



3 - STORY BUILDING IN BRICKELL

FOR LEASE

268 SW 8TH ST,
MIAMI, FL 33130

19,500 SF
TOTAL SF AVAILABLE

IDEAL USE:
RESTAURANT, FOOD
HALL, CULINARY
SCHOOL



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CONTENT

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

LOCATION

PHOTOS

FLOORPLANS

NEIGHBORHOOD

DEMOGRAPHICS

ABOUT US



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EXECUTIVE SUMMARY

- Property Address: 268 SW 8th St,
Miami, FL 33130
- Submarket: Brickell
- Asking Rent: Upon Request
- Indoor SF: +/- 19,500
- Outdoor SF: - +/- 1,500
- NNN's: +/- \$12 PSF
- Fully Built
- Ideal use: F&B



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PROPERTY OVERVIEW

Introducing the former "Okeydokey" three-story building in Brickell, now available for lease with unparalleled visibility! Spanning an impressive 19,500 SF, this property also includes a generous 1,500 SF terrace complete with an inviting outdoor bar. Each floor offers around 6,500 SF of space, with the ground floor boasting six small kitchens. This versatile space is ideal for a range of ventures, including restaurant operations, food markets, culinary schools, and more. Don't miss out on this very rare opportunity!

HIGHLIGHTS

- ✓ Troumendos visibility right on the main street of Brickell.
- ✓ 10 surface parking spaces.
- ✓ Huge terrace with an outdoor bar.

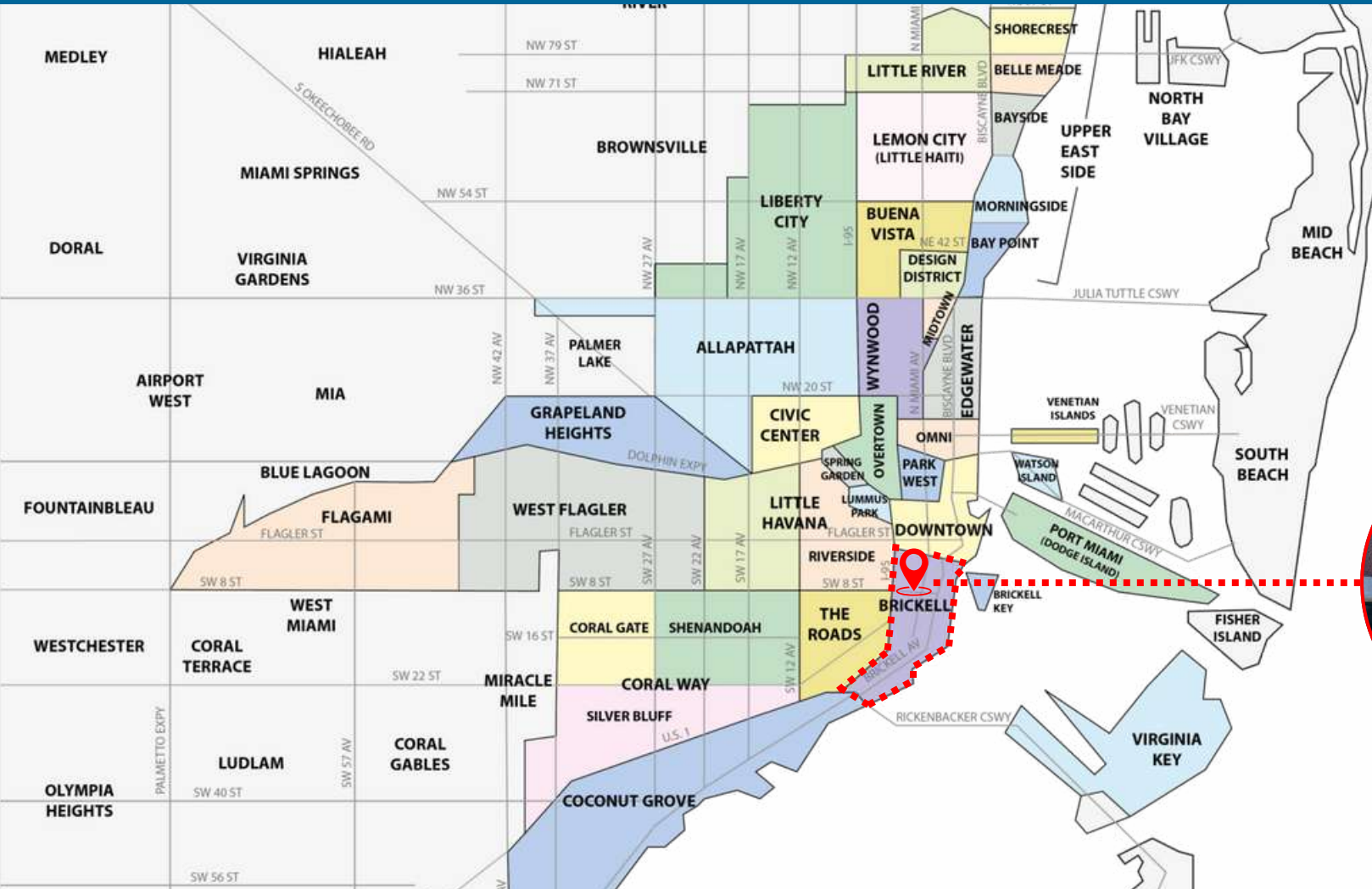


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LOCATION - BRICKELL

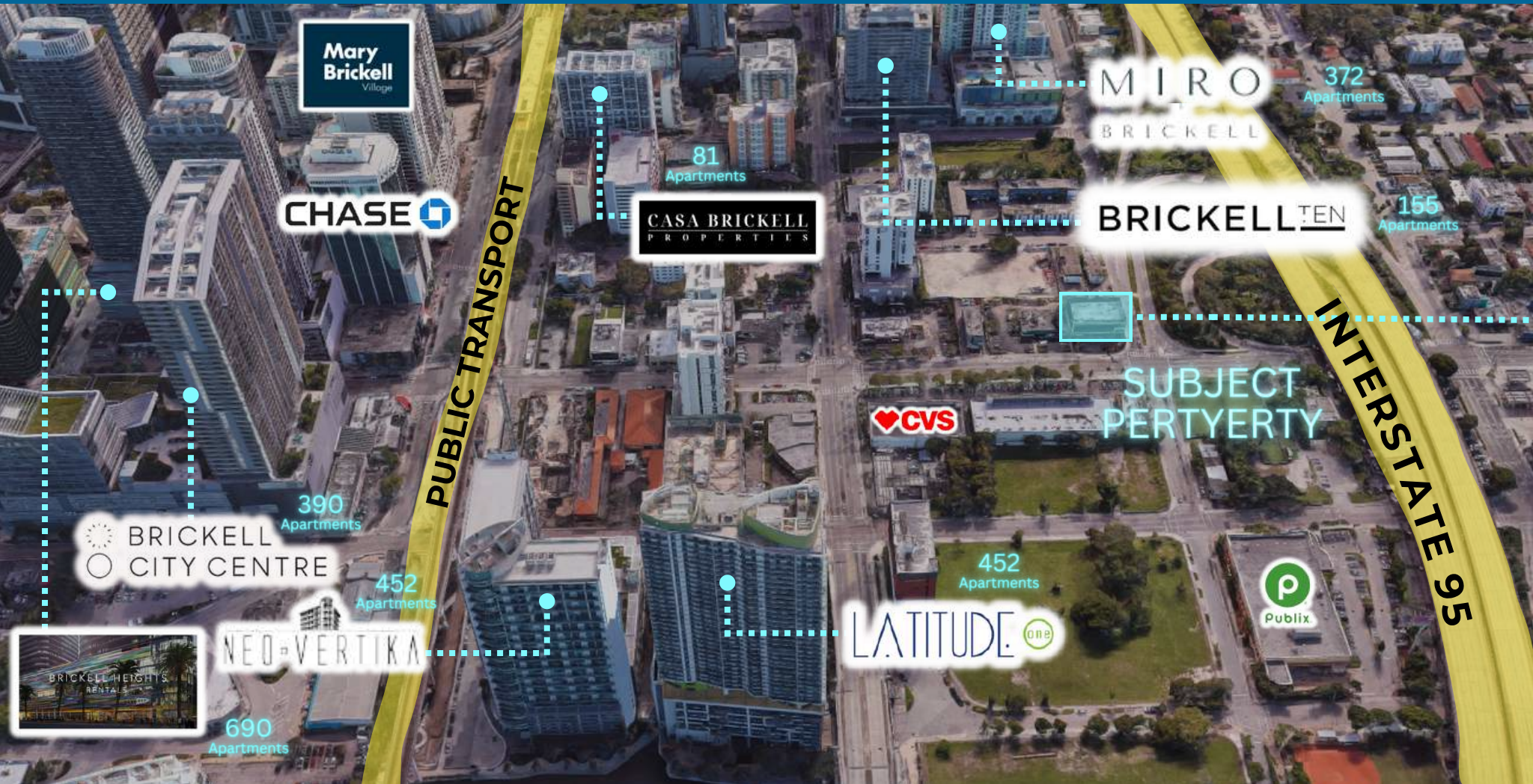


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LOCATION - NEARBY RESTAURANTS



ZUMA



NOVIKOV



CIPRIANI



NUSRET



SEXY FISH



CASA TUA



MARION



TOSCANA DIVINO



EL TUCAN



OSAKA



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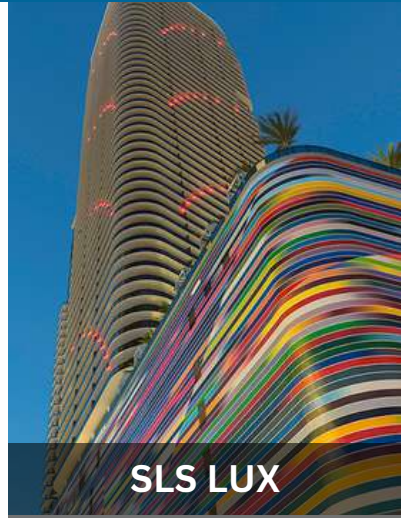
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LOCATION - NEARBY BUILDINGS



BACCARAT



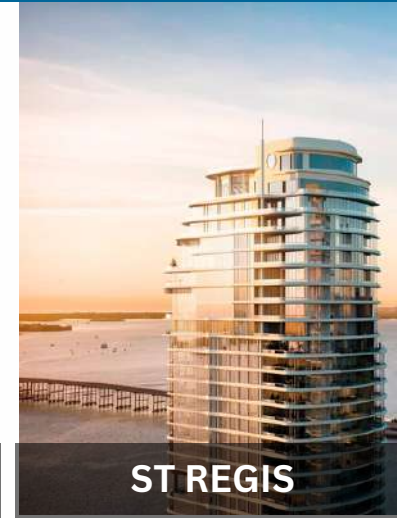
SLS LUX



ECHO



ORA



ST REGIS



UNA



ONE RIVERPOINT



ONE BRICKELL



1428 BRICKELL



CIPRIANI



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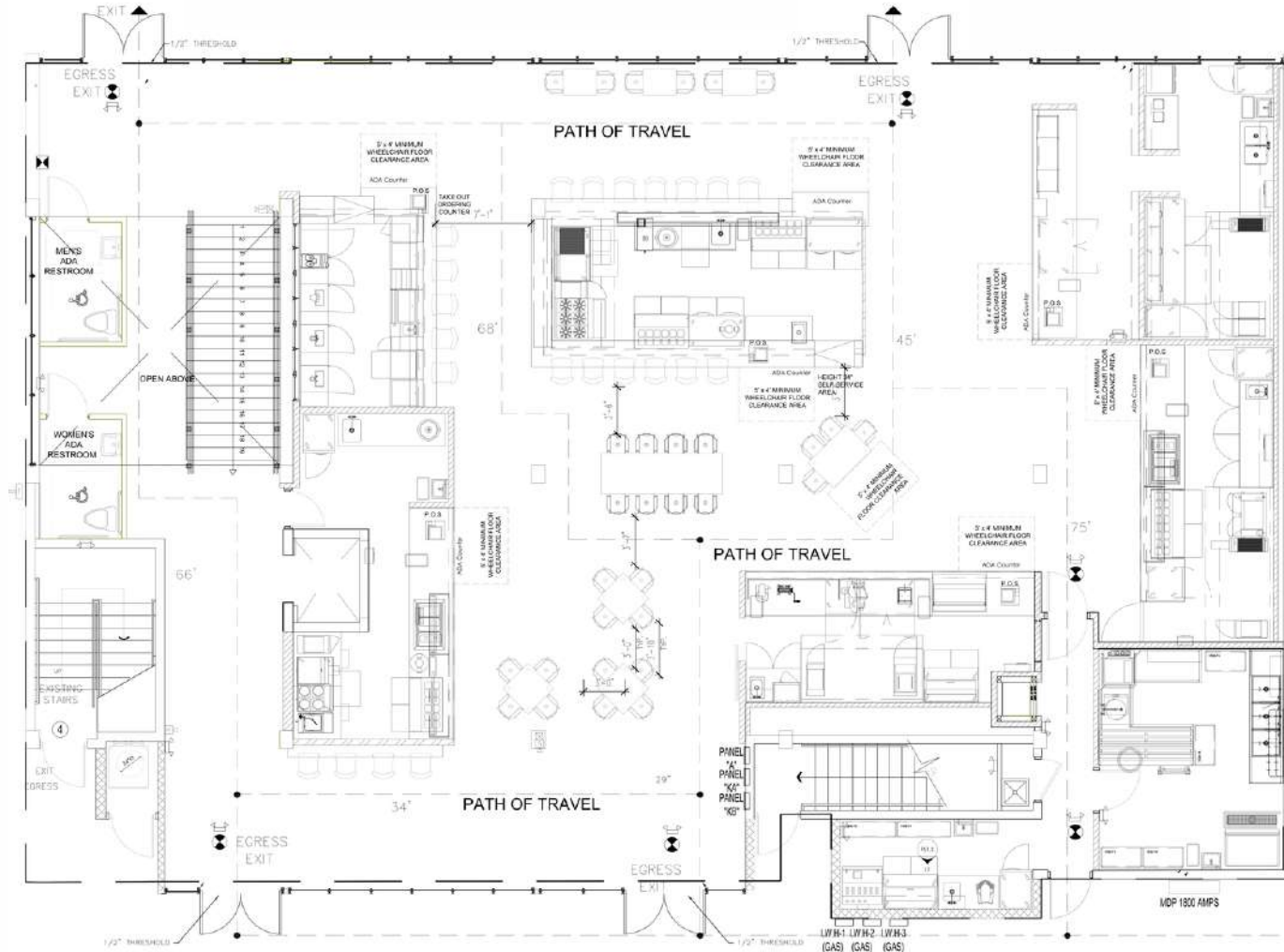


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FLOOR PLAN - 1ST FLOOR

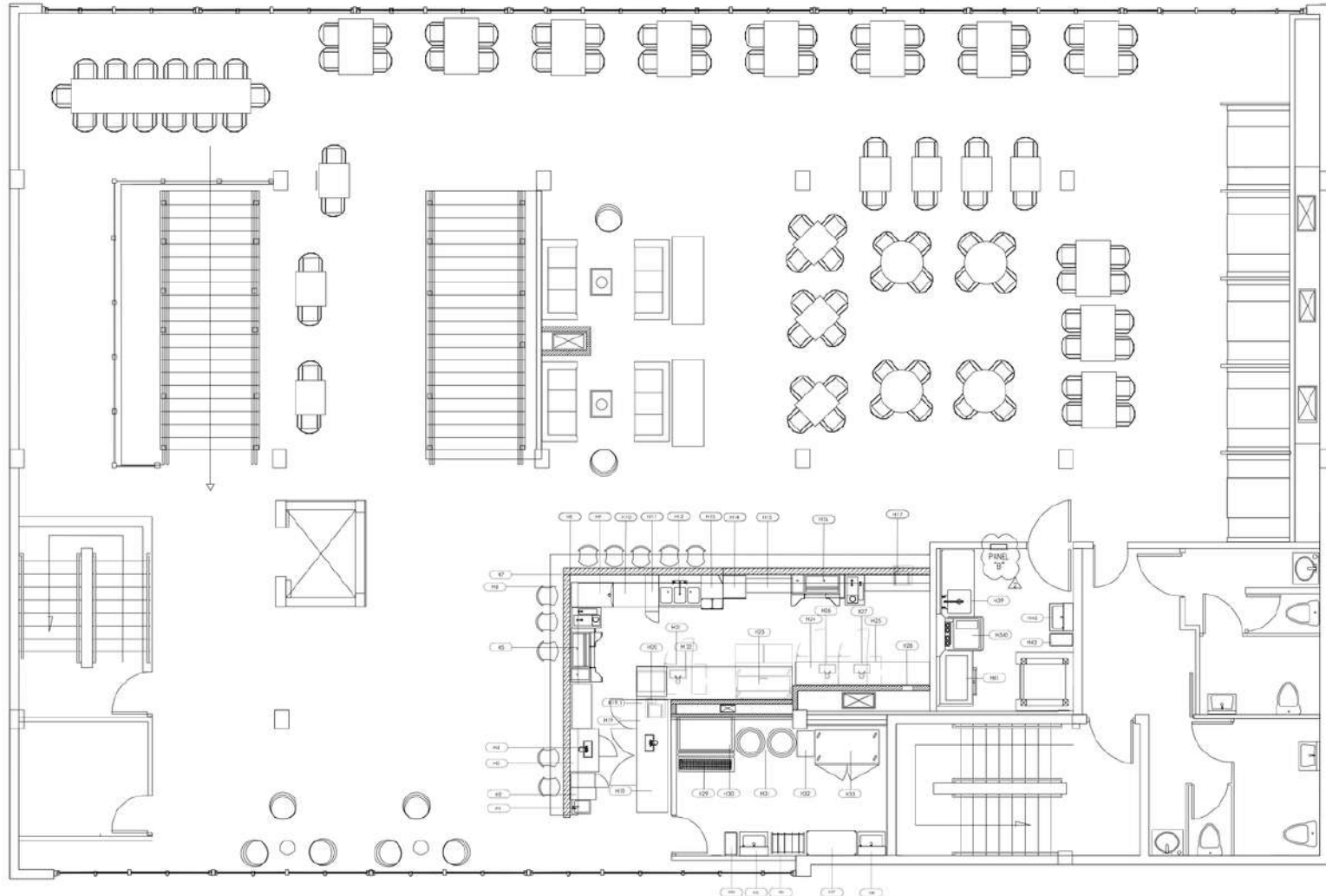


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FLOOR PLAN - 2ND FLOOR

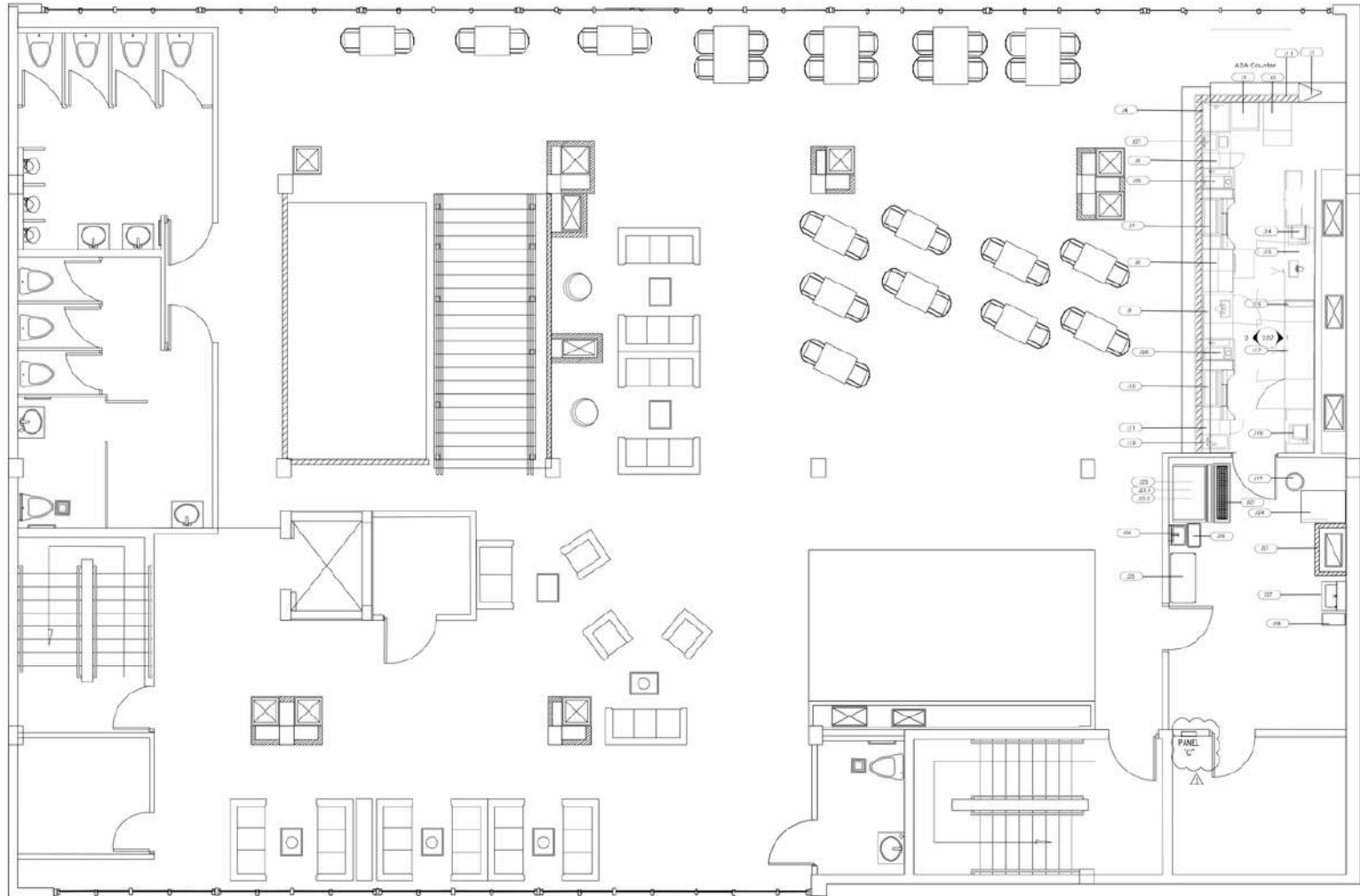


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FLOOR PLAN - 3RD FLOOR



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NEIGHBORHOOD - BRICKELL

Welcome to Brickell, Miami's cosmopolitan neighborhood where urban living meets luxury and excitement. Nestled between the vibrant Downtown Miami and the serene Coconut Grove, Brickell offers a dynamic and thriving atmosphere that captures the essence of city life.

As you explore the streets of Brickell, you'll be greeted by towering high-rise condominium towers that showcase sleek architectural designs and breathtaking bay views. These impressive buildings are complemented by an array of resort-style amenities that create a true oasis within the urban landscape.

Brickell is renowned for its exceptional dining scene, boasting trendy restaurants that cater to every culinary desire. From international cuisines to local gastronomic delights, the neighborhood is a haven for food enthusiasts seeking extraordinary culinary experiences. Beyond the exquisite dining options, Brickell offers a vibrant and pulsating city atmosphere. It serves as a bustling business hub with a significant concentration of international banks and businesses, symbolizing the rapid growth and development the area has witnessed in recent years.

Welcome to Brickell, where the possibilities are endless and the urban experience is unparalleled.



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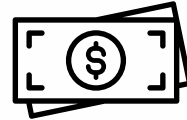
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DEMOGRAPHICS - BRICKELL



TOTAL POPULATION
13,588



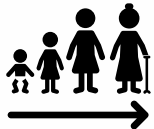
MEDIAN HOUSEHOLD INCOME
\$78,316



HOUSEHOLDS
6,998



WHITE COLLAR
7,169



MEDIAN AGE
38.7



BLUE COLLAR
1,426



AVERAGE HOUSEHOLD INCOME
\$116,251



OCCUPANCY
77%

Credits: <https://www.point2homes.com/US/Neighborhood/FL/Brickell-Demographics.html>



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ABOUT HERZ DUPOND GROUP

Led by Wolfgang Herz, President of Fortune International Realty's Commercial Division, and Ricardo Dupond, Director of Real Estate, Herz Dupond Group is dedicated to delivering excellence to their clients. With a track record of independent excellence, we have become one of Florida's leading commercial and residential real estate providers. In the year 2022 alone, we proudly achieved over \$50 million in sales, a testament to our commitment to success and client satisfaction.

At the Herz Dupond Group, our team is comprised of individuals with diverse backgrounds, extensive networks, and language skills. We are fluent in major languages such as Spanish, German, French, Italian, Russian, Chinese, and more. This linguistic expertise allows us to effectively communicate and serve clients from various cultural backgrounds. With our combined experience, global perspective, and personal approach, we deliver exceptional results and build lasting relationships with our clients.



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