



## RETAIL + RESTAURANT SPACE FOR LEASE

1441 WASHINGTON AVE  
MIAMI BEACH, FLORIDA

**INHOUSE**  
COMMERCIAL



# PROPERTY DETAILS

1441 Washington Avenue is a **prime retail** space located in the heart of Miami Beach on the historic and fully pedestrianized Española Way.

**ADDRESS** 1441 Washington Avenue, Miami Beach, Florida 33139

**SIZE** Ground Floor/Mezzanine ± 5,313 SF  
Second Level ± 9,382 SF  
Total ± 14,695 SF  
\*Ground and Second can be leased separately

**POSSESSION** Immediate

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

**COMMENTS**

- Ground floor fully built out as a restaurant with a kitchen and new grease trap
- Second level retail space located on a prime corner in the heart of Miami Beach
- 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



1441 WASHINGTON AVENUE  
MIAMI BEACH, FLORIDA 33139

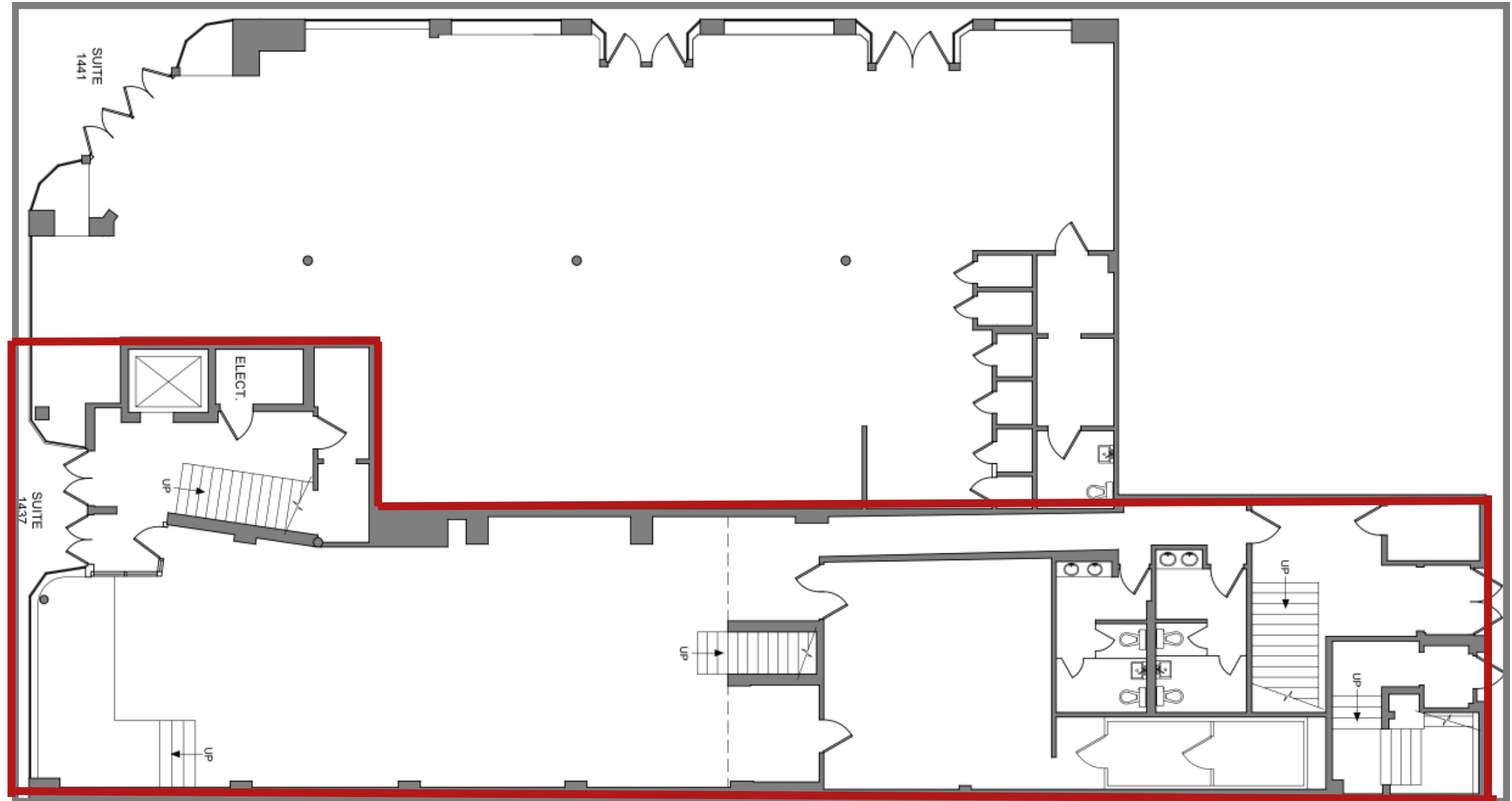


# GROUND FLOOR PLANS

**GROUND FLOOR**  
**+/- 5,313 SF**

ESPAÑOLA WAY

WASHINGTON AVENUE

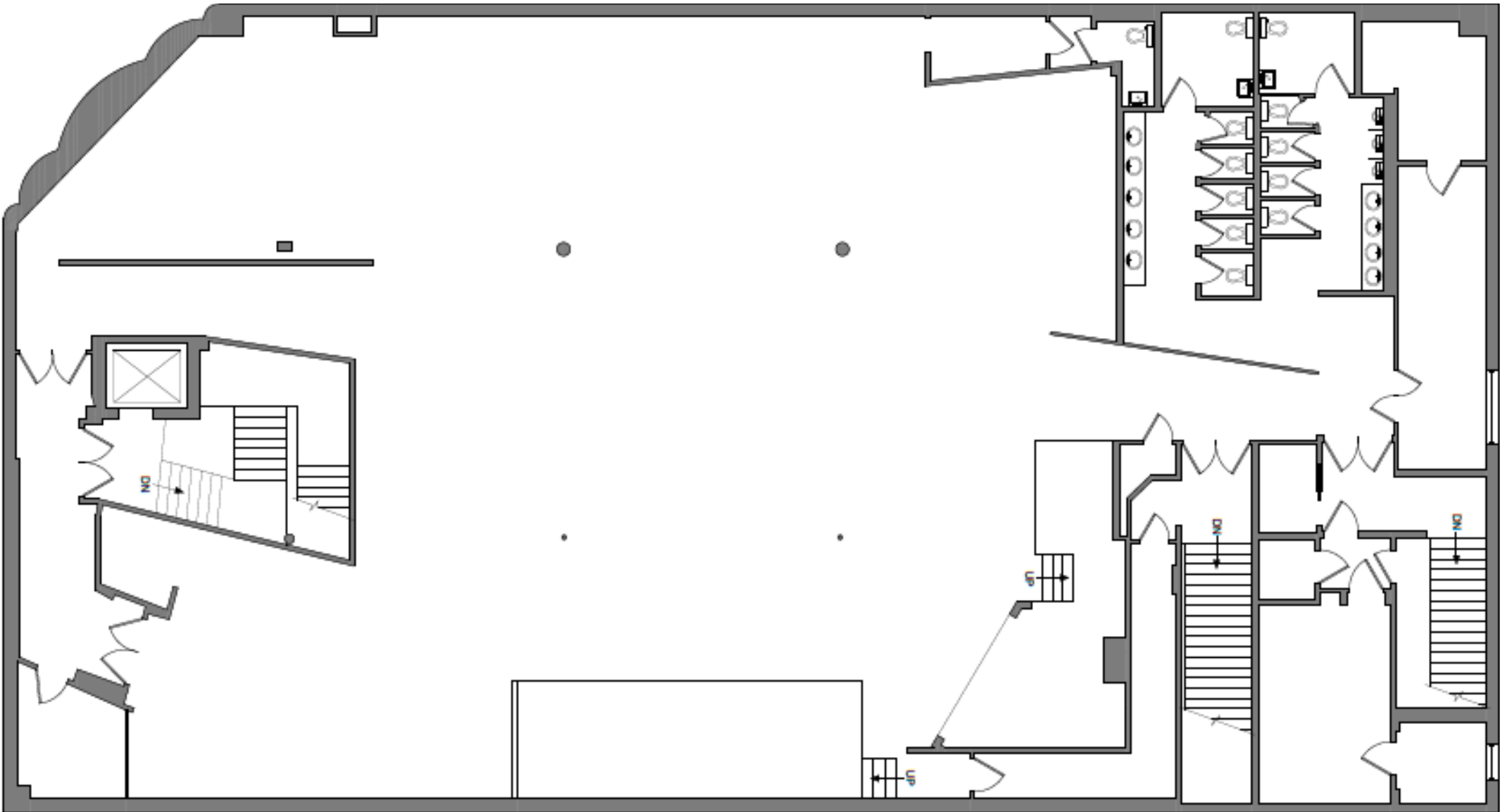


# SECOND FLOOR PLANS

**SECOND FLOOR**  
**+/- 9,382 SF**

ESPAÑOLA WAY

WASHINGTON AVENUE





# INTERIOR PHOTOS







1441 WASHINGTON AVE.

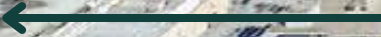
LINCOLN ROAD

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<sup>®</sup>  
— Gelato italiano —

SUSHI | BAR  
a sushi | bar hospitality concept



# NEIGHBORING TENANTS

PENNSYLVANIA AVE

DREXEL AVE

WASHINGTON AVE

ESPAÑOLA WAY

ESPAÑOLA WAY



YUE MODERN CHINESE



ESPANOLITA



VERO GELATO



**FIVE GUYS®**  
BURGERS and FRIES

PANE E VINO  
RISTORANTE • ENOTECA



SUSHI • SAKE • TAPAS



THE DREXEL

THE JOYCE

AUBI & RAMSA™  
21+ ICE CREAM

PAPERFISH  
Sushi Bar

SUSHI | BAR



oh!mexico

Esme

Jeffo  
ISRAELI KITCHEN AND WINE BAR



la LeGGenda  
pizzeria napoletana

1441 WASHINGTON

Cortadito  
COFFEE HOUSE







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FOR MORE INFORMATION, PLEASE CALL  
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