

AVENUE

1001 S. MIAMI AVE

MIAMI | FL 33130

PREMIUM
RESTAURANT | RETAIL

FOR LEASE





PREMISES

BRICKELL FLATIRON

UNIT 1 **+/- 9,214 SF TOTAL**

GROUND FLOOR: +/- 2,627 SF

SECOND FLOOR: +/- 6,587 SF

UNIT 2

GROUND FLOOR: +/- 2,623 SF

UNIT 3

GROUND FLOOR: +/- 1,330 SF **(LEASED)**

UNIT 4 **+/- 11,654 SF TOTAL**

GROUND FLOOR: +/- 5,563 SF

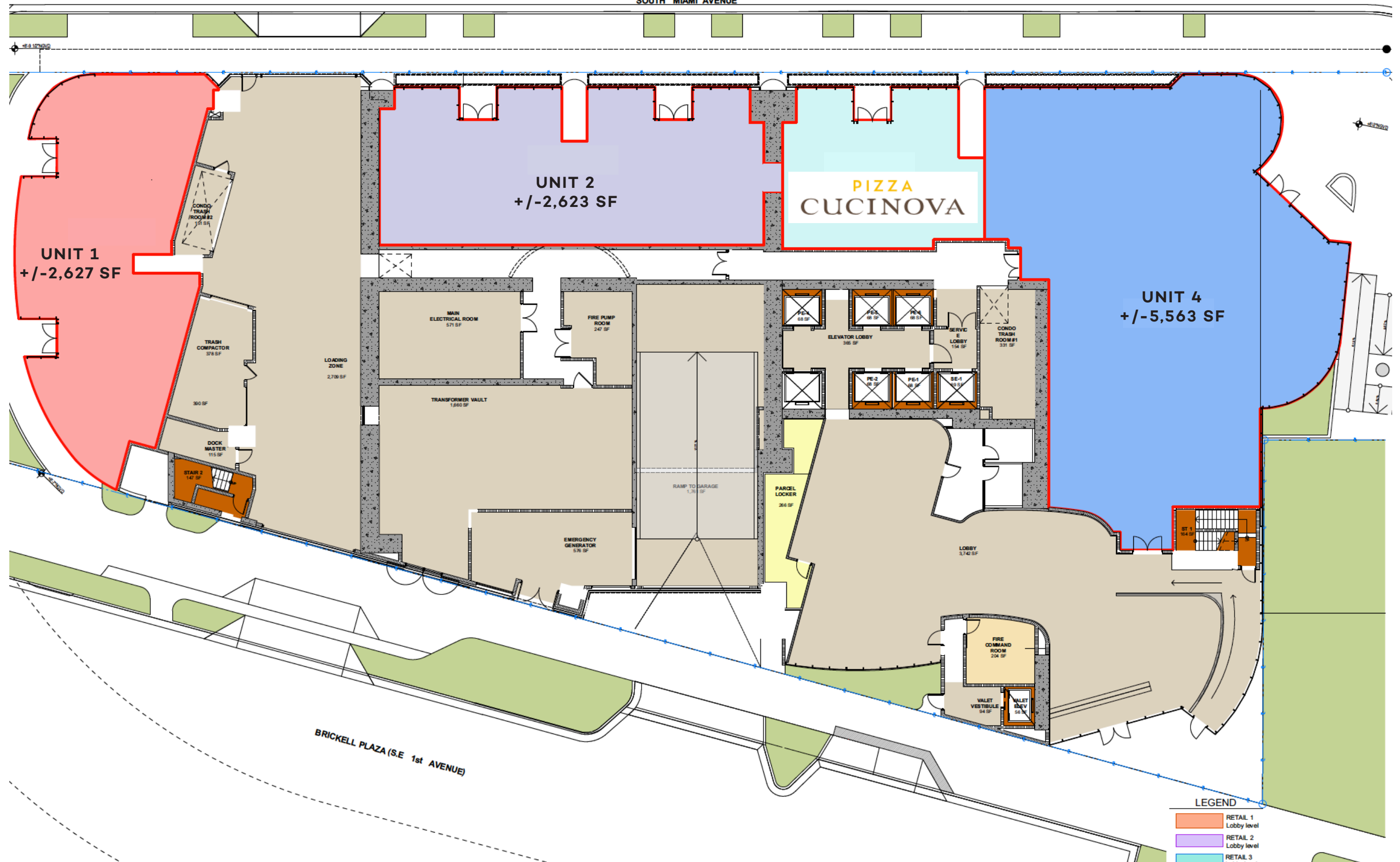
SECOND FLOOR: +/- 6,091 SF

PROPERTY INFORMATION

- LOCATED IN THE EPICENTER OF BRICKELL DOWNTOWN AT THE BASE OF BRICKELL FLATIRON
- STEPS AWAY FROM MARY BRICKELL VILLAGE AND \$1.5B BRICKELL CITY CENTRE
- AN URBAN OASIS DEVELOPED BY UGO COLOMBO & DESIGNED BY LUIS REVUELTA
- SURROUNDED BY WORLD-CLASS RESTAURANTS, FASHION RETAILERS AND LUXURY HOTELS
- CLOSE PROXIMITY TO PUBLIC TRANSPORTATION AND ABUNDANT PARKING

NEARBY TENANTS

KOMODO, TACOLOGY, NORTH ITALIA, PUBBELLY SUSHI, LUCALI, SAKS 5TH AVENUE, LULULEMON, EQUINOX, STARBUCKS, SOULCYCLE, CASA TUA, LA CENTRALE, CMX CINEMAS AND MORE.



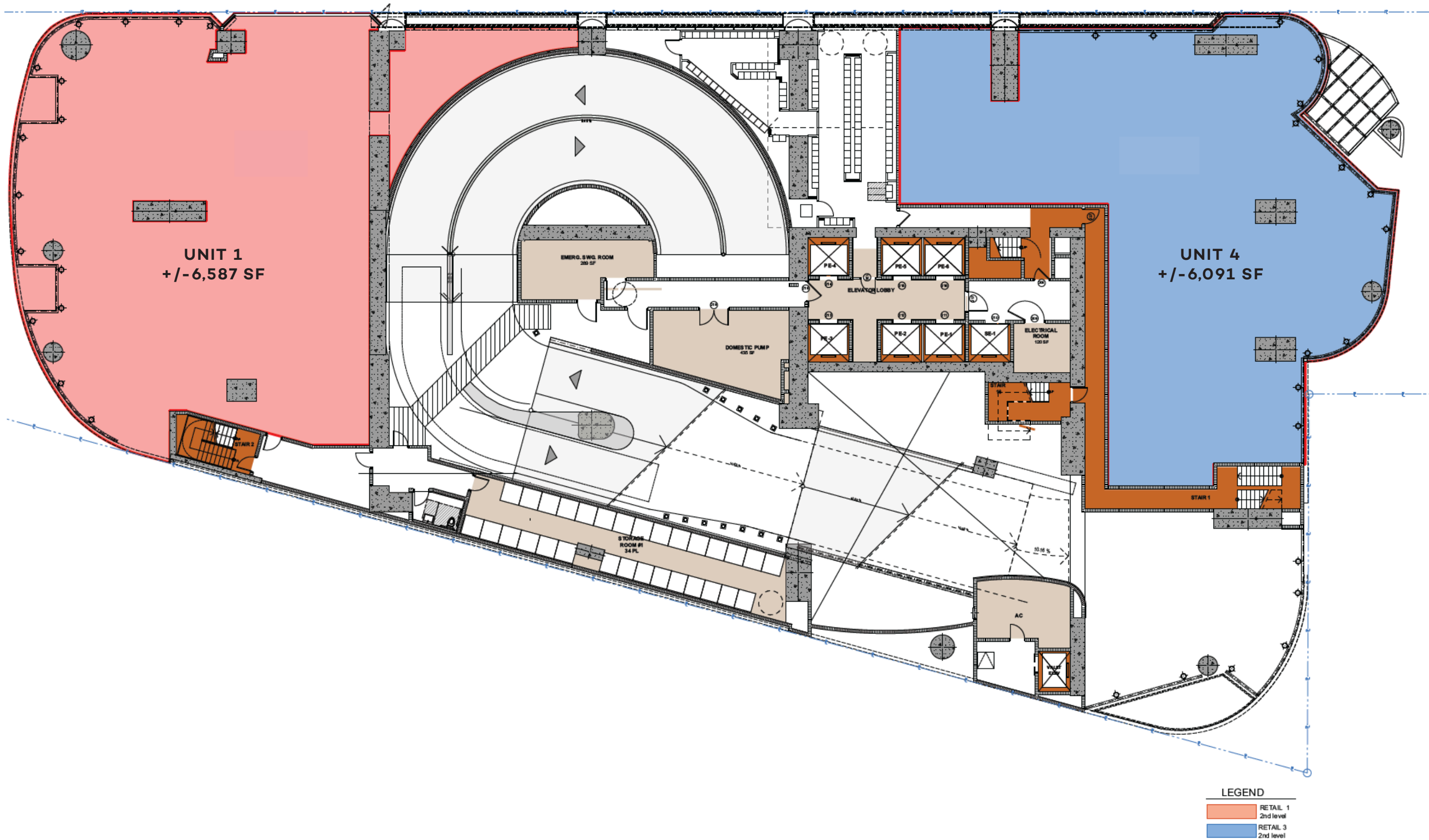
LEGEND

■	RETAIL 1 Lobby level
■	RETAIL 2 Lobby level
■	RETAIL 3 Lobby level
■	RETAIL 4 Lobby level

1 LEVEL 1 - LOBBY / RETAIL
A-101 SCALE: 1/8" = 1'-0"

FLOOR PLAN

GROUND FLOOR

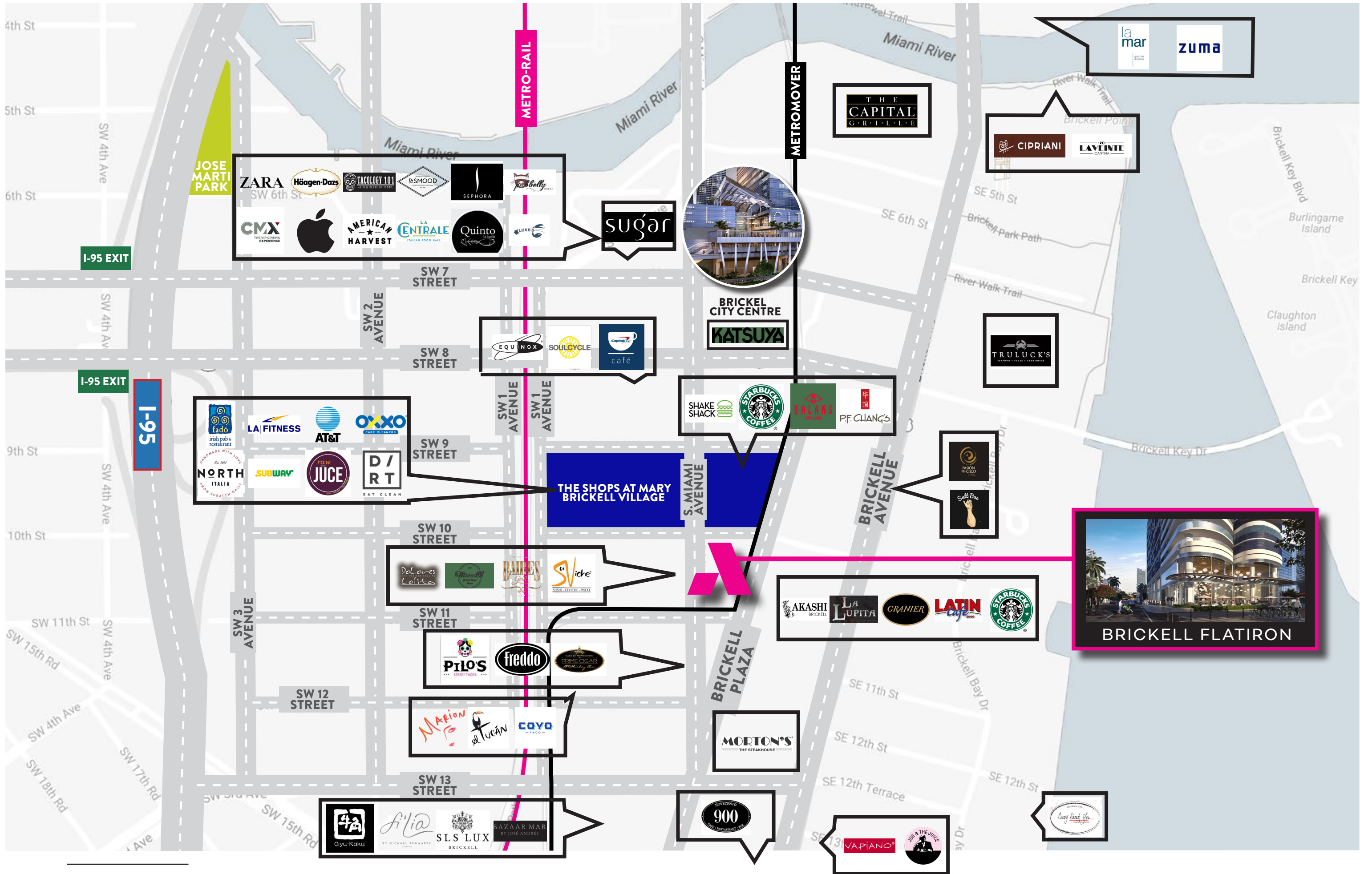


1 LEVEL 2 - RETAIL LEVEL
 A-102 SCALE: 1/8" = 1'-0"



FLOOR PLAN

SECOND FLOOR



Callout box containing logos for ZARA, Häagen-Dazs, FACOLOGY 101, BSMOOD, SEPHORA, FabBella, CMX, Apple, AMERICAN HARVEST, LA CENTRALE, Quinto, and LUKE'S.

Callout box containing the logo for sugar.



Callout box containing logos for BRICKELL CITY CENTRE and KATSUYA.

Callout box containing logos for EQUINOX, SOULCYCLE, and Capital One café.

Callout box containing logos for fadó, LA FITNESS, AT&T, OXXO, NORTH ITALIA, SUBWAY, JUCE, and D/RT.

THE SHOPS AT MARY BRICKELL VILLAGE

Callout box containing logos for SHAKE SHACK, STARBUCKS COFFEE, SALANS, and P.F. CHANG'S.

Callout box containing logos for TASON and Gold Bee.

Callout box containing logos for DeLores Lolita, Mission, BAKER'S, and S'Viche.

Callout box containing logos for AKASHI BRICKELL, LA LUPITA, GRANIER, LATIN cafe, and STARBUCKS COFFEE.



BRICKELL FLATIRON

Callout box containing logos for PILO'S, Freddo, and DOMINGO.

Callout box containing the logo for MORTON'S THE STEAKHOUSE.

Callout box containing logos for MARIÓN & LUCÁN and COYO TACOS.

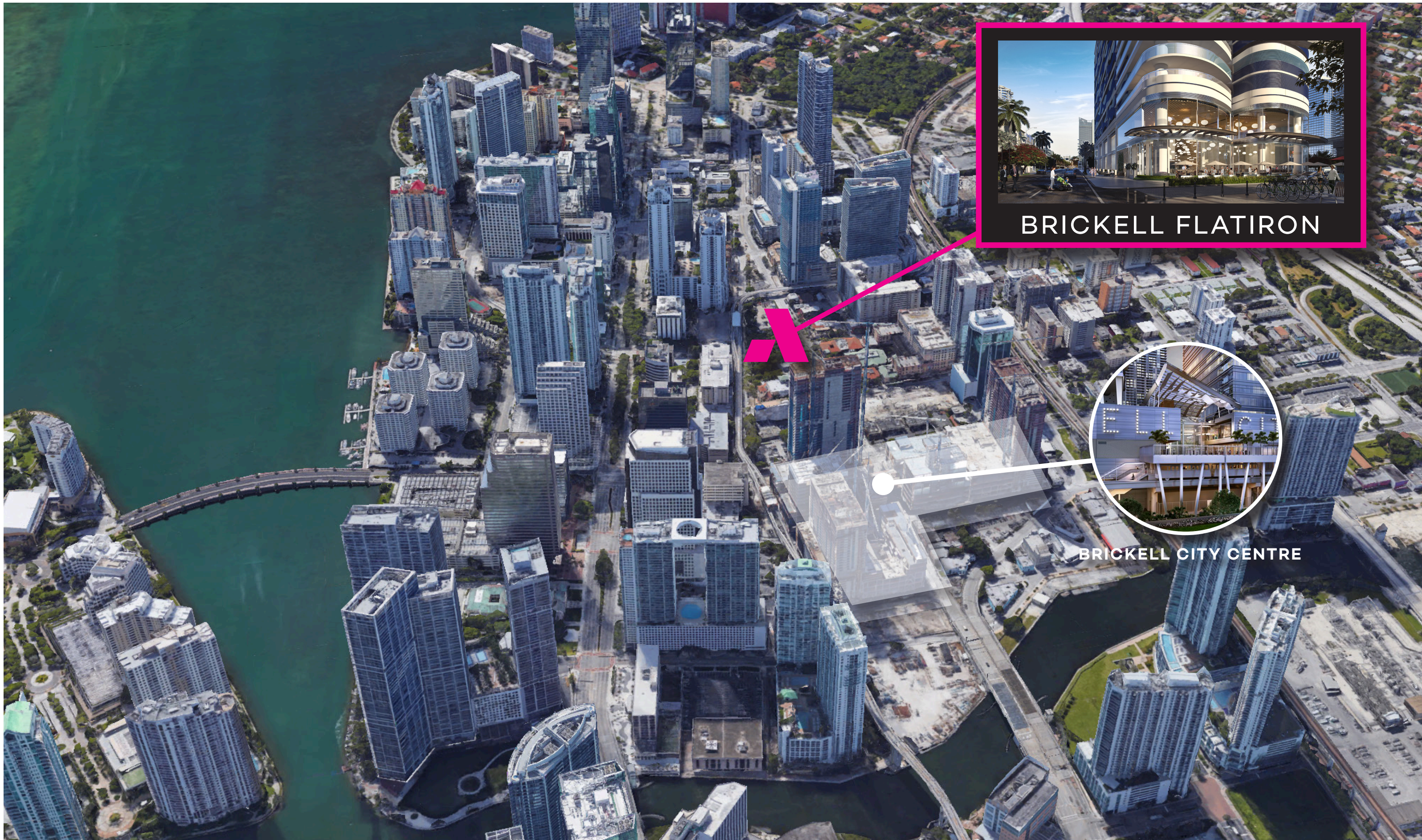
Callout box containing logos for Gyu-Kaku, filia, SLS LUX BRICKELL, and BAZAAR MAR BY JOSÉ ANDRÉS.

Callout box containing the logo for NOVACENTO 900.

Callout box containing logos for NAPIANO and JOE & THE JUICE.

Callout box containing the logo for Croy Street.

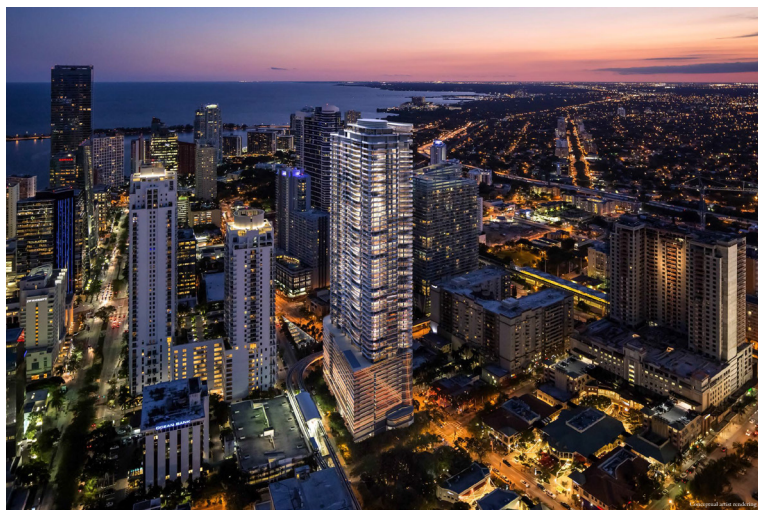
VECTOR VIEW



BRICKELL FLATIRON

BRICKELL CITY CENTRE

AERIAL VIEW



PROPOSED RENDERING

AVENUEREP.COM



EXCLUSIVE LISTING AGENTS

Aaron J. Butler
305 397 8012
ajbutler@avenuerep.com

Daniel Cardenas
305 397 8012
dcardenas@avenuerep.com