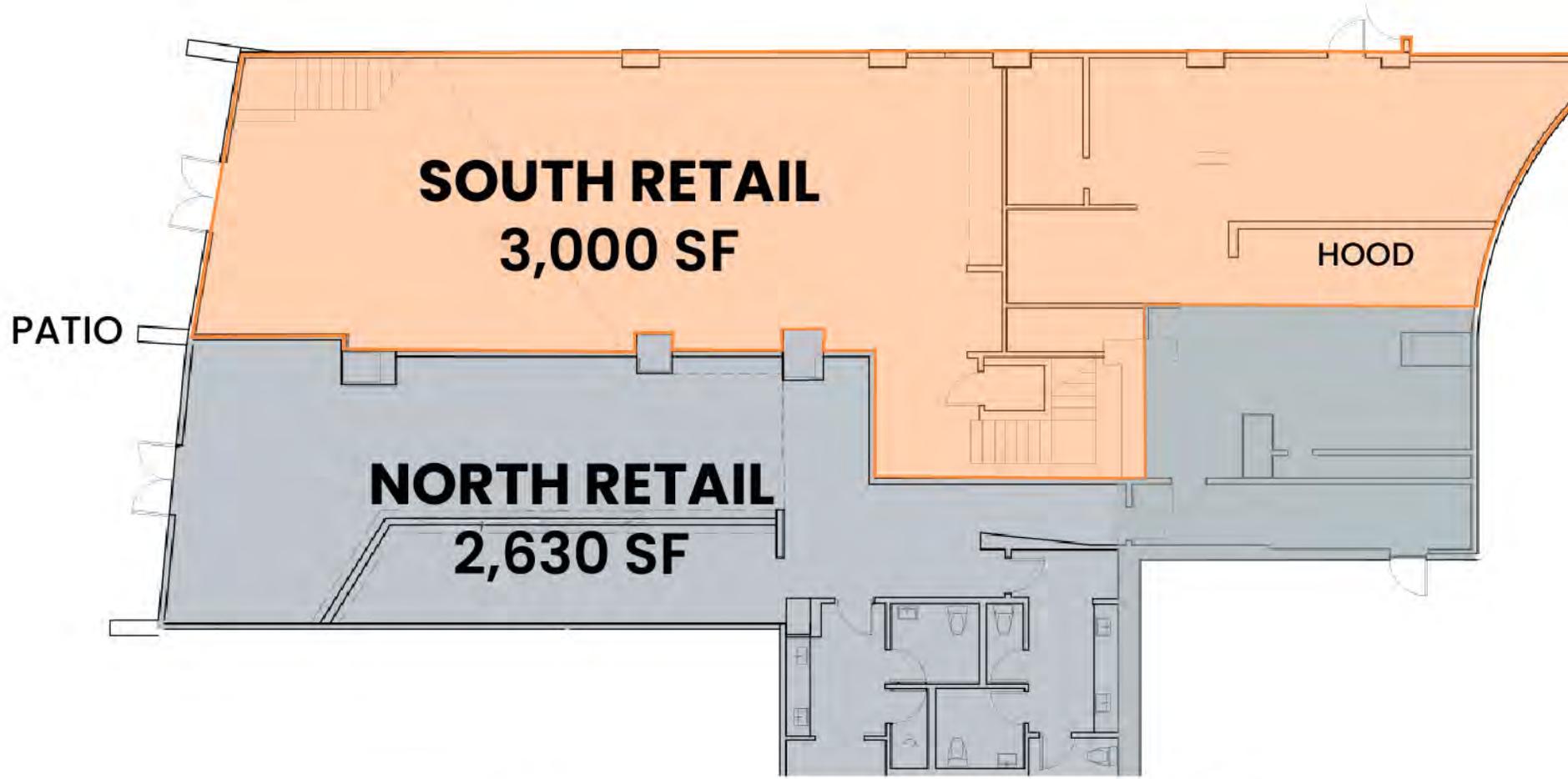
**PROPERTY OVERVIEW**

FA Commercial is pleased to present this prime opportunity available for lease; A 2nd generation restaurant space in the 1100 Millecento Building. The space is located on South Miami Avenue, in the hub of Miami's financial & entertainment. The subject property is only two blocks from the new Brickell City Centre & Brickell Bay Boardwalk and one-block walk to Mary Brickell Village's exciting new leisure and lifestyle center.

**PROPERTY HIGHLIGHTS**

- **Total Size: 5,750 SF ground floor + 3,000 SF mezzanine**
- **North Division: 2,630 SF** ground floor outdoor area.
- **North Division of the space includes fully built-out bathrooms and grease traps.**
- **South Division: 6,000 SF** (3,000 SF ground floor + 3,000 SF mezzanine + outdoor area)
- **South Division includes fully built-out hood & grease traps in place.**
- Long-term lease potential fully built out with electrical, plumbing, HVAC/AC, grease trap & hood.

S MIAMI AVE



**SOUTH RETAIL**  
**3,000 SF**

HOOD

PATIO

**NORTH RETAIL**  
**2,630 SF**

**TOTAL SF**  
**South Retail: 6,000 SF**

- Outdoor Patio/Terrace
- Includes 3,000 SF Mezzanine
- Kitchen space with existing hook

**TOTAL SF**  
**North Retail: 2,630 SF**

- Outdoor Patio/Terrace
- Includes bathrooms

**South Retail:**

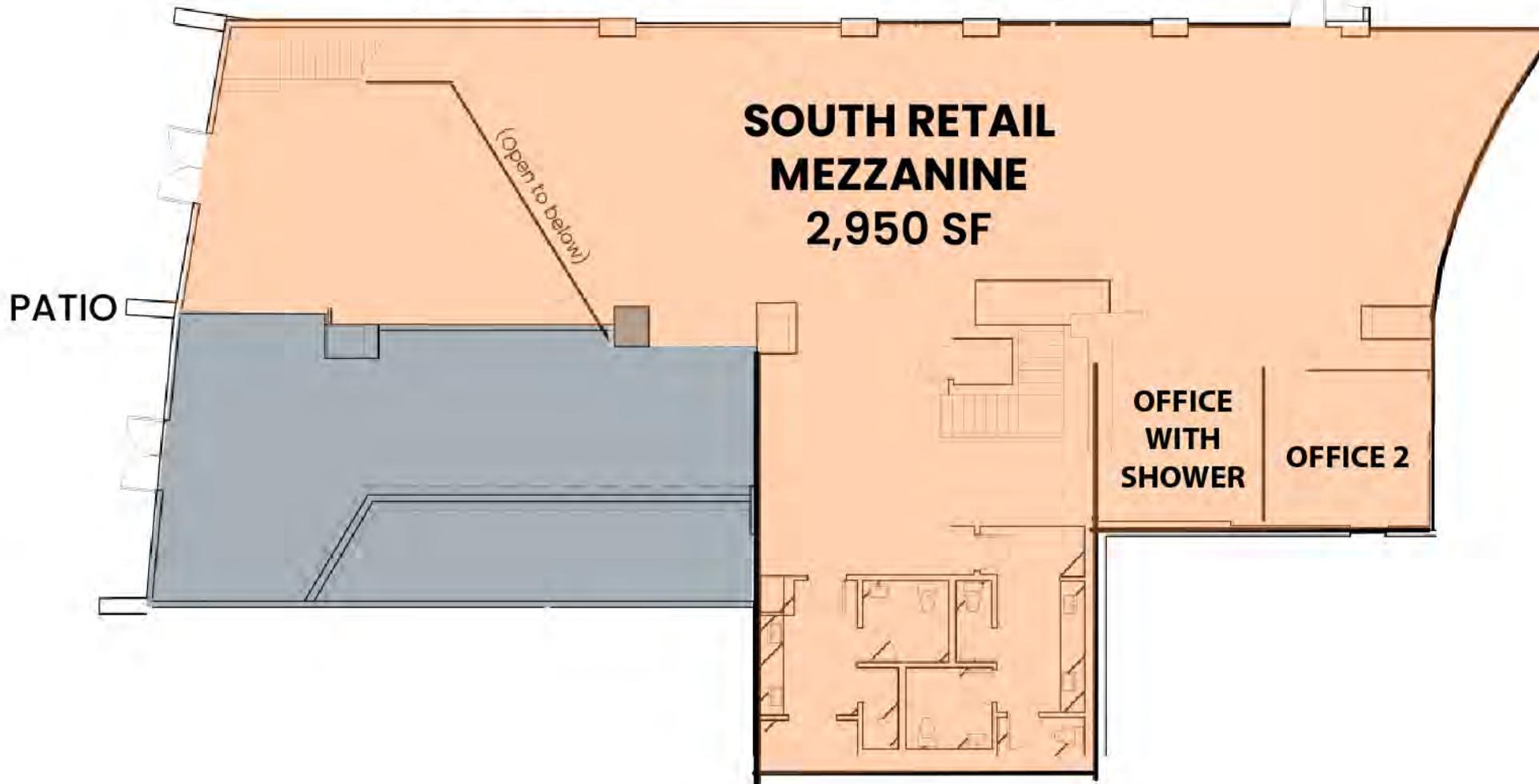
- Outdoor Patio/Terrace
- Includes 3,000 SF Mezzanine
- Kitchen space with existing hook

**6,000 TOTAL SF**

**North Retail:**

- Outdoor Patio/Terrace
- Includes bathrooms

**2,630 TOTAL SF**



S MIAMI AVE



**1100 Millecento**

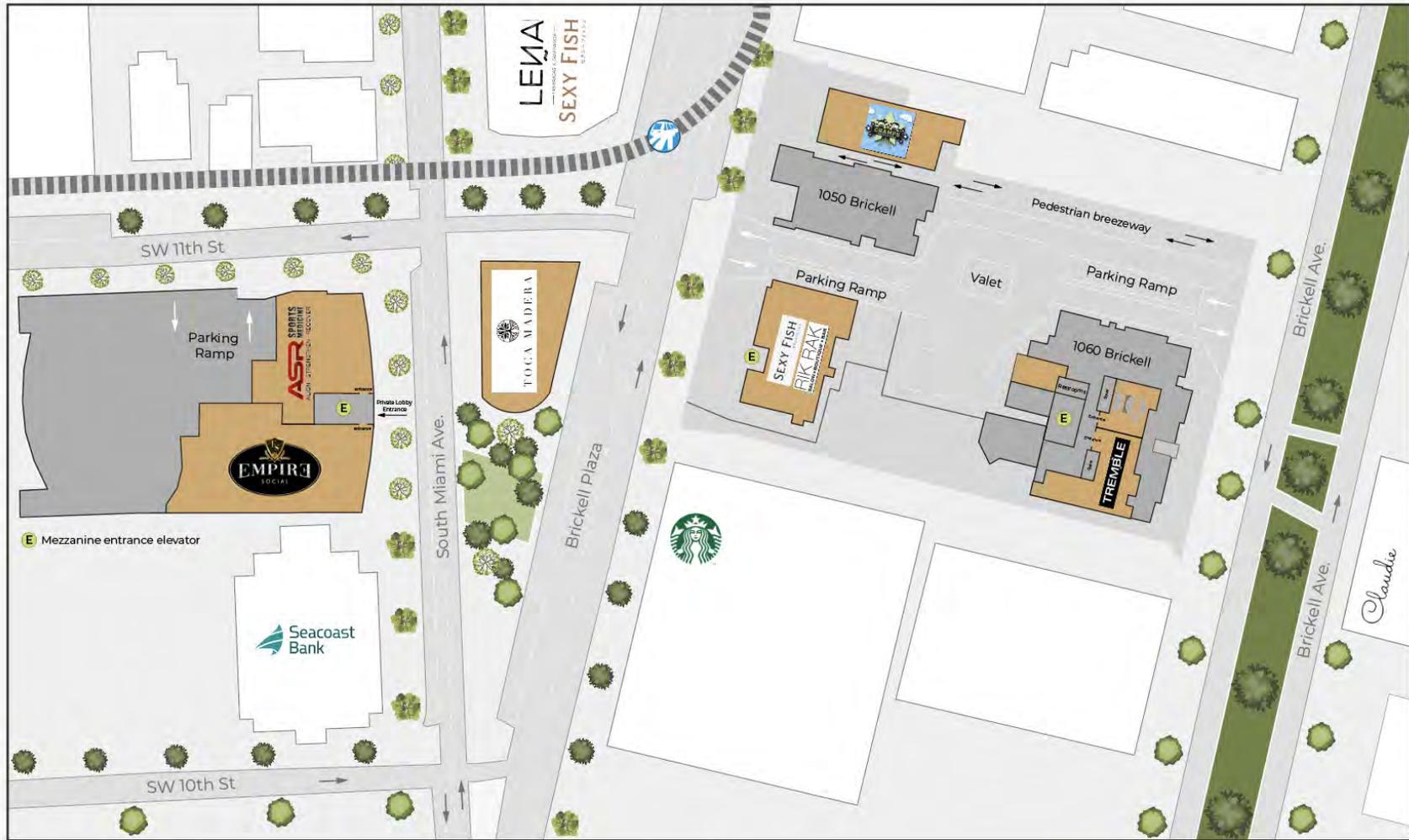
CU-1	Freddo Gelato	1,057	SF
CU-2	Pura Vida	2,115	SF
CU-3	Subject Property	8,750	SF
CU-4	Tortilla Madre	990	SF

**The Hub**

Toca Madera	
Ground floor:	4,000 SF
Second floor:	4,000 SF
Rooftop:	4,000 SF

**1060 Brickell**

L-1A	Ockap Caviar	2,138	SF
L-1B	Bondi Sushi	1,004	SF
L-2	Tokyo Tuna	2,297	SF
L-3	Carrot Express	2,060	SF
L-4	SnapCrack	722	SF
L-5	Latin Cafe 2000	3,250	SF



**1100 Millecento**

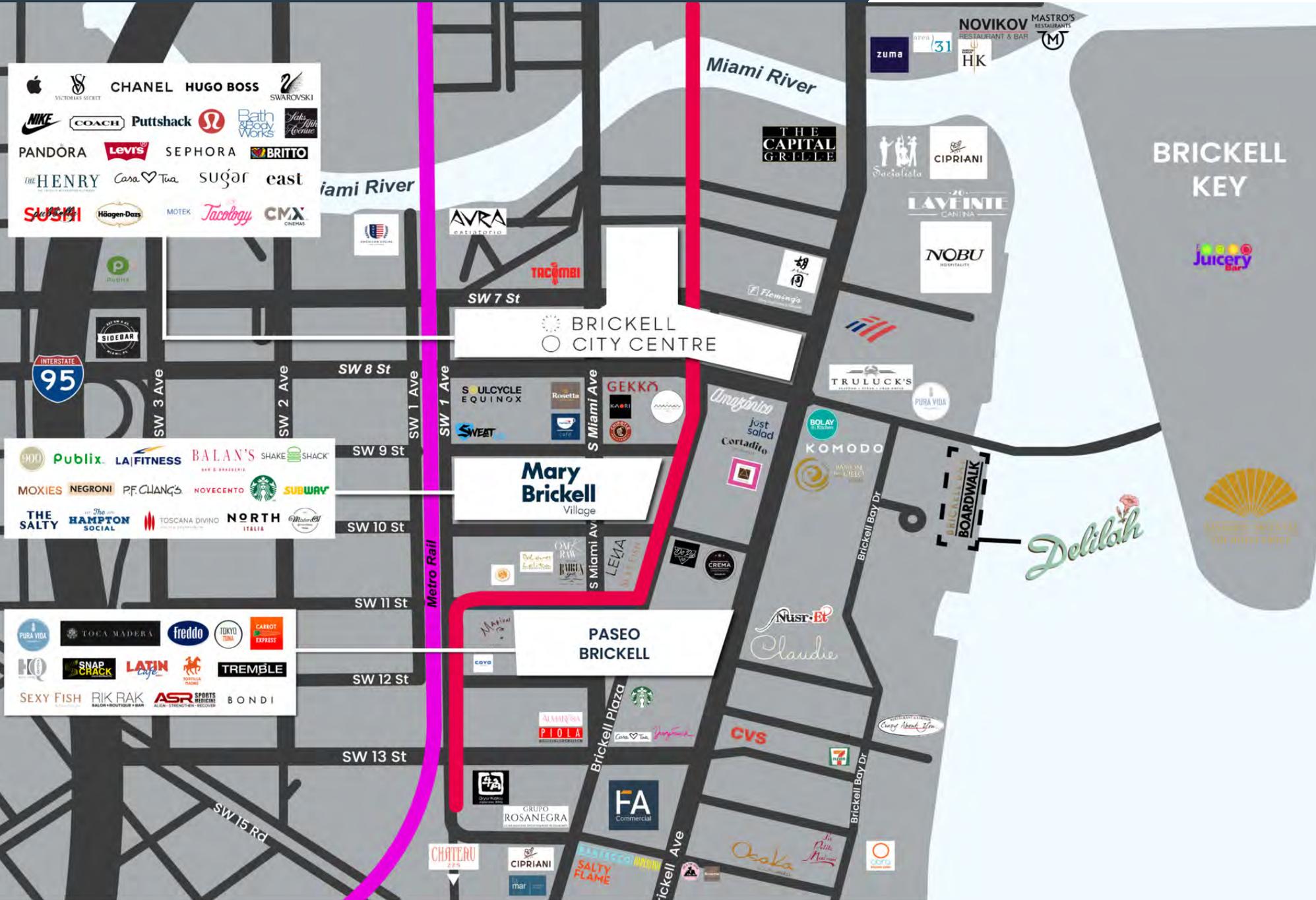
M-North	ASR Physical Therapy	3,354 SF
M-South	Empire Social	4,763 SF

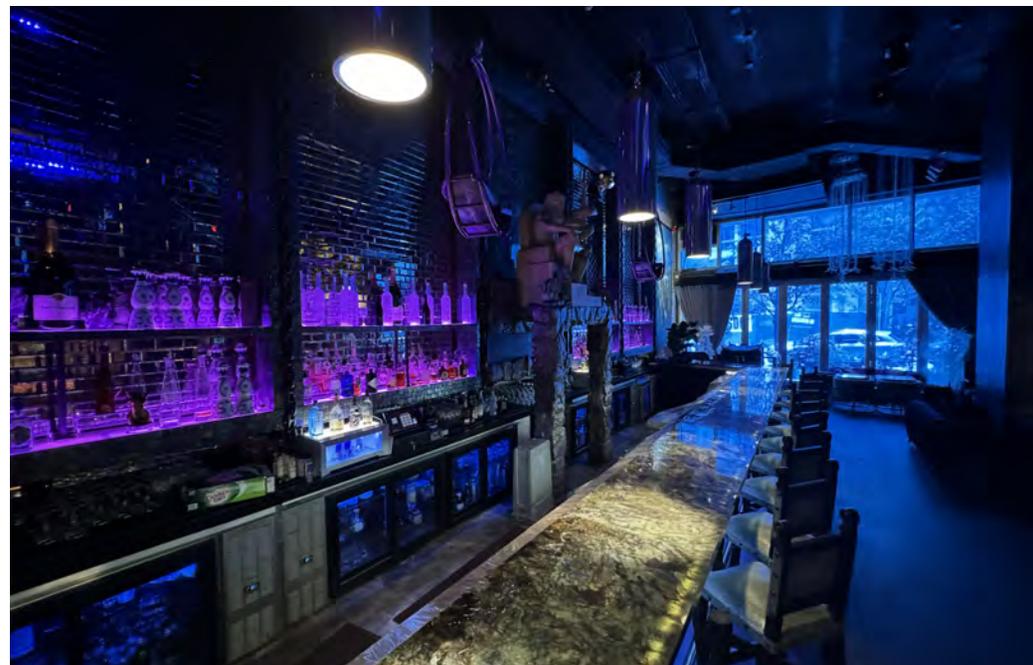
**The Hub**

Toca Madera  
 Ground floor: 4,000 SF  
 Second floor: 4,000 SF  
 Rooftop: 4,000 SF

**1060 Brickell**

M-1	MyLocksmith	400 SF
M-2	HQ Dental	1,550 SF
M-3	TREMBLE	2,320 SF
M-4	Rik Rak & Sexy Fish HQ	5,204 SF
M-5	Champs	3,760 SF











Outdoor Area









31,000+  
Residents

\$107,000  
Avg HHI

3,700+  
Hotel Rooms

230,000+  
Daytime Pop.

## THE DISTRICT TODAY

Brickell today boasts the title of being the financial district of Miami and South Florida, with some of the largest corporations in Florida located within this 1.1 Square Mile area. The area is one of the true live-work-play communities with its Class A residential apartments and condos, Class A office fabric, and a vibrant retail and restaurant scene.

## Brickell Overview

### ON THE HORIZON

Brickell keeps growing with world-class developments underway, like OKO Group's 830 Brickell, JDS Development's 1 Southside Park, Related's Baccarat Residences, the Underline Park, among others. With the highest density zoning in the City of Miami and an already existing community of transnational corporations, high-income demographics, and world-wide destinations, Brickell has cemented its reputation as the go-to destination for CEOs, executives, entrepreneurs, and elites.

### THE LONG TERM VISION

Developers are quickly transforming the area from what used to be a predominantly office submarket, to a residential hotspot, and a global destination for travelers seeking an exciting, young, and fast-paced ecosystem much like New York City. The next iteration of Brickell will further activate its streets with the likes of The Underline Park and 1 Southside Park, while elevating the shopping and dining experience to meet the demand of the growing office and residential population to be in places that excite and inspire.



The map displays the following developments and their details:

- FAENA MIAMI**: 440 UNITS
- FAENA**
- flow**
- AVRA**
- prosper**
- LOFTY7**
- The Standard**
- smart BRICKELL**
- ONE TWENTY**
- MG**
- Melo**
- OKO**
- KOMODO MIAMI**
- Mary Brickell Village**
- domus BRICKELL CENTER**
- PASEO BRICKELL**
- Mercedes-Benz Places MIAMI**
- CIPRIANI RESIDENCES MIAMI**
- Casa ♥ Tua**
- SIMON BRICKELL CITY CENTRE**
- ASTON MARTIN RESIDENCES MIAMI**
- Baccarat**
- VICEROY**
- W MIAMI**
- NOBU**
- BACCARAT RESIDENCE**: 360 UNITS
- MANDARIN ORIENTAL**: 360 UNITS
- MANDARIN ORIENTAL**
- D&G DOLCE & GABBANA RESIDENCES BRICKELL**
- JW MARRIOTT MIAMI**
- DOLCE & GABBANA**: 380 UNITS
- Mercedes-Benz**: 791 UNITS
- CIPRIANI RESIDENCES**: 397 UNITS

# NEARBY DEVELOPMENTS

# RETAIL PROPERTY FOR LEASE



Miami Worldcenter



Nobu Residences



Cipriani Residences



Brickell City Centre



Dolce & Gabbana Residences



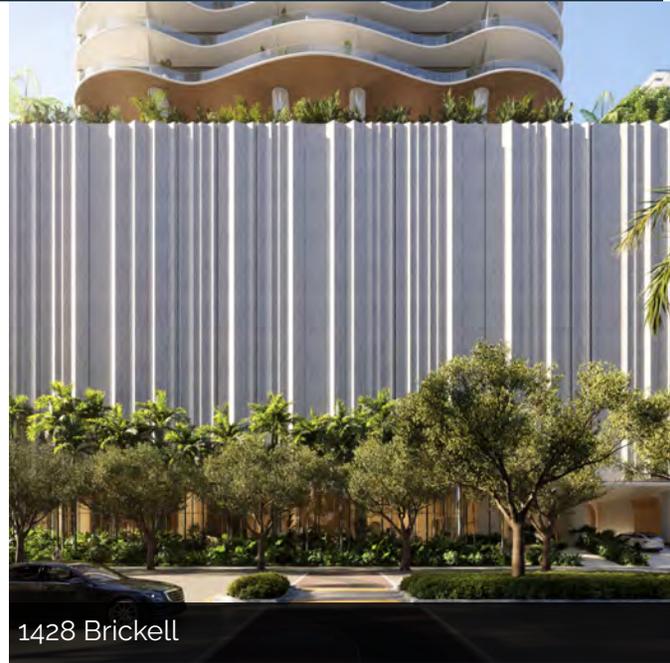
The Shops at Mary Brickell Village

# MORE BRICKELL DEVELOPMENTS

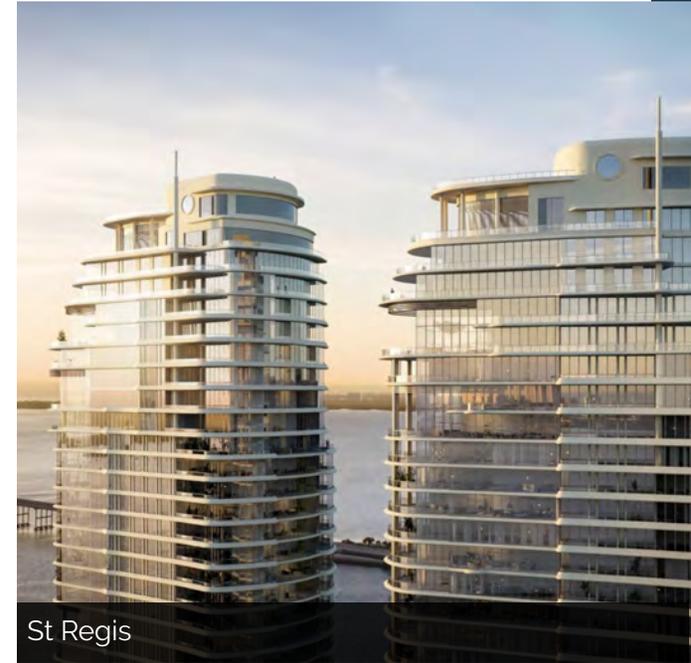
# RETAIL PROPERTY FOR LEASE



Ora By Casa Tua



1428 Brickell



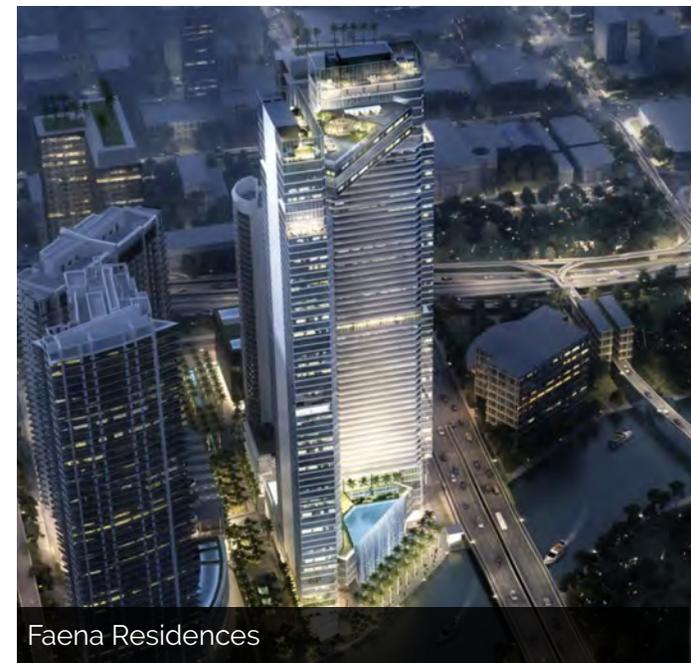
St Regis



One Brickell City Centre



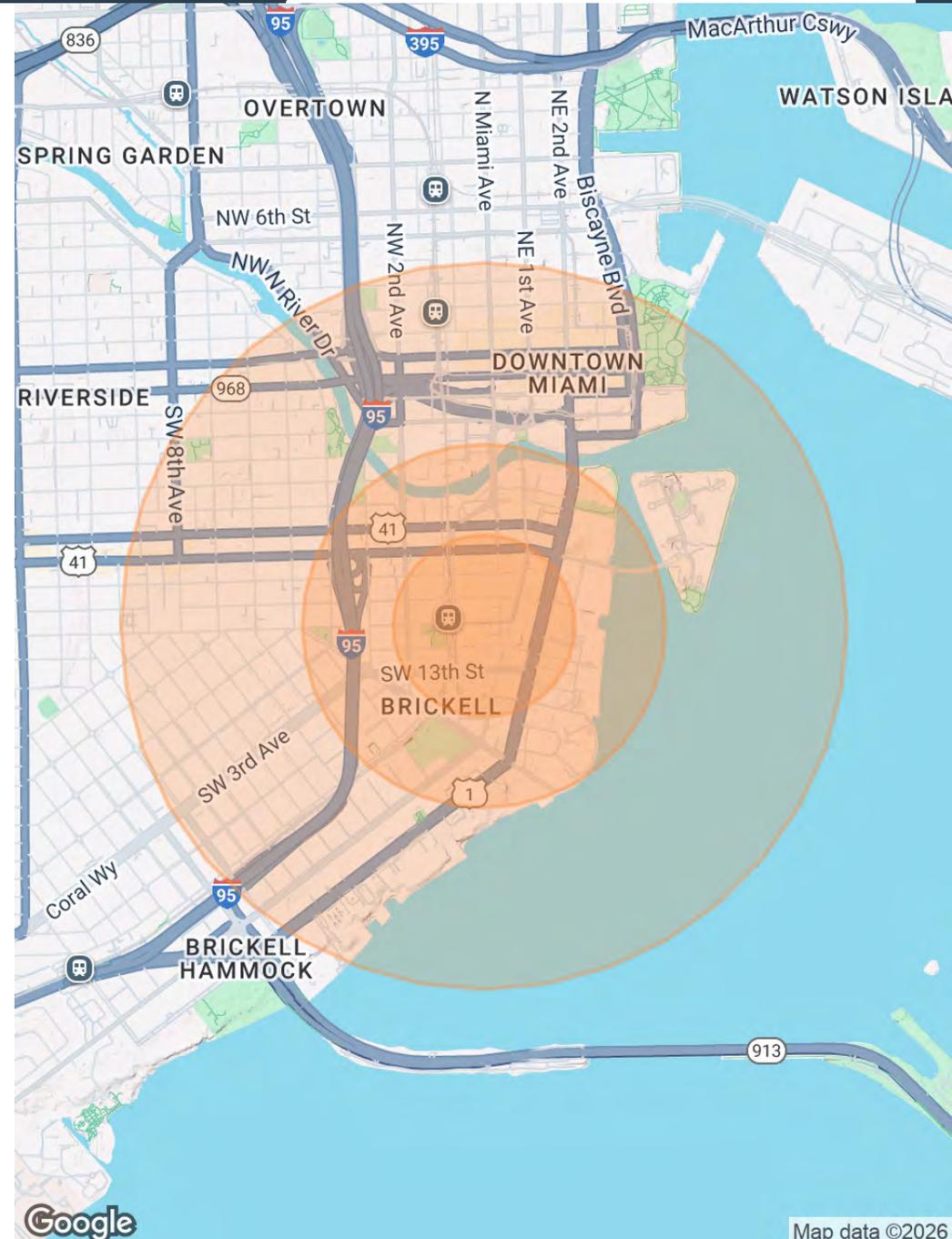
Una Residences



Faena Residences

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	11,388	27,582	57,493
Average Age	33.9	36.7	39.4
Average Age (Male)	37.6	38.3	40.0
Average Age (Female)	32.2	35.8	39.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	8,428	20,330	39,393
# of Persons per HH	1.4	1.4	1.5
Average HH Income	\$92,979	\$96,572	\$88,592
Average House Value	\$177,883	\$257,037	\$300,234
ETHNICITY (%)	0.25 MILES	0.5 MILES	1 MILE
Hispanic	56.5%	60.2%	66.4%
RACE	0.25 MILES	0.5 MILES	1 MILE
Total Population - White	7,960	20,834	44,707
Total Population - Black	227	687	2,109
Total Population - Asian	491	1,013	1,496
Total Population - Hawaiian	0	0	0
Total Population - American Indian	145	146	176
Total Population - Other	414	1,168	1,990

2020 American Community Survey (ACS)



Google

Map data ©2026

**OUR SERVICES**

**FA Commercial** is a specialized team led by Fabio & Sebastian Faerman focusing on investment sales, landlord & tenant representation, market analysis, site selection, strategy selection, and portfolio overview.

Furthermore, our approach is distinctive, comprehensive, and thorough. We capitalize on opportunities and provide clients with strategies for their real estate properties.

Fabio Faerman is the director of the commercial division at Fortune International Realty where he has been the top producer 10 years in a row. Since 2002 Fabio and his team have sold over \$1 Billion in assets across South Florida.

**INVESTMENT SALES**

Mitigating risk and maximizing value for clients using holistic commercial real estate services plus implementing robust and personalized marketing strategies.

**OWNER REPRESENTATION**

Providing unparalleled representation for property owners, connecting owners with tenants, enhancing the tenant mix, and creating property specific solutions.

**TENANT REPRESENTATION**

Advising tenants on market trends, demographic analysis, site selection and lease negotiation tactics to assist clients when deciding on their investment.

**FA Commercial** is the expert leading with both **landlord and tenant representation.**





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by FA Commercial Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

*Presented By:*

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