



**Wolf Co.**

REAL ESTATE

# 17700 Collins Avenue

## FOR LEASE

17700 Collins Avenue, Sunny Isles Beach, FL



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Positioned within The Residence in Sunny Isles Beach, this ±3,000 SF commercial space presents a rare opportunity to establish a premier presence in one of South Florida's most prestigious coastal destinations. This location is surrounded by an unparalleled collection of luxury condominium towers and five-star resorts, including The Estates at Acqualina, Porsche Design Tower, Jade Signature, and Trump International Beach Resort. The area's affluent residential base and steady international visitor traffic create a dynamic environment for businesses seeking prestige.

Featuring elegant architecture, high ceilings, and a flexible open layout, the space offers the perfect setting for a yoga or pilates studio, boutique wellness concept, creative office, or luxury retail user. Tenants will benefit from exceptional frontage, strong demographics, and proximity to the beach, fine dining, and high-end retail. This is a destination that embodies the essence of coastal sophistication—ideal for brands and operators looking to align with the energy, style, and exclusivity of Sunny Isles Beach.





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ARMANI/CASA  
PORSCHE DESIGN  
TOWER MIAMI  
TURNBERRY  
OCEAN CLUB RESIDENCES  
ST REGIS  
RESIDENCES  
2 MINUTES

THE ESTATES AT ACQUALINA

JADE SIGNATURE  
THE RITZ-CARLTON  
RESIDENCES  
TRUMP  
International  
BEACH RESORT • MIAMI  
2 MINUTES

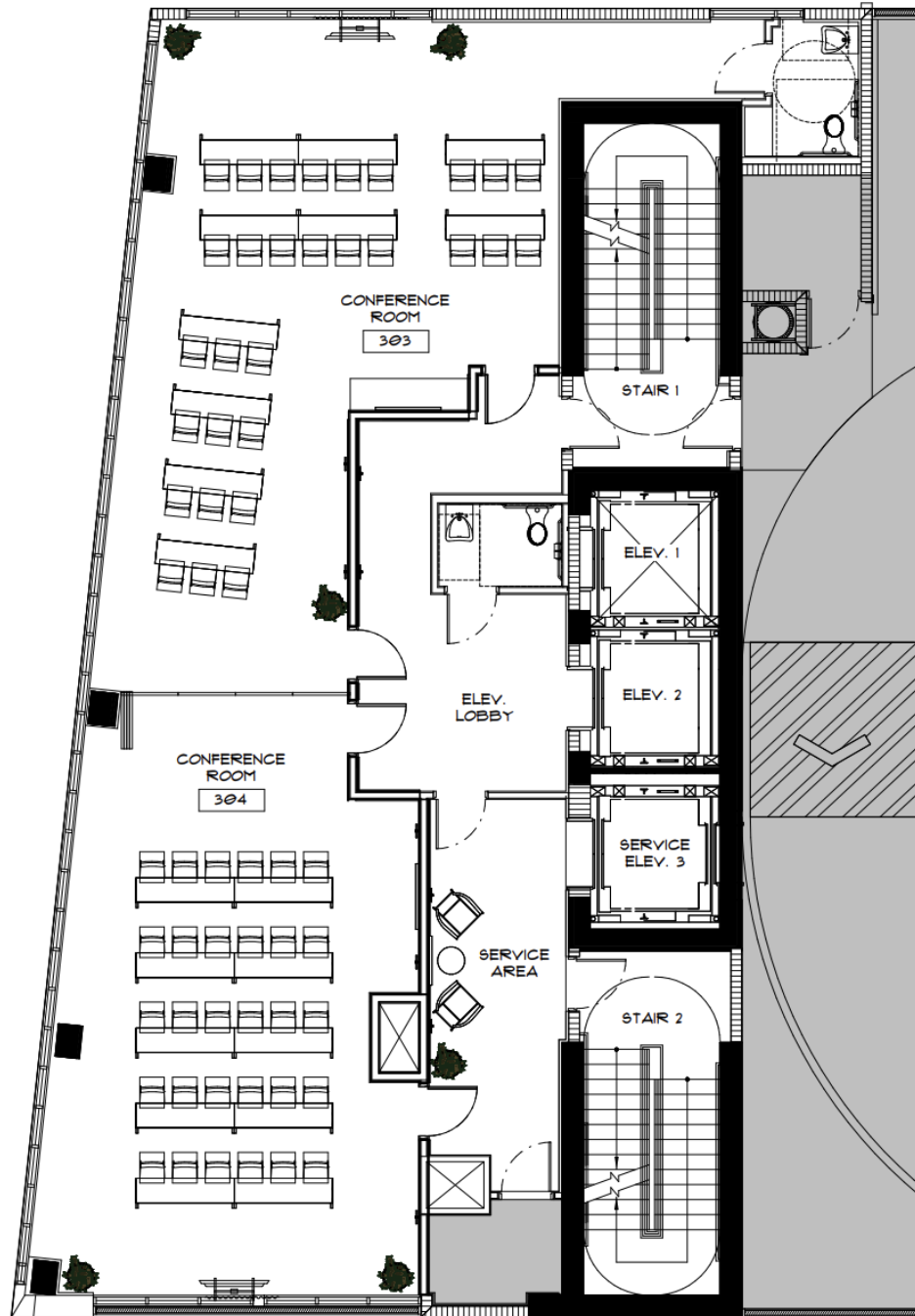
## Strategic Location for Growth

- "Florida's Riviera": Position Sunny Isles Beach as an elite, globally recognized destination synonymous with luxury, wealth, and exclusivity.
- Affluent Demographics: The area is home to an affluent resident base with a high average household income and a median property value significantly above the national average (Median Property Value was \$489,700 as of 2025, with an average household income of around \$123,931).
- International Appeal: A truly cosmopolitan city with a high percentage of foreign-born residents, attracting a global clientele for retail, hospitality, and services.
- Economic Drivers: Economy is strongly supported by tourism, hospitality, and high-end retail. The continuous demand from visitors and luxury residents creates a stable, high-value commercial environment.
- Prime Location: Situated on Collins Avenue, the most prestigious street, offering direct access to world-class dining, luxury shopping (Aventura Mall, Bal Harbour Shops), and the beautiful Atlantic Ocean.



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Floor Plan





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FOR LEASING OPPORTUNITIES, CONTACT:

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