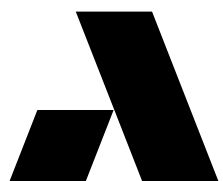


A V E N U E

# OCEAN SPRAY HOTEL

4130 Collins Avenue,  
Miami Beach, Florida 33140

RETAIL | RESTAURANT  
FOR LEASE



AVENUEREP.COM







## PREMISES

4130 Collins Avenue

GROUND FLOOR:	+/- 1,721 SF
TERRACE:	+/- 422 SF
DELIVERY:	ARRANGED
RENT:	UPON REQUEST

## PROPERTY INFO

- NESTLED IN THE HEART OF MIAMI BEACH, THE OCEAN SPRAY HOTEL OFFERS A UNIQUE LEASING OPPORTUNITY FOR RETAIL OR RESTAURANT BUSINESSES.
- THIS PRIME PROPERTY IS SITUATED AT 4130 COLLINS AVENUE, PROVIDING AN EXCELLENT LOCATION WITH HIGH VISIBILITY AND FOOT TRAFFIC.
- APPROXIMATELY 1,721 SQUARE FEET OF VERSATILE SPACE, IDEAL FOR EITHER A CHIC RETAIL OUTLET OR A COZY RESTAURANT SETTING.
- AN ADDITIONAL 422 SQUARE FEET OF OUTDOOR TERRACE SPACE, PERFECT FOR AL FRESCO DINING OR SHOWCASING PRODUCTS IN AN INVITING OPEN-AIR ENVIRONMENT.
- THE SPACE OFFERS A PROPOSED FLOOR PLAN THAT INCLUDES A COMPREHENSIVE LAYOUT FOR A RESTAURANT, COMPLETE WITH KITCHEN RENDERINGS.
- SITUATED ON COLLINS AVENUE, THE PROPERTY BENEFITS FROM ITS PROXIMITY TO THE BEACH, LUXURY HOTELS, AND A VIBRANT SHOPPING DISTRICT, MAKING IT AN ATTRACTIVE LOCATION FOR BOTH LOCALS AND TOURISTS.



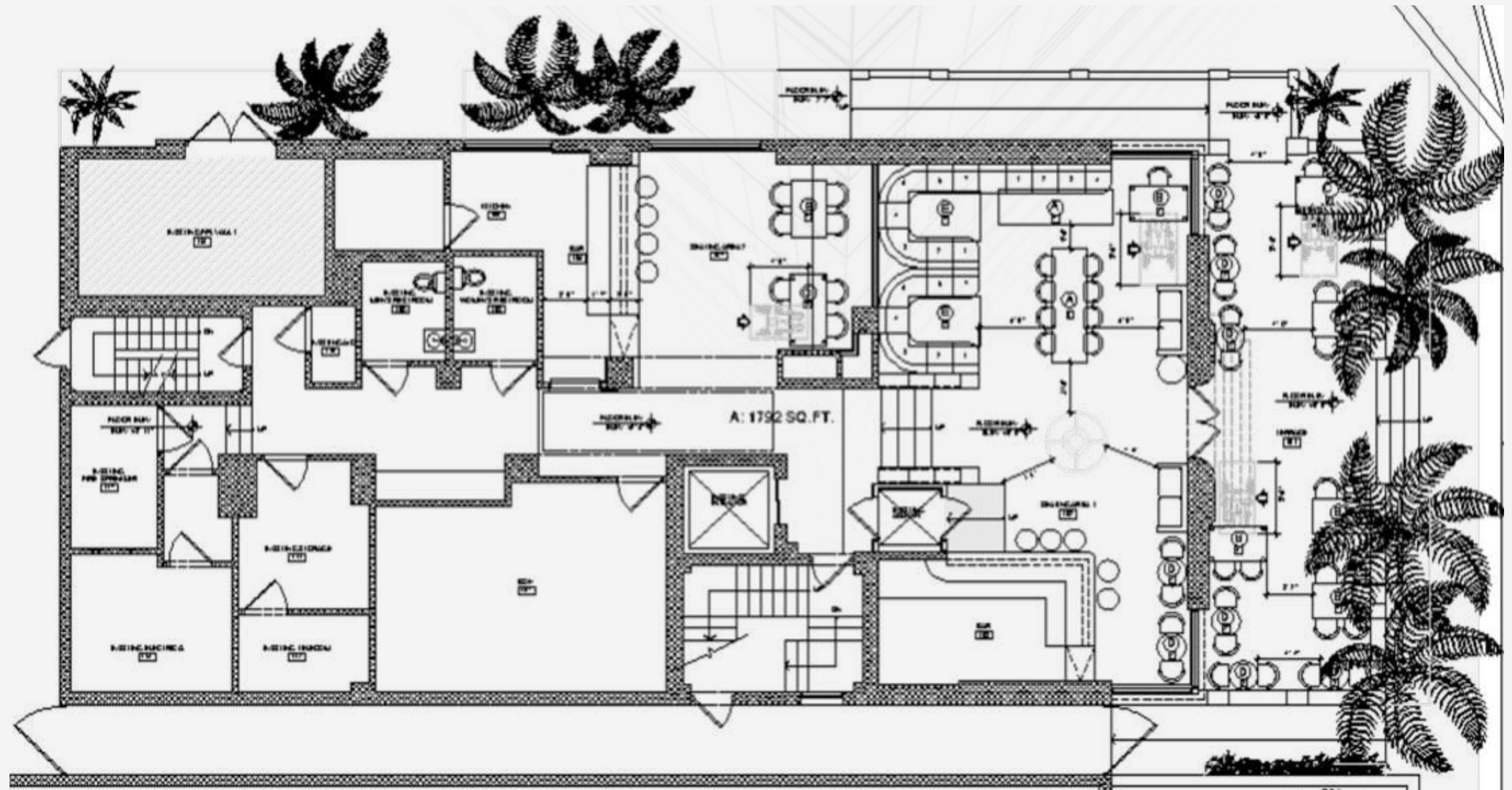


FLOOR PLAN

EXISTING LOBBY

TOTAL SQUARE FEET

+/- 1,721



FLOOR PLAN

PROPOSED RESTAURANT

TOTAL SQUARE FEET

+/- 1,721



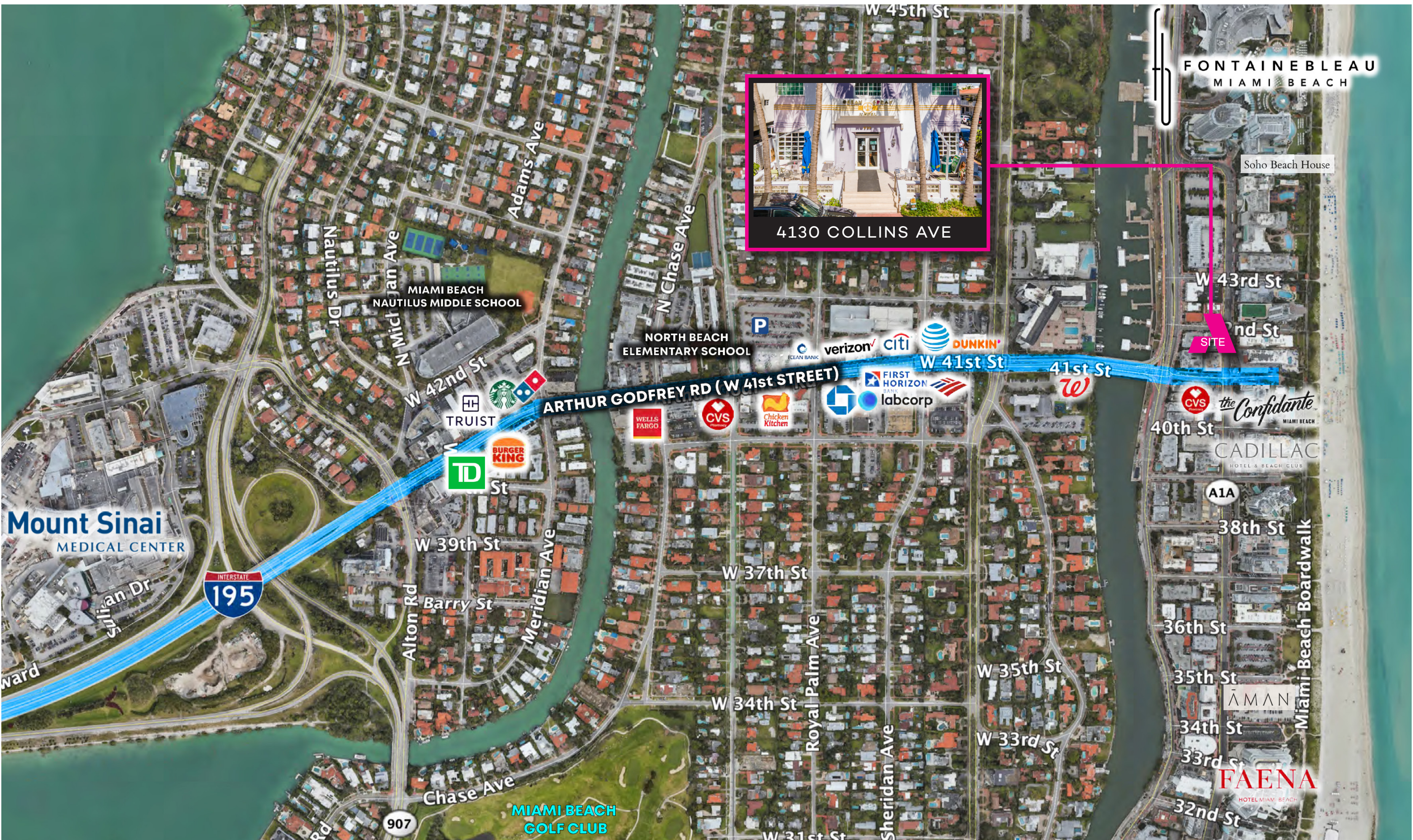


PROPOSED KITCHEN RENDERINGS









AERIAL VIEW





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

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