



RETAIL + ENTERTAINMENT SPACE FOR LEASE

1439 WASHINGTON AVE
MIAMI BEACH, FLORIDA

INHOUSE
COMMERCIAL

PROPERTY DETAILS

1439 Washington Avenue is a second floor space ideal for retail or entertainment use located in the heart of Miami Beach on the historic and fully pedestrianized Española Way.

ADDRESS 1439 Washington Avenue, Miami Beach, Florida 33139

SIZE Ground Floor ± 200 SF
 Second Floor ± 9,382 SF

POSSESSION Immediate

NEIGHBORS The Esme Hotel, Cortadito Coffee House, Yaffa, La Mulata, The Drexel, CRAFT Cafe, Paperfish Sushi

COMMENTS

- Second level retail space located on a prime corner in the heart of Miami Beach
- Ground Floor vestibule with elevator and stairs included
- Co-tenants in the building include famed New Orleans Willie’s Chicken and La Leggenda Pizzeria





la LeGGenda™
pizzeria napoletana



NEW NIGHTLIFE VENUE

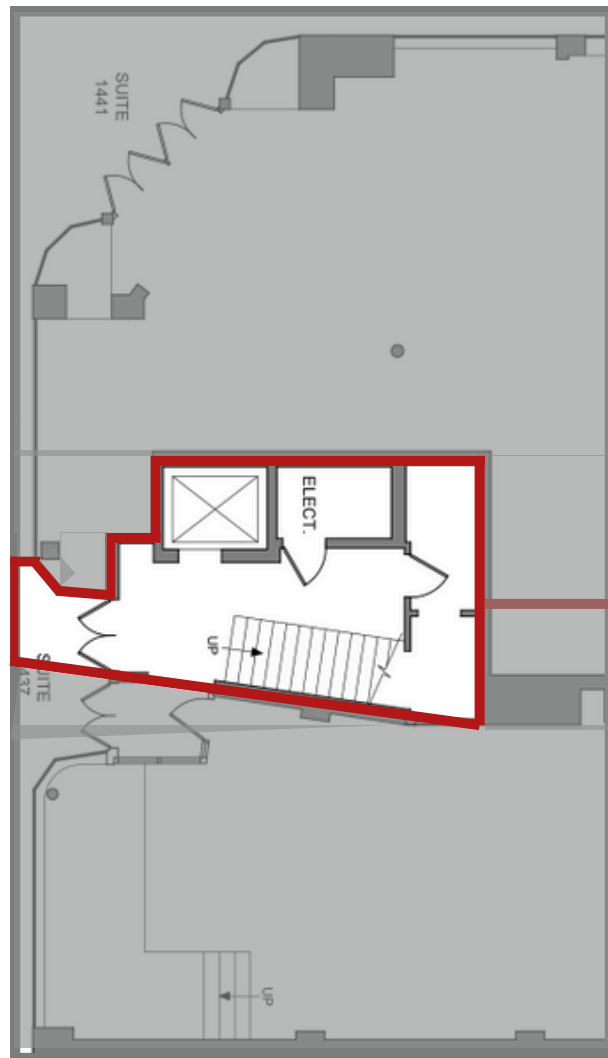
FLOOR PLAN

GROUND FLOOR
± 200 SF

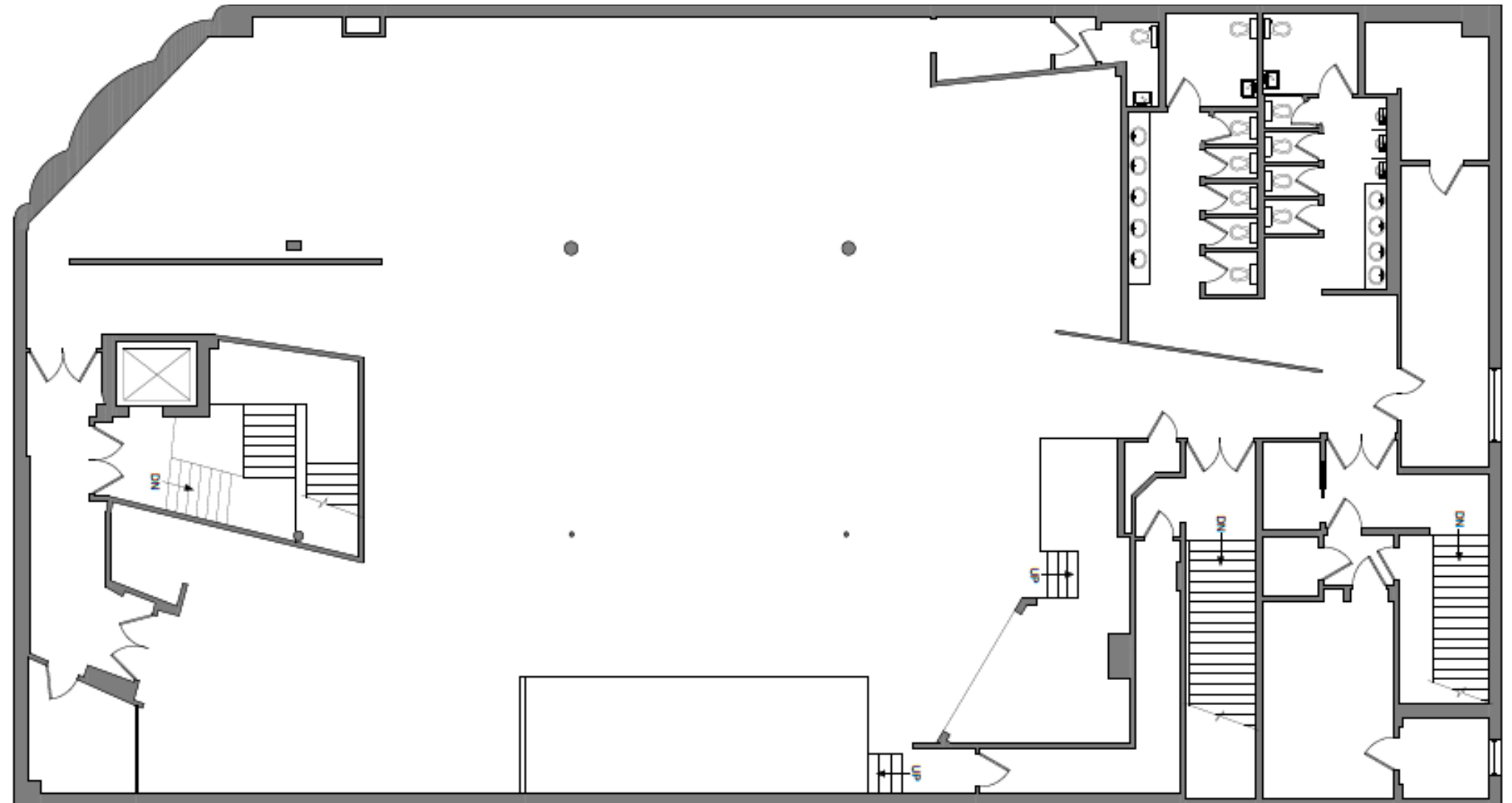
ESPAÑOLA WAY

SECOND FLOOR
± 9,382 SF

WASHINGTON AVENUE



GROUND
FLOOR
VESTIBULE





1439 WASHINGTON AVE.

LINCOLN ROAD

OCEAN DRIVE

WASHINGTON AVE

ESPAÑOLA WAY

MIAMI BEACH
CONVENTION CENTER



ESPAÑOLA WAY

Española Way is one of the most heavily trafficked streets in Miami Beach, filled with locals and tourists alike. The **fully pedestrianized** street was designed to resemble the romantic Mediterranean villages of Spain and France, incorporating beautiful walkways and countless restaurants with outdoor patios.

- The first commercial development on Miami Beach, built in the early 1920s
- \$2.5 million revitalization project completed in 2017 to pedestrianize the paseo
- Home to the Esme, Casa Victoria Orchid and El Paseo hotels, totaling approximately **240 hotel rooms**

NEIGHBORS INCLUDE

Esme

THE DREXEL

PAPERFISH
Sushi Bar

MAMMAMIA[®]
— Gelato italiano —

SUSHI | BAR
a sushi | bar hospitality concept

NEIGHBORING TENANTS



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