

AVENUE

200 FLAGLER

200 E. FLAGLER ST
MIAMI, FL 33131

MULTI-LEVEL
SPACE

FOR LEASE



AVENUEREP.COM





JULIA & HENRY'S
FEAST MIAMI

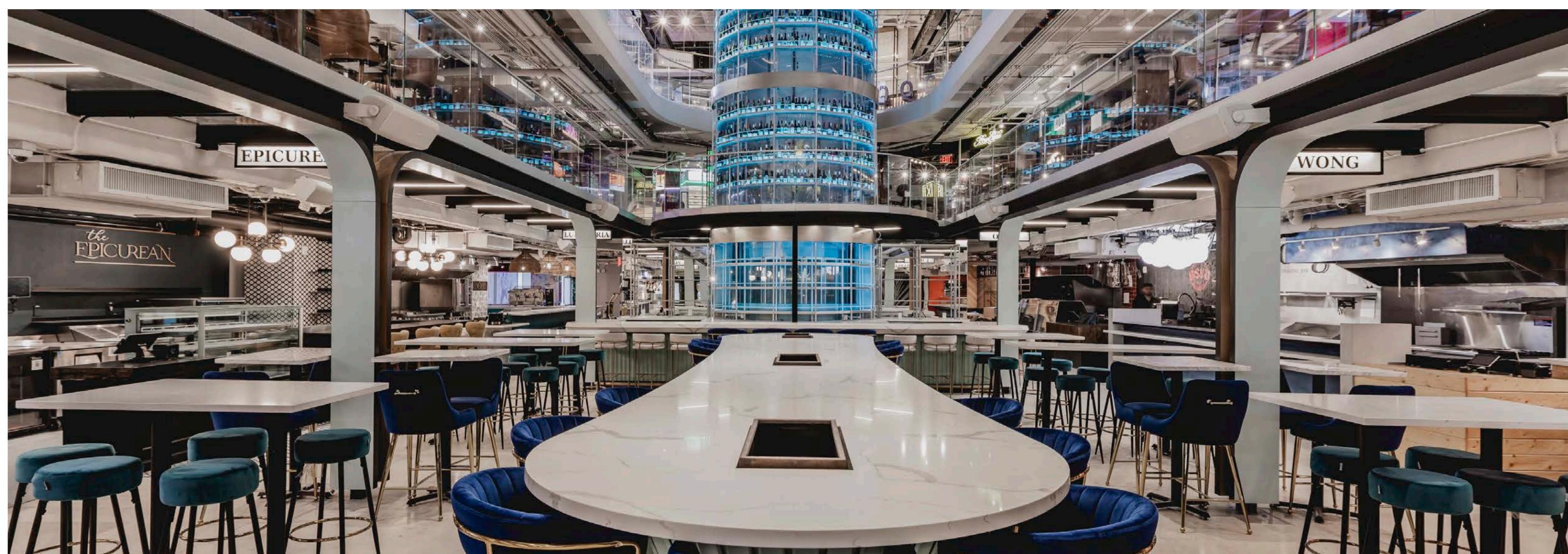
EATERY

E 2 AV
Abel Holtz Blvd



ONE WAY

EXISTING ENTRANCE



200 E. FLAGLER ST

GROUND FLOOR : +/- 8,296 SF

MEZZ LEVEL 2 : +/- 7,112 SF

MEZZ LEVEL 3 : +/- 7,083 SF

DELIVERY : UPON REQUEST

RENT : UPONREQUEST

PROPERTY OVERVIEW

- **PRIME FLAGLER STREET FRONTAGE IN THE HEART OF DOWNTOWN MIAMI**, STEPS FROM BAYFRONT PARK, BRIGHTLINE, BRICKELL, AND MAJOR TOURIST DESTINATIONS DRIVING CONSTANT DAILY FOOT TRAFFIC
- **ICONIC, IRREPLACEABLE HISTORIC BUILDING (1936)** OFFERING UNMATCHED ARCHITECTURAL CHARACTER THAT ELEVATES BRAND PRESENCE AND CUSTOMER EXPERIENCE
- **TURNKEY F&B AND RETAIL INFRASTRUCTURE** WITH EXISTING COMMERCIAL KITCHENS, BAR BUILD-OUTS, AND MODERN SYSTEMS—IDEAL FOR RESTAURANTS, HOSPITALITY, OR EXPERIENTIAL CONCEPTS
- **MULTIPLE FLOORS DELIVERABLE VACANT**, PROVIDING TENANTS FLEXIBILITY TO DESIGN, BRAND, AND OPEN QUICKLY WITH MINIMAL DOWNTIME
- **POSITIONED WITHIN A \$30M FLAGLER STREET STREETScape REVITALIZATION**, TRANSFORMING THE CORRIDOR INTO DOWNTOWN'S PREMIER PEDESTRIAN RETAIL AND DINING DESTINATION
- **SURROUNDED BY EXPLOSIVE POPULATION AND TOURISM GROWTH**, BENEFITING FROM A TRUE 24/7 CONSUMER BASE OF RESIDENTS, OFFICE WORKERS, HOTEL GUESTS, AND CRUISE PASSENGERS



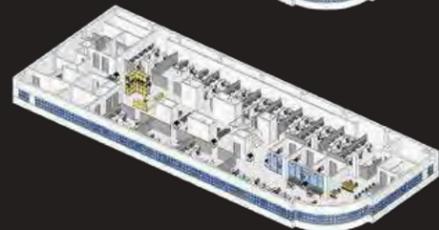
Roof Top
6,316 SF
of which 2,140 SF is outdoor space

LYNX Rooftop: One of only three rooftop restaurant and bar venues in Downtown Miami, offering city views and a full-service dining.



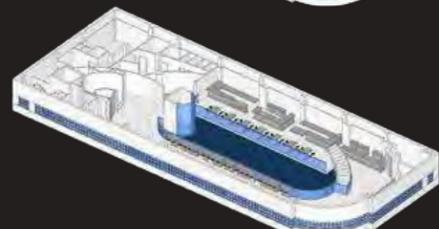
5th Floor
8,220 SF

Fully built-out co-working and flexible office space featuring modern interiors and open layouts.



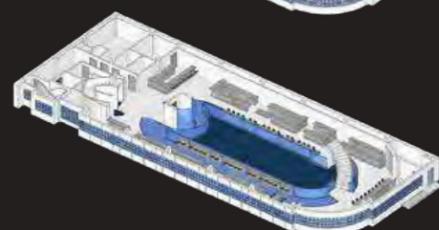
4th Floor
8,508 SF

Raw, open-plan space ready for a custom tenant buildout.



Mezz Level 3
7,083 SF

Fully built out as a multi-tenant food hall featuring a central bar, kiosks, kitchen space and restrooms.



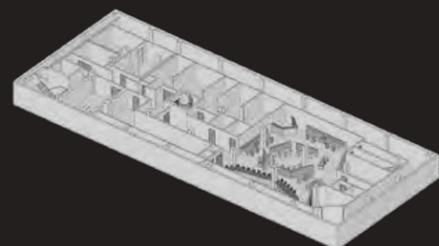
Mezz Level 2
7,112 SF

Fully built out as a multi-tenant food hall featuring a central bar, kiosks, kitchen space and restrooms.



Ground Floor
8,296 SF

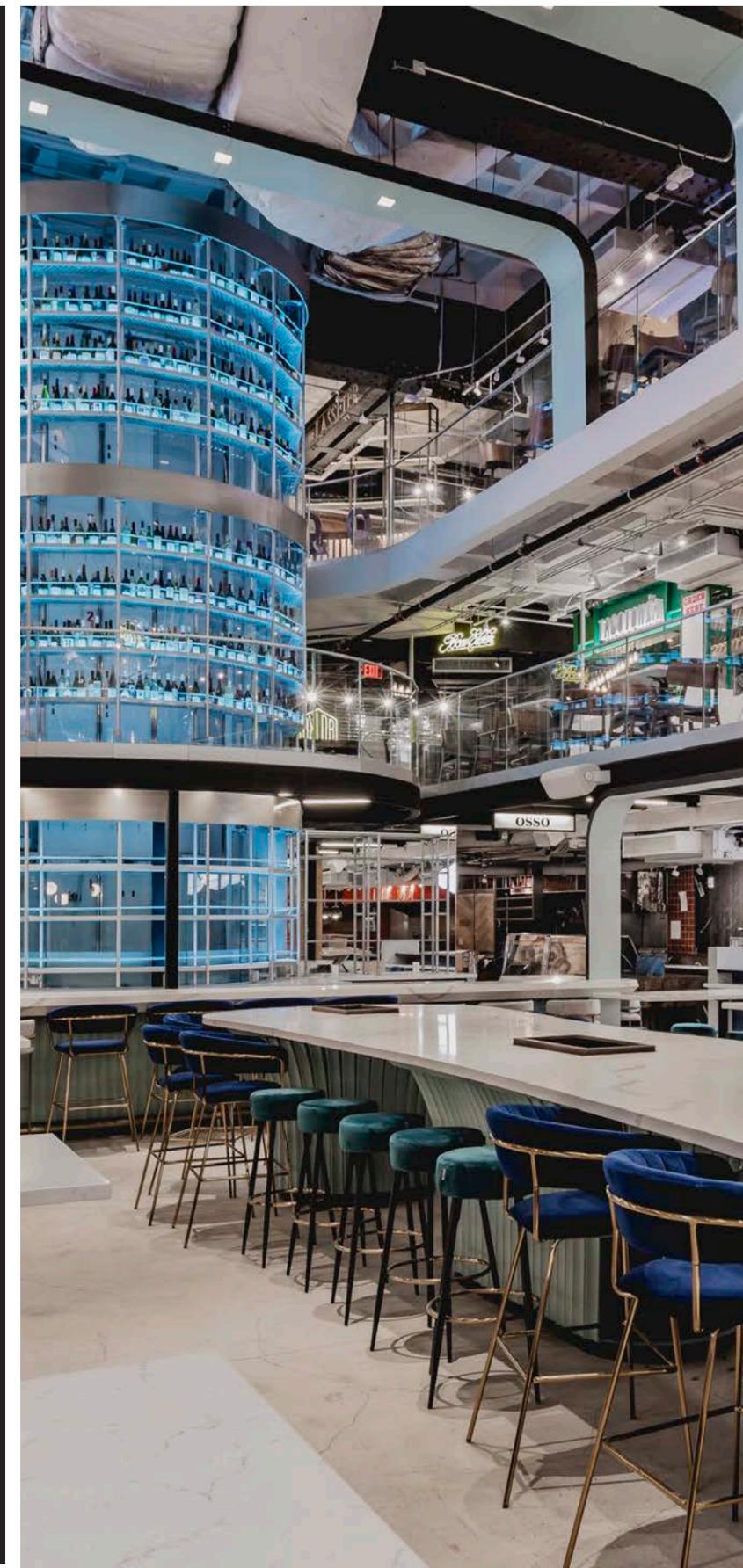
Completely built out as a multi-tenant foodhall with a central bar, kiosks, grease traps and cold storage.

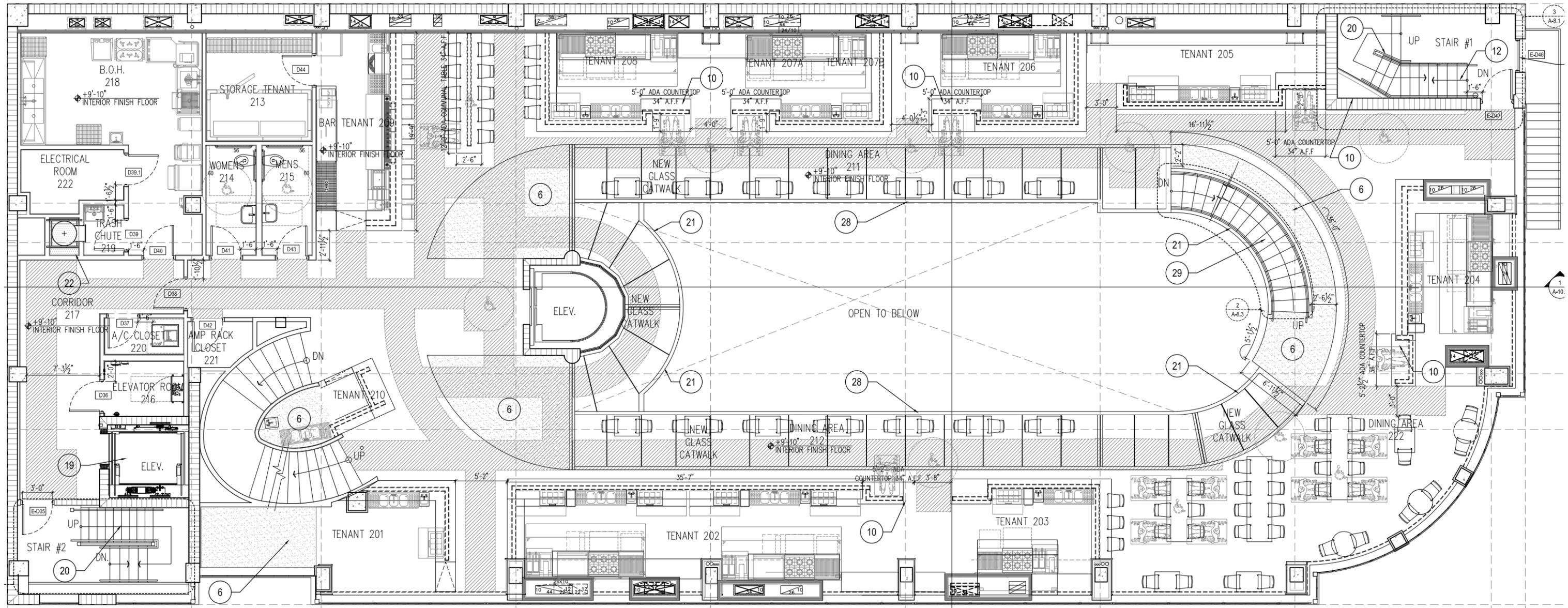


Basement
7,048 SF

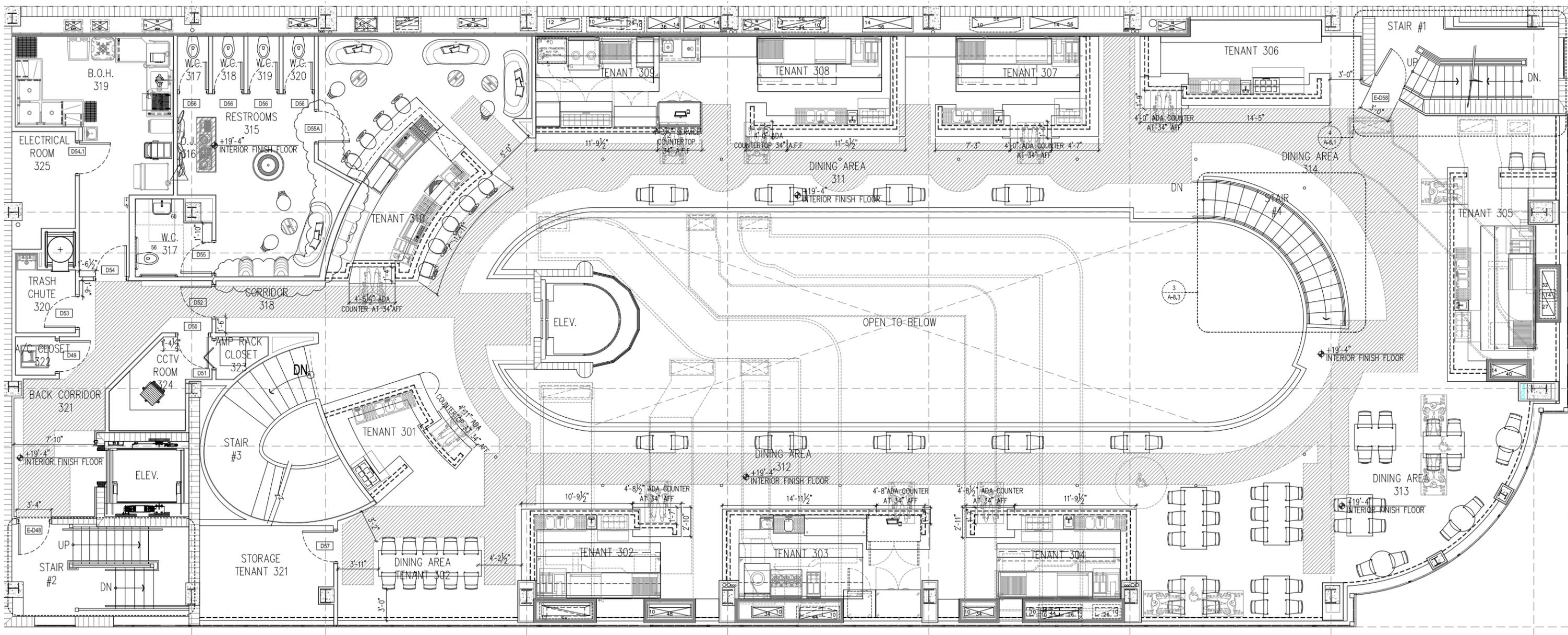
JOLENE: An edgy hi-fi music bar operated by one of the nation's leading bar groups, paired with a state-of-the-art commissary kitchen.

AVAILABLE

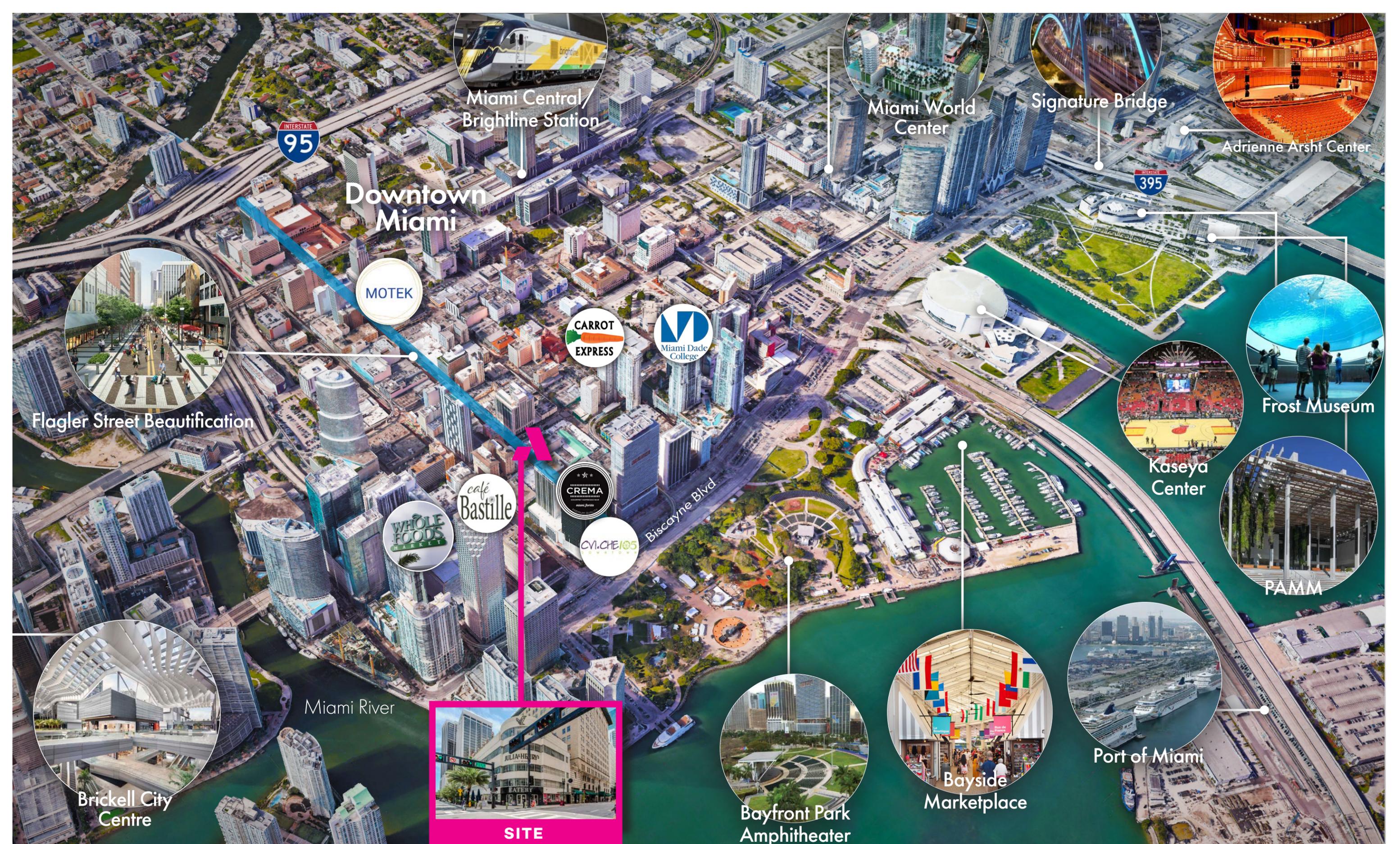




MEZZ LEVEL 2 - FLOOR PLAN



MEZZ LEVEL 3 - FLOOR PLAN



Downtown Miami

INTERSTATE 95

INTERSTATE 395

Miami Central/
Brightline Station

Miami World
Center

Signature Bridge

Adrienne Arsht Center

MOTEK

CARROT
EXPRESS

Miami Dade
College

Flagler Street Beautification

Frost Museum

Kaseya
Center

café
Bastille

CREMA

CVI.CHE/05

Biscayne Blvd

PAMM

Miami River

Brickell City
Centre

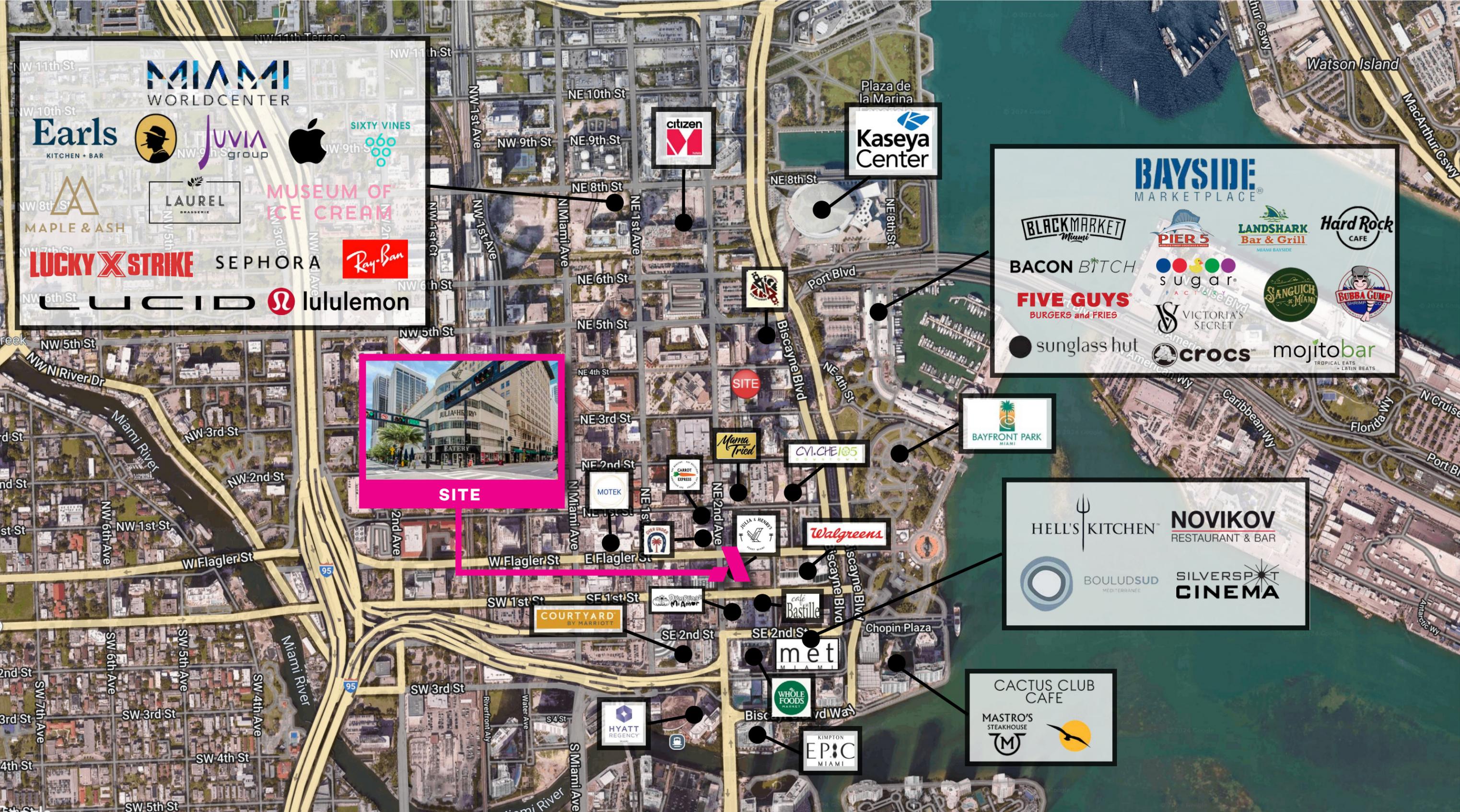


SITE

Bayfront Park
Amphitheater

Bayside
Marketplace

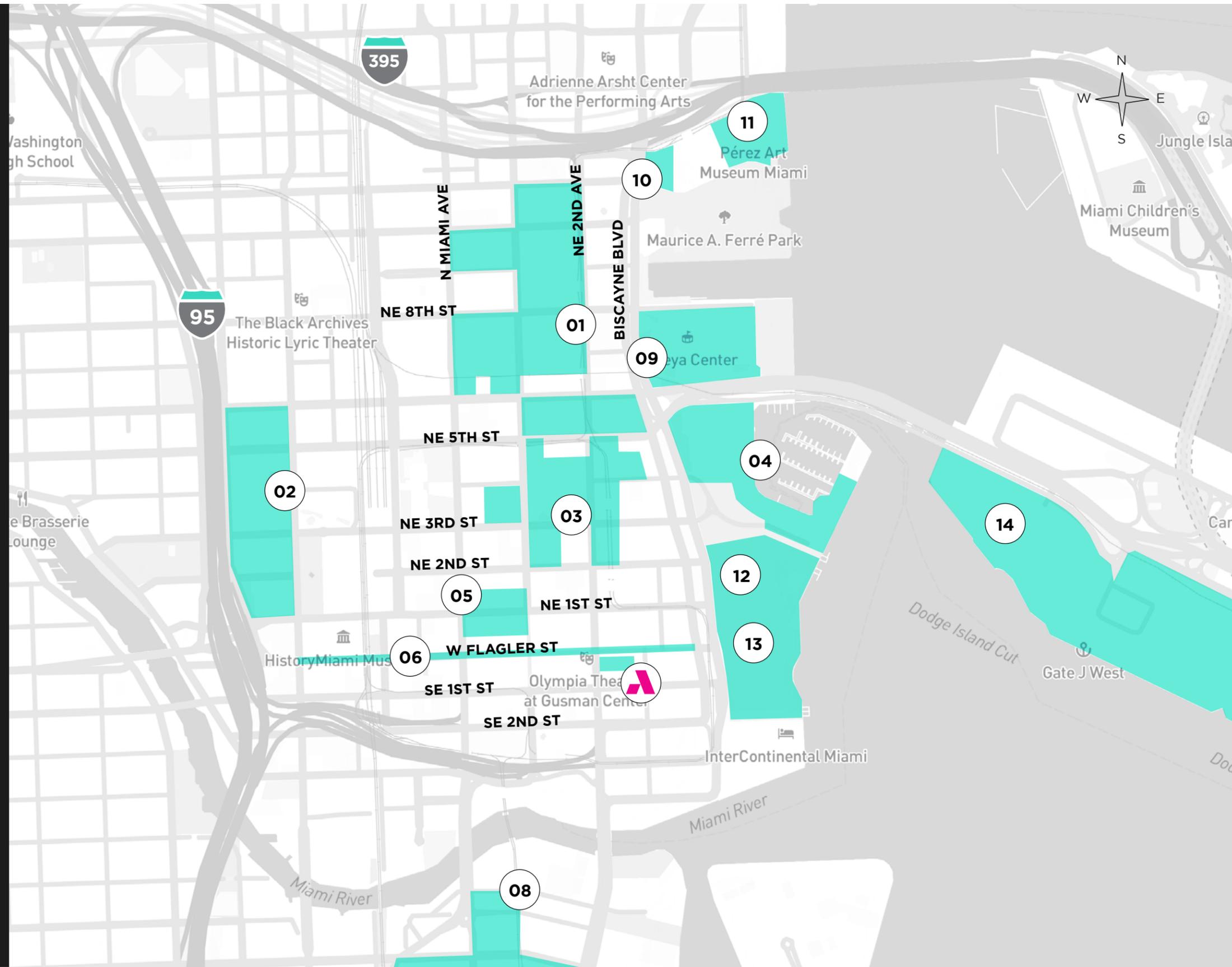
Port of Miami



AERIAL II

Downtown Map

1. Miami World Center
2. Miami Central / Brightline
3. Miami Dade College
4. Bayside Marketplace
5. Diamond District
6. Flagler Street
- A SITE**
8. Brickell City Centre
9. Kaseya Center
10. Frost Science Museum
11. Perez Art Museum
12. Bayfront Park
13. FPL Solar Amphitheater
14. Port of Miami





INTERIOR PHOTOS

AVENUEREP.COM



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