

A V E N U E

# 555 WASHINGTON

555 Washington Avenue  
Miami Beach, Florida 33139

RESTAURANT | RETAIL  
FOR LEASE

AVENUEREP.COM





## PREMISES

UNIT A-B-C : +/- 6,965 SF  
 OUTDOOR : +/- 2,633 SF

**TOTAL: +/- 9,598 SF**

UNIT A : +/- 2,878 SF  
 OUTDOOR : +/- 1,204 SF

**TOTAL: +/- 4,082 SF**

UNIT B-C : +/- 4,088 SF  
 OUTDOOR : +/- 1,428 SF

**TOTAL: +/- 5,516 SF**

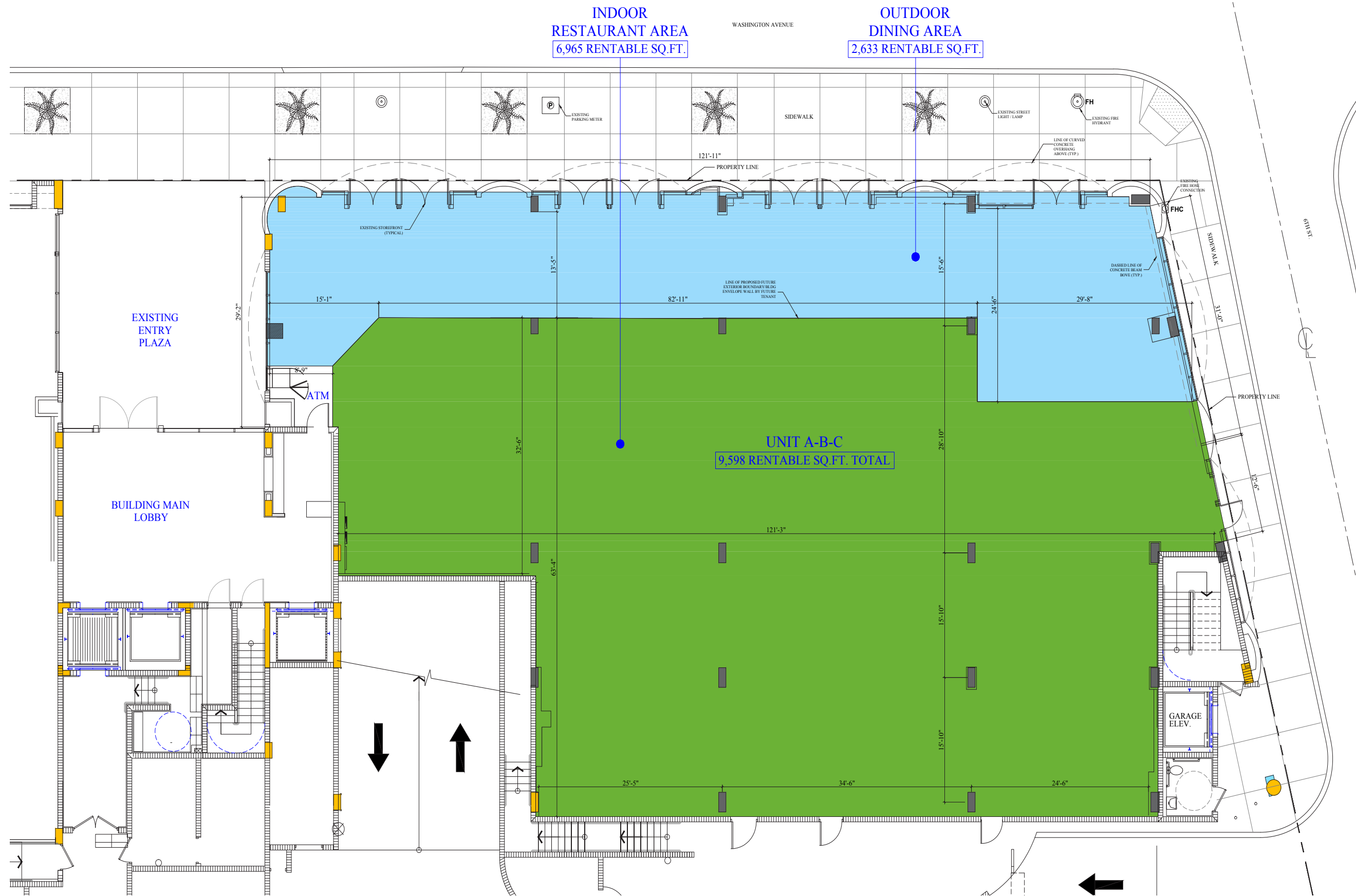
DELIVERY: IMMEDIATE  
 RENT: UPON REQUEST

## PROPERTY INFO

- GROUND FLOOR COMMERCIAL SPACE AVAILABLE, WITH SIZES RANGING FROM APPROXIMATELY 1,700 SQUARE FEET TO 9,600 SQUARE FEET (CONTIGUOUS).
- LOCATED ON THE GROUND LEVEL OF A 66,000 SQUARE FOOT OFFICE BUILDING DESIGNED BY THE RENOWNED FIRM ARQUITECTONICA.
- LANDLORD IMPROVEMENTS AND INFRASTRUCTURE UPDATES SUCH AS **UPGRADED POWER SYSTEMS, GREASE TRAP INSTALLATIONS AND PAID IMPACT FEES.**
- FEATURES AN ON-SITE PARKING GARAGE WITH 243 SPACES, OFFERING GREAT CONVENIENCE FOR YOUR CUSTOMERS.

## NEARBY TENANTS

JON & VINNY'S, CVS, ZARA, EQUINOX, HASALON, ANGLER'S HOTEL, STRAWBERRY MOON, HASALON, PARIS THEATRE/QUEEN, VINTAGE FRAMES CO., F45, VILEBREQUIN, MILK & HONEY, HELEN'S, BINSKE, KOMMA, CAFÉ BASTILLE, AND EQUINOX



FLOOR PLAN (OPTION 1)







AERIAL VIEW



INTERIOR RENDERING

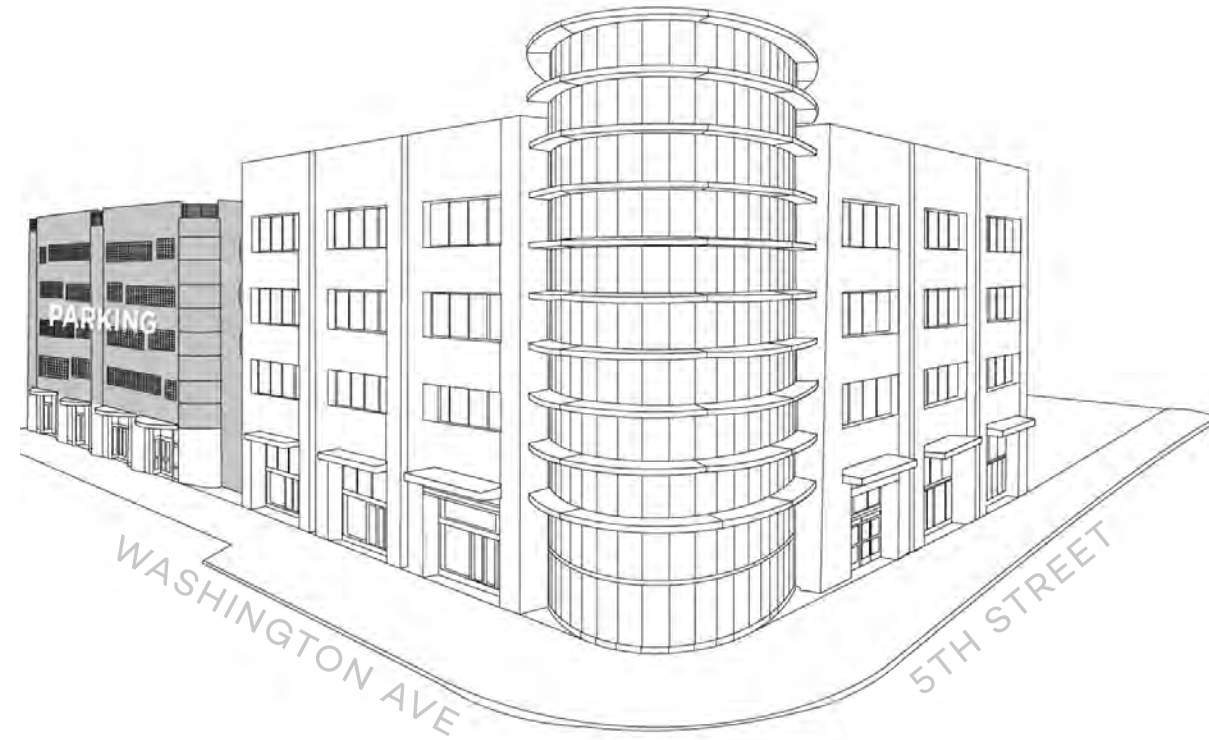


EXTERIOR RENDERING





- DIRECTLY ACROSS THE STREET FROM THE ANGLER'S HOTEL (132 ROOMS) AND THE GOOD TIME HOTEL (266 ROOMS), PROVIDING A STEADY FLOW OF POTENTIAL CUSTOMERS.
- WITHIN SHORT WALKING DISTANCE OF A THRIVING RESIDENTIAL COMMUNITY, ENSURING A CONSTANT LOCAL CUSTOMER BASE.
- THE ESTIMATED POPULATION WITHIN A HALF-MILE RADIUS IS 10,988, AND THE AVERAGE HOUSEHOLD INCOME IS \$99,392, INDICATING A POTENTIALLY AFFLUENT CUSTOMER BASE.
- CLOSE PROXIMITY TO THE SOUTH OF FIFTH (SOFI) NEIGHBORHOOD, ONE OF MIAMI'S MOST PRESTIGIOUS AND AFFLUENT AREAS, KNOWN FOR ITS LUXURIOUS RESIDENCES, HIGH-END DINING, AND VIBRANT NIGHTLIFE, FURTHER ENHANCING THE LOCATION'S APPEAL.



DEMOGRAPHICS



[WWW.AVENUEREP.COM](http://WWW.AVENUEREP.COM)

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