

6,000 SF OF 2<sup>nd</sup> GENERATION RESTAURANT/BAR SPACE IN DOWNTOWN MIAMI



2<sup>nd</sup> GENERATION  
RESTAURANT OR BAR



## LEASING ADVISORS

### David Lerner

Executive

(C) 786.393.8667

(O) 786.706.7061

[dl@dwntwnrealtyadvisors.com](mailto:dl@dwntwnrealtyadvisors.com)

### George Belesis

Executive

(C) 310.710.5080

(O) 305.909.7342

[gb@dwntwnrealtyadvisors.com](mailto:gb@dwntwnrealtyadvisors.com)

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RENDERING



COCKTAIL BAR / RESTAURANT



MEMBERS ONLY CLUB  
EXCLUSIVE. CONNECT. BELONG.



STEAKHOUSE  
PRIME CUTS. FINE WINES. LEGENDARY NIGHTS.



SPORTS BAR



ART GALLERY + CAFÉ  
ART. CULTURE. COMMUNITY.



WELLNESS / BIOHACKING CLUB  
OPTIMIZE. PERFORM. THRIVE.



## EXECUTIVE SUMMARY

DWNTWN Realty Advisors is pleased to present 66 West Flagler Street; a rare, plug-and-play food & beverage opportunity at the base of a 14-story office tower on the newly revitalized Flagler Street corridor in the heart of Greater Downtown Miami.

This 6,000 SF second-generation space, spanning a ground floor and mezzanine with double-height ceilings, arrives fully equipped: restaurant-grade plumbing, ventilation, electrical, and an operational commercial kitchen are all in place and convey with the lease. An incoming operator eliminates the typical 6–12 month build-out phase and can direct capital immediately toward hospitality, brand, and experience, with immediate availability and no key money required.

Positioned on West Flagler Street, a corridor that has undergone dramatic public investment and is now among Downtown Miami's most active pedestrian destinations, the property is flanked by the federal and county courthouses, Miami-Dade College, and thousands of new residential units; placing it at the intersection of 250,000+ daily daytime population and a rapidly emerging evening dining scene.

With \$46.8B in annual Miami retail spend, 40M annual South Florida visitors, no key money required, and zero build-out friction, 66 West Flagler is among the most operator-friendly and demand-rich restaurant opportunities available in the Miami market today.

66 West Flagler Street, Miami, FL 33130

*Downtown Miami*

**6,000 SF**

Unit SF

**Ground + Mezzanine**

Space configuration

**\$50/SF NNN**

Asking Rent

**\$22/SF**

NNN Expenses

**2<sup>nd</sup> Generation Restaurant**

Unit Type

**None**

Key Money

**Included**

Kitchen Equipment

**250k +**

Downtown Miami Daytime Population

# DOWNTOWN MIAMI'S MOST CONNECTED, MOST EFFICIENT FOOD & BEVERAGE ADDRESS

Residential

Office

Specialty

To Coconut Grove  
15min Drive



North

Miami Tower  
630,000 SF

Baccarat Hotel & Residences  
Under Construction  
360 units & 150 hotel rooms

Downtown 1st  
560 units

Wind By Neo  
489 units

The Ivy  
504 units

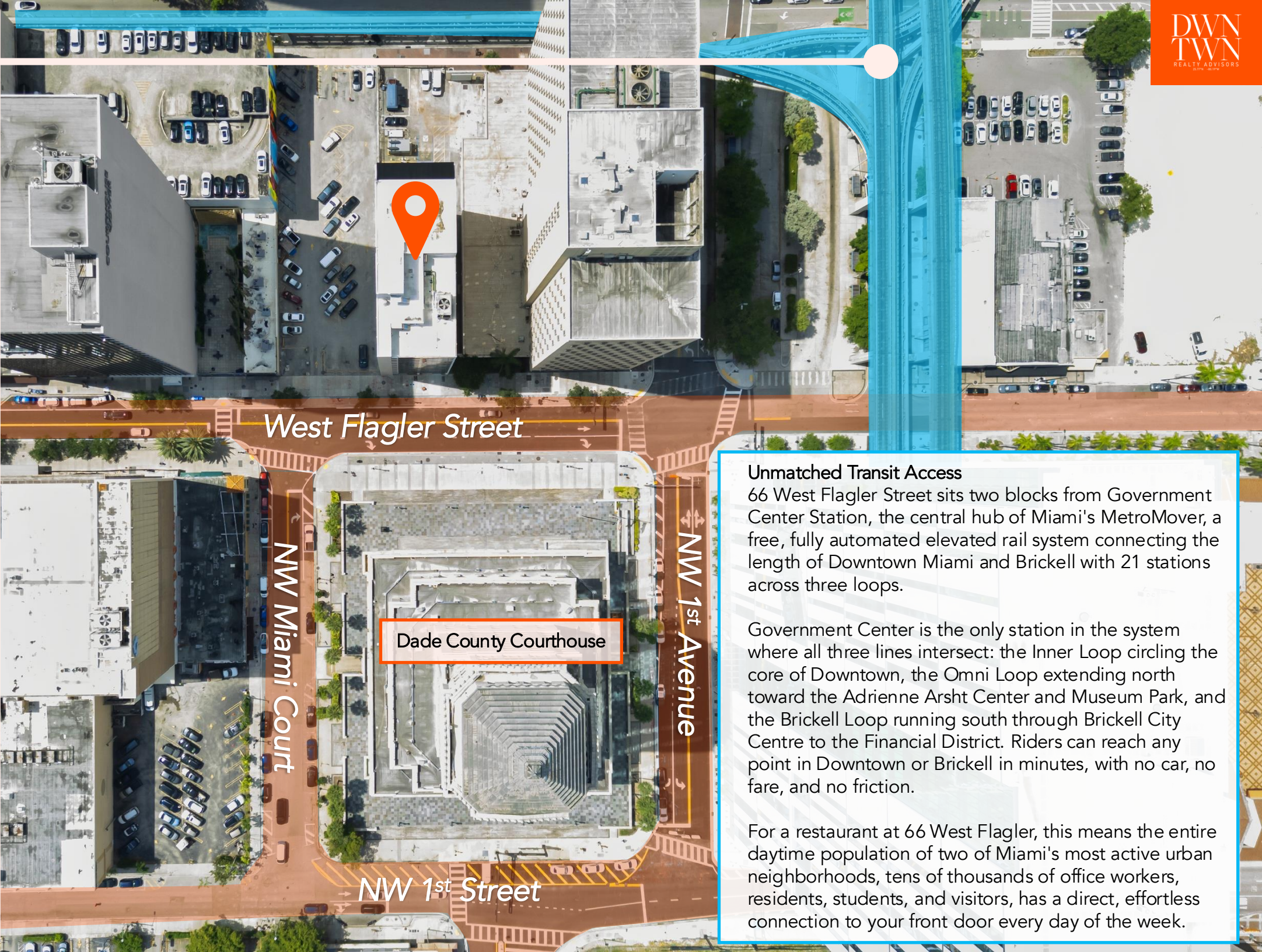
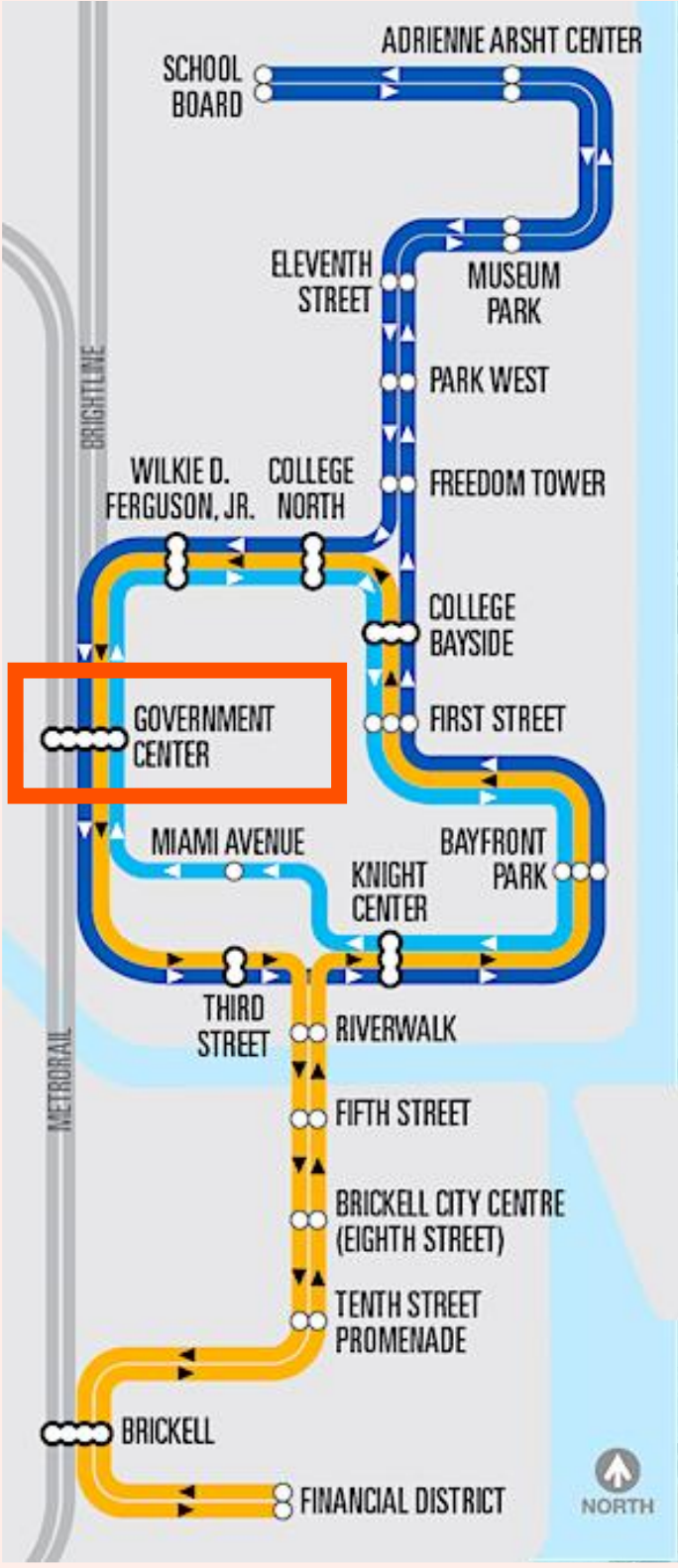
44 West  
165,000 SF



I-95 Ramp into  
Downtown & Brickell

New Miami-Dade Justice Center  
640,000 SF. Built in 2025.

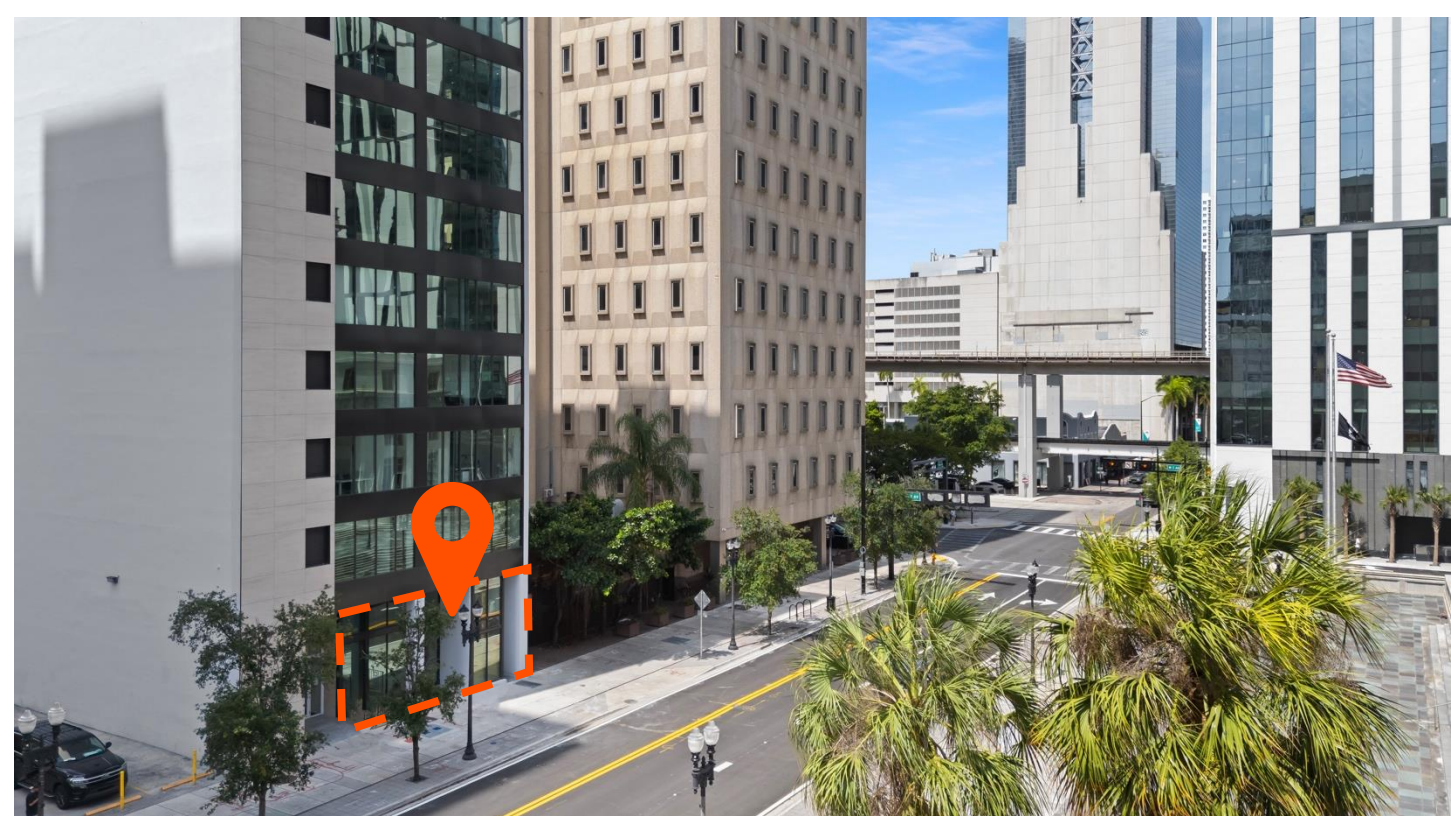
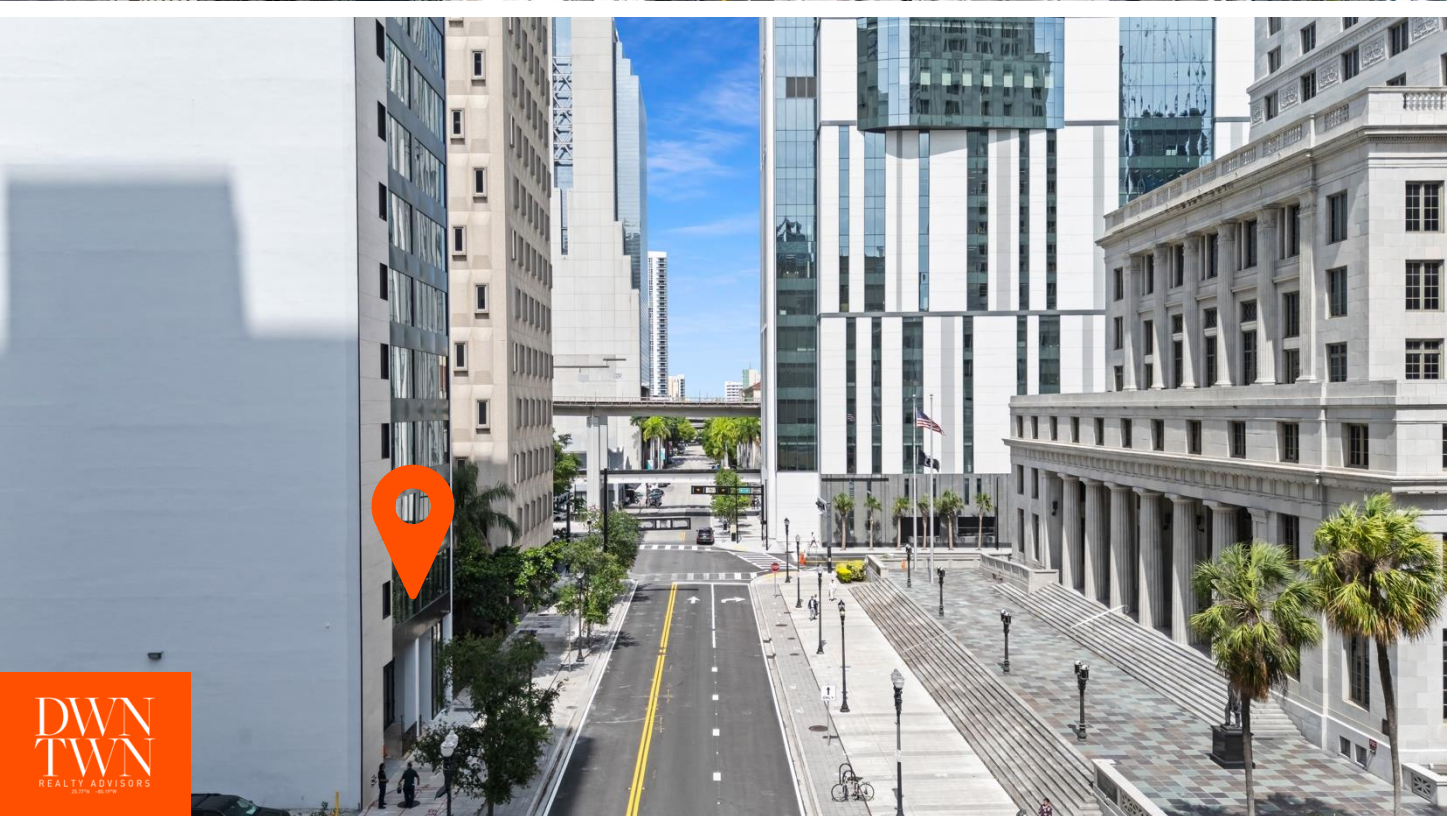
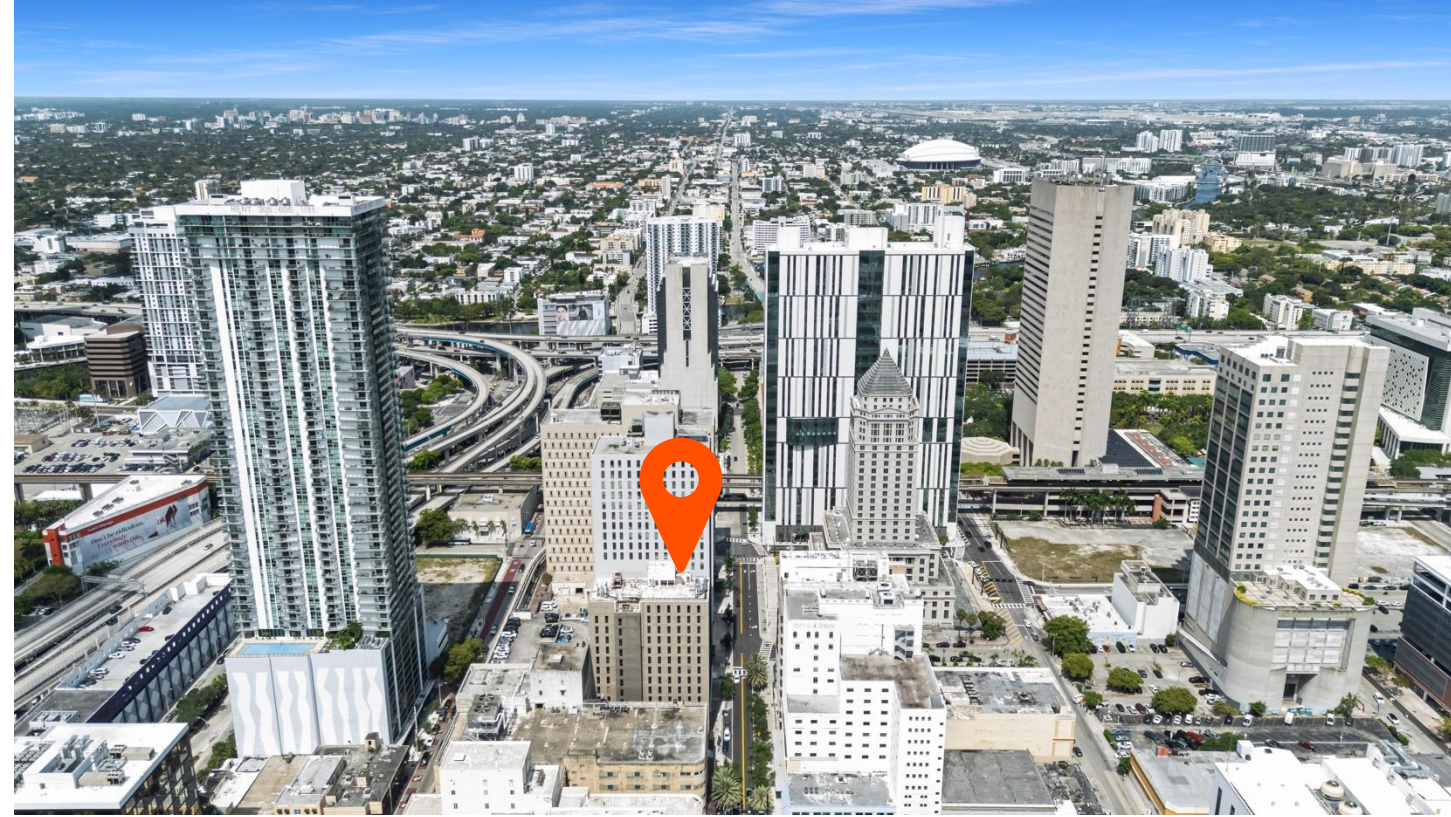
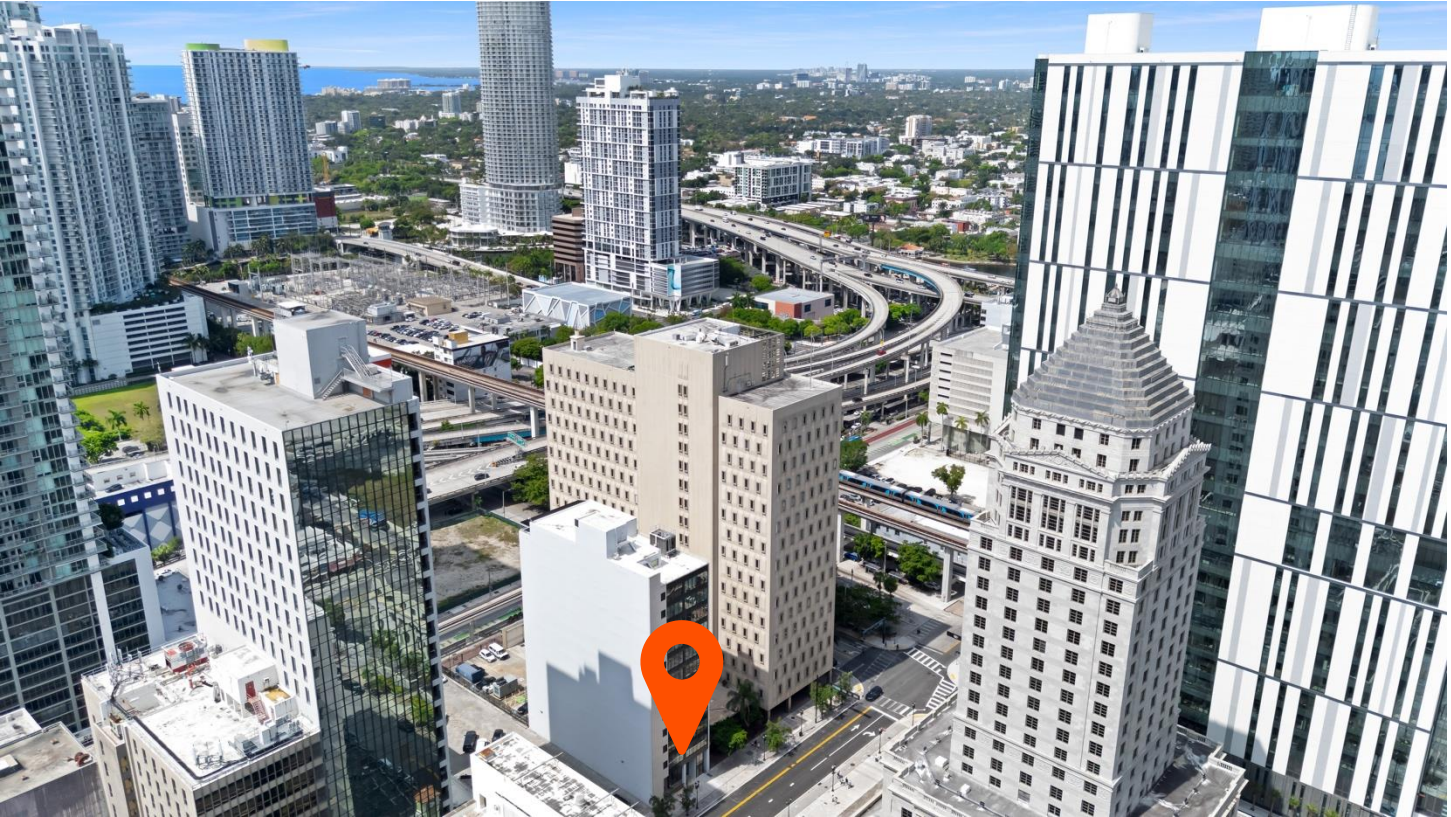
Dade County Courthouse



**Unmatched Transit Access**  
 66 West Flagler Street sits two blocks from Government Center Station, the central hub of Miami's MetroMover, a free, fully automated elevated rail system connecting the length of Downtown Miami and Brickell with 21 stations across three loops.

Government Center is the only station in the system where all three lines intersect: the Inner Loop circling the core of Downtown, the Omni Loop extending north toward the Adrienne Arsht Center and Museum Park, and the Brickell Loop running south through Brickell City Centre to the Financial District. Riders can reach any point in Downtown or Brickell in minutes, with no car, no fare, and no friction.

For a restaurant at 66 West Flagler, this means the entire daytime population of two of Miami's most active urban neighborhoods, tens of thousands of office workers, residents, students, and visitors, has a direct, effortless connection to your front door every day of the week.



## LOCATION HIGHLIGHTS

**Second-Generation Infrastructure — Limited Build-Out Risk** Full restaurant-grade plumbing, ventilation, and electrical already in place. An incoming operator eliminates the costliest and most time-consuming phase of any restaurant launch — and directs capital toward concept from day one.

**Kitchen Equipment Included** Commercial kitchen equipment conveys with the lease. A new tenant refreshes and brands the space without starting from a bare shell — compressing the path from lease-signing to opening night by months.

**No Key Money Required** Unlike most premium restaurant locations in Miami, this opportunity requires no key money. Every dollar goes to hospitality, concept, and experience — not to buying the right to sign a lease.

**Save 6–12 Months of Build-Out Time** Second-generation infrastructure eliminates the longest and most capital-intensive phase of any restaurant development. The bones are there — invest your energy in concept and cuisine, not in construction.

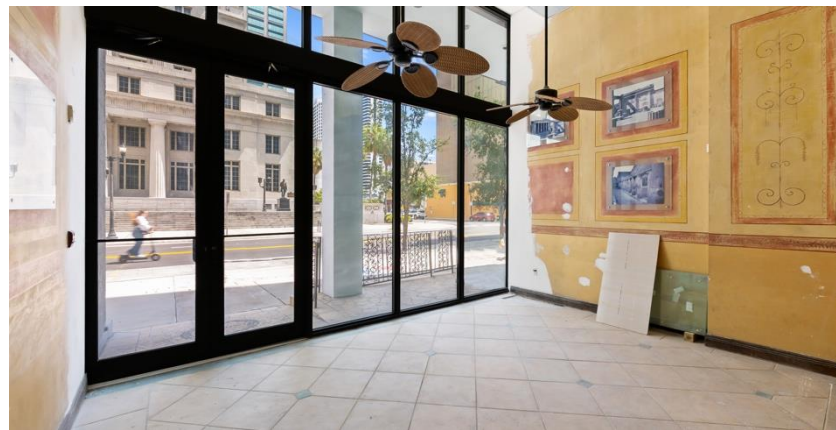
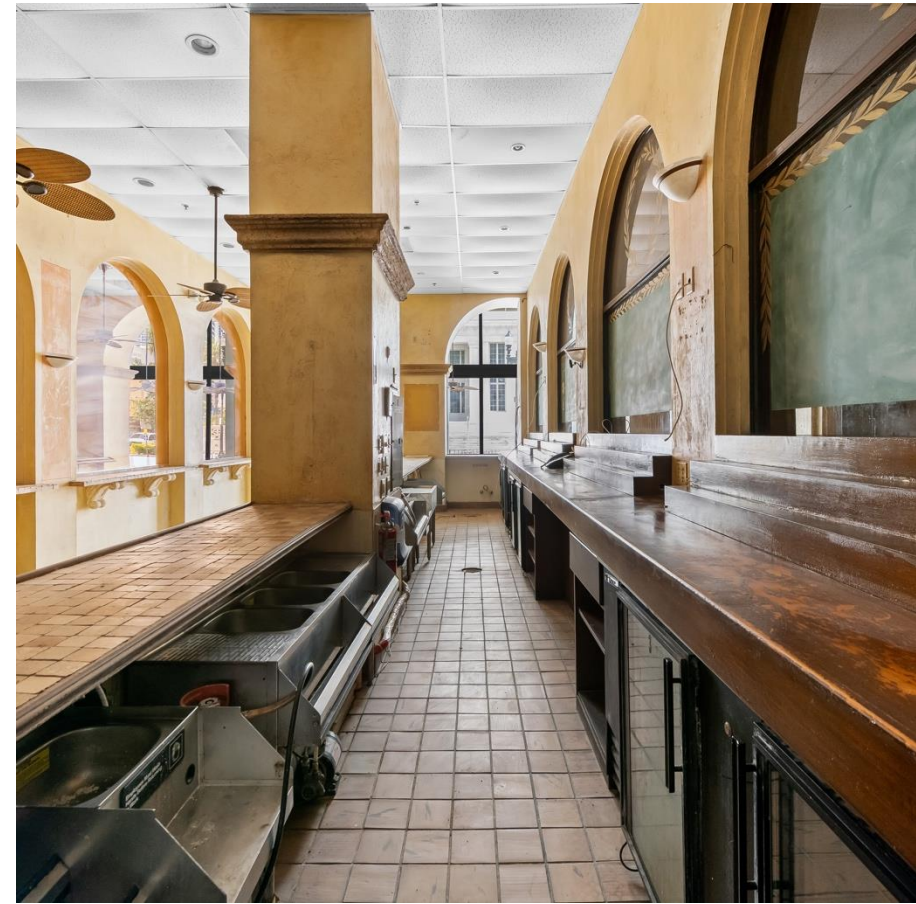
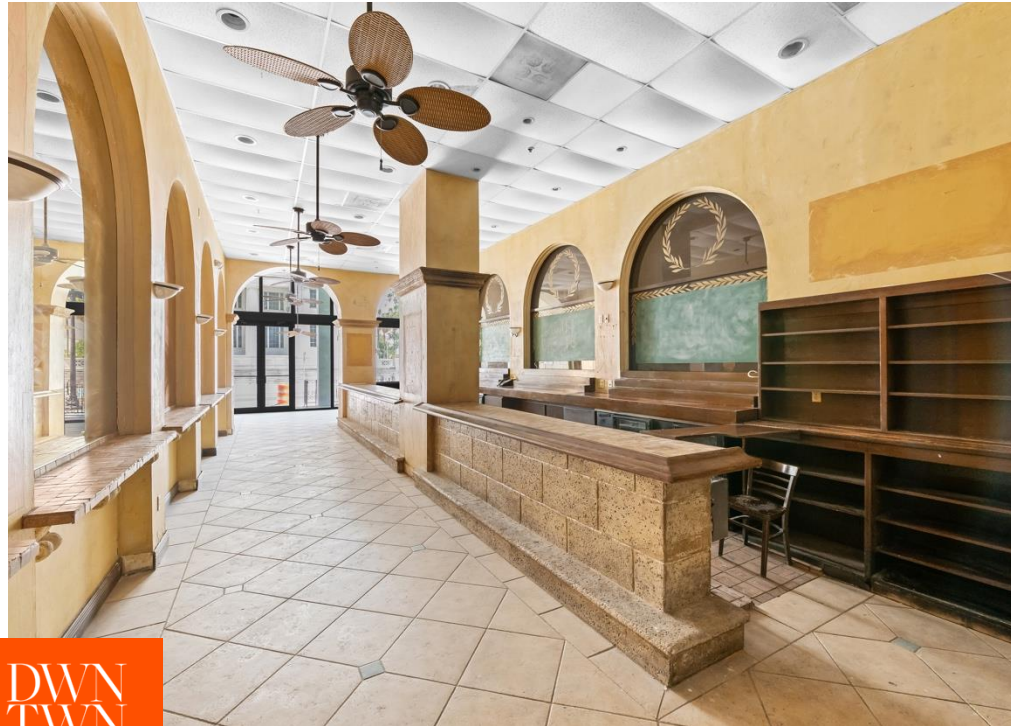
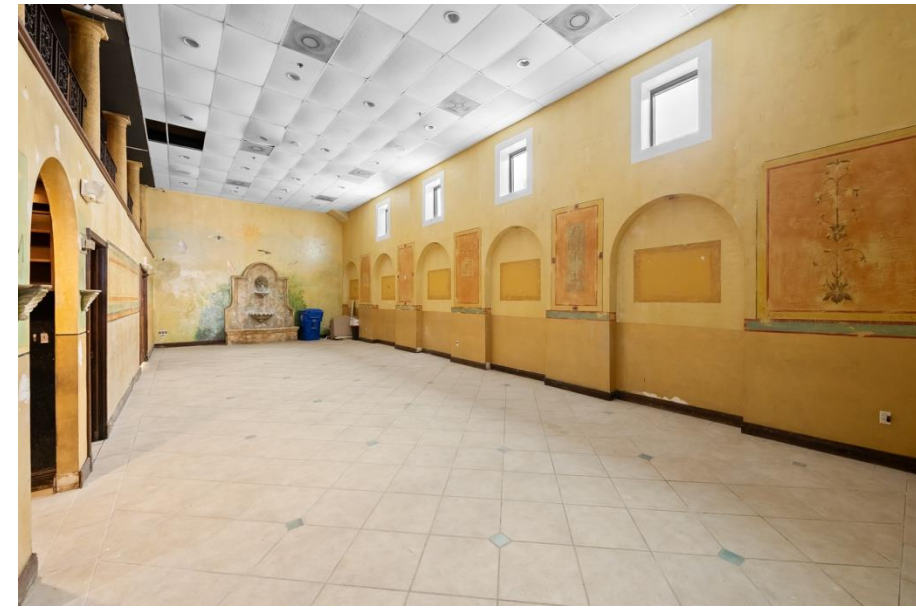
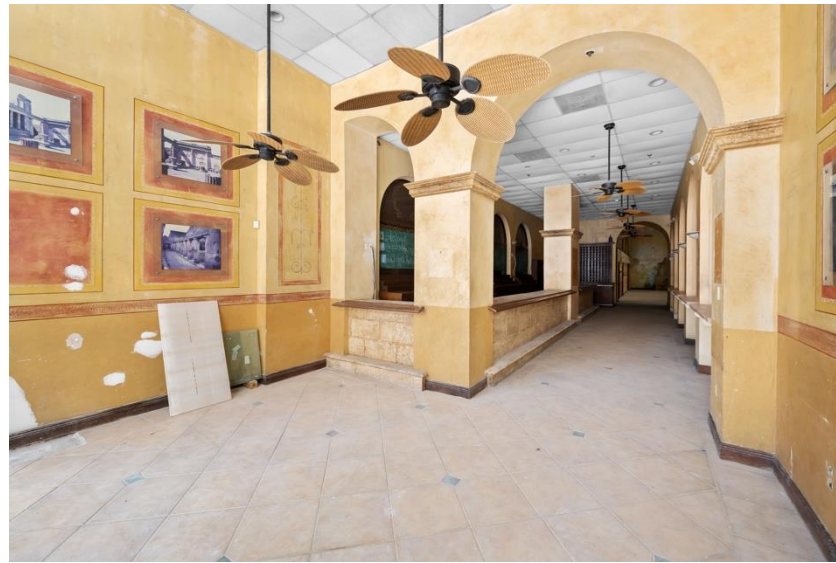
**250K+ Daily Captive Audience** Surrounded by the courthouse district, major office towers, Miami-Dade College, and thousands of new residents. The lunch and dinner crowd already exists at this address, seven days a week.

**Revitalized Flagler Street Corridor** The City of Miami's public investment in Flagler Street has transformed the corridor into one of Downtown's most walkable pedestrian destinations — with improved streetscaping, wider sidewalks, and activated storefronts. More momentum ahead.

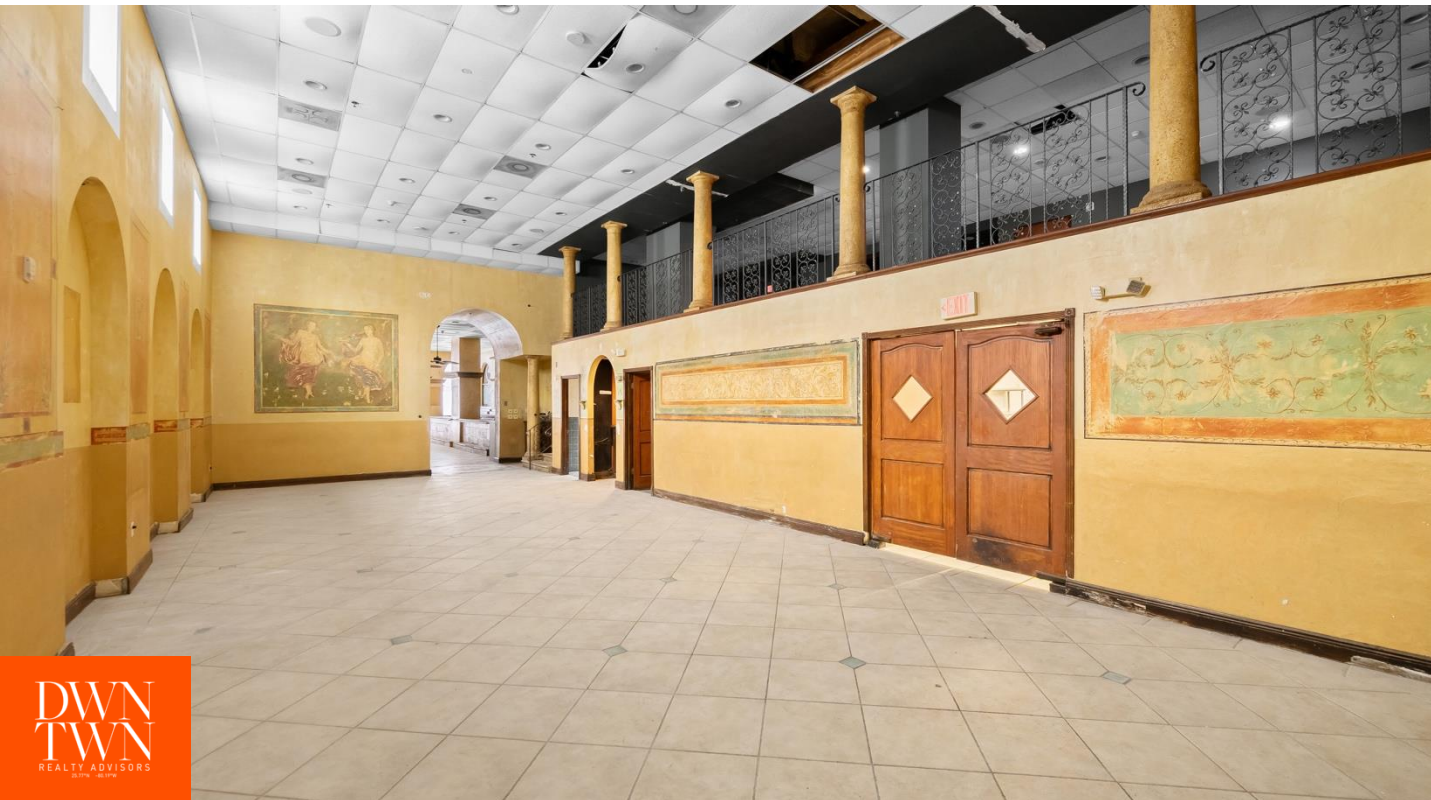
**Dramatic Double-Height Volume** 6,000 SF across two levels with double-height ceilings and a mezzanine. A format that supports everything from a high-energy lunch counter to an elevated evening dining destination, with architectural presence few Downtown spaces can match.

**Exceptional Demand Fundamentals** \$46.8B in annual Miami retail spend. 40M annual South Florida visitors. 30M+ visitors/year to nearby attractions including Bayside, the Arsht Center, Museum Park, and Kaseya Center. One of the most active F&B markets in the country — at one of its best-positioned addresses.

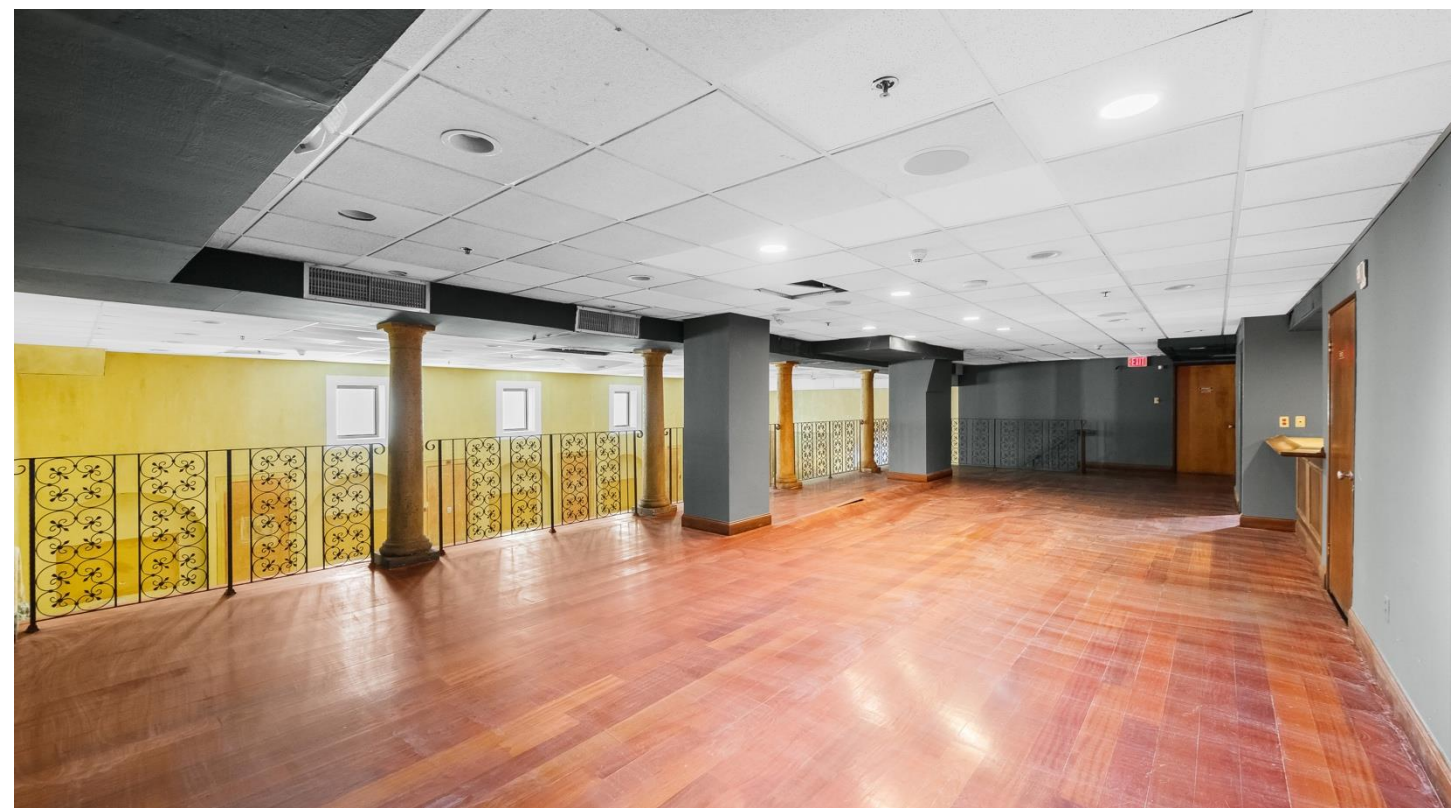
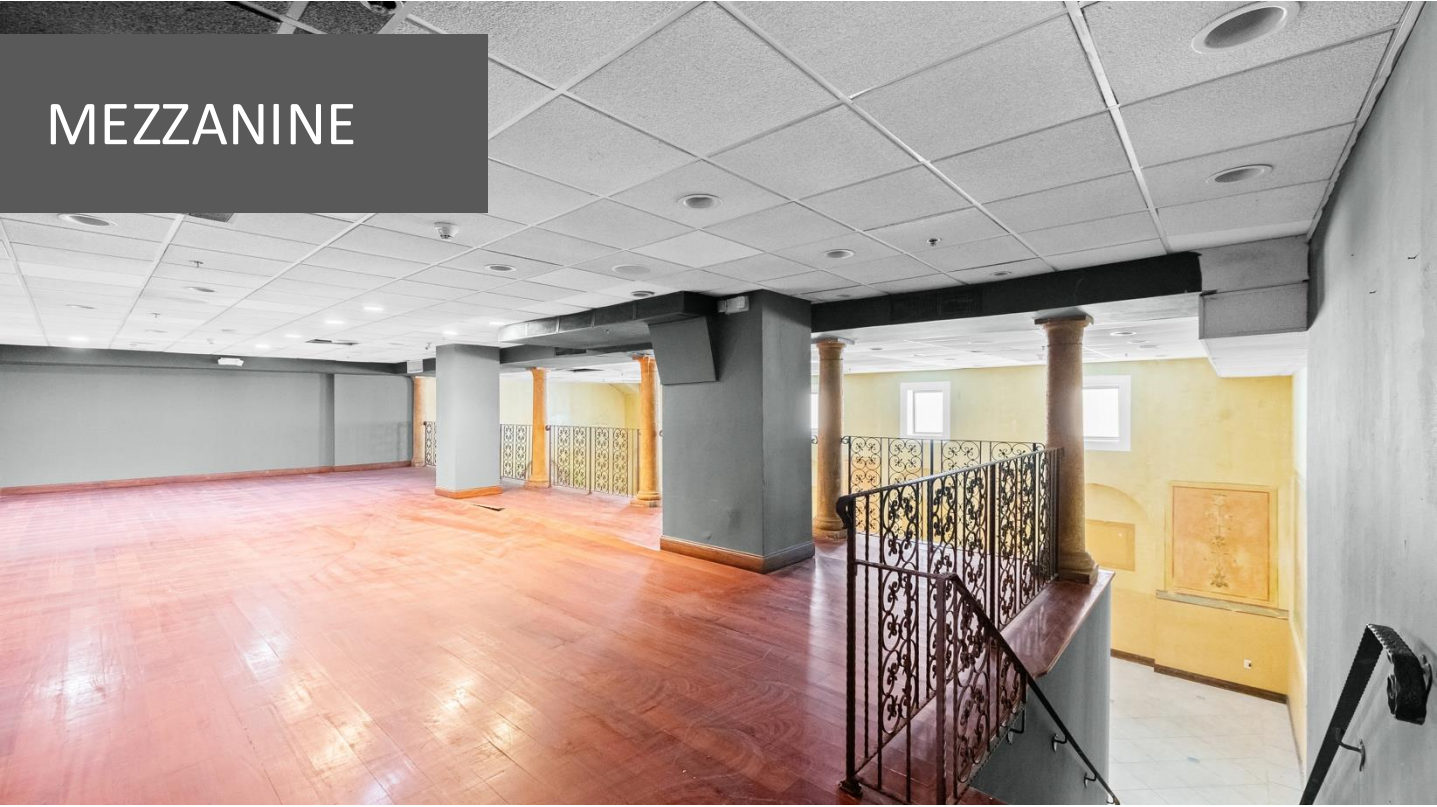
# GROUND FLOOR



# GROUND FLOOR



# MEZZANINE



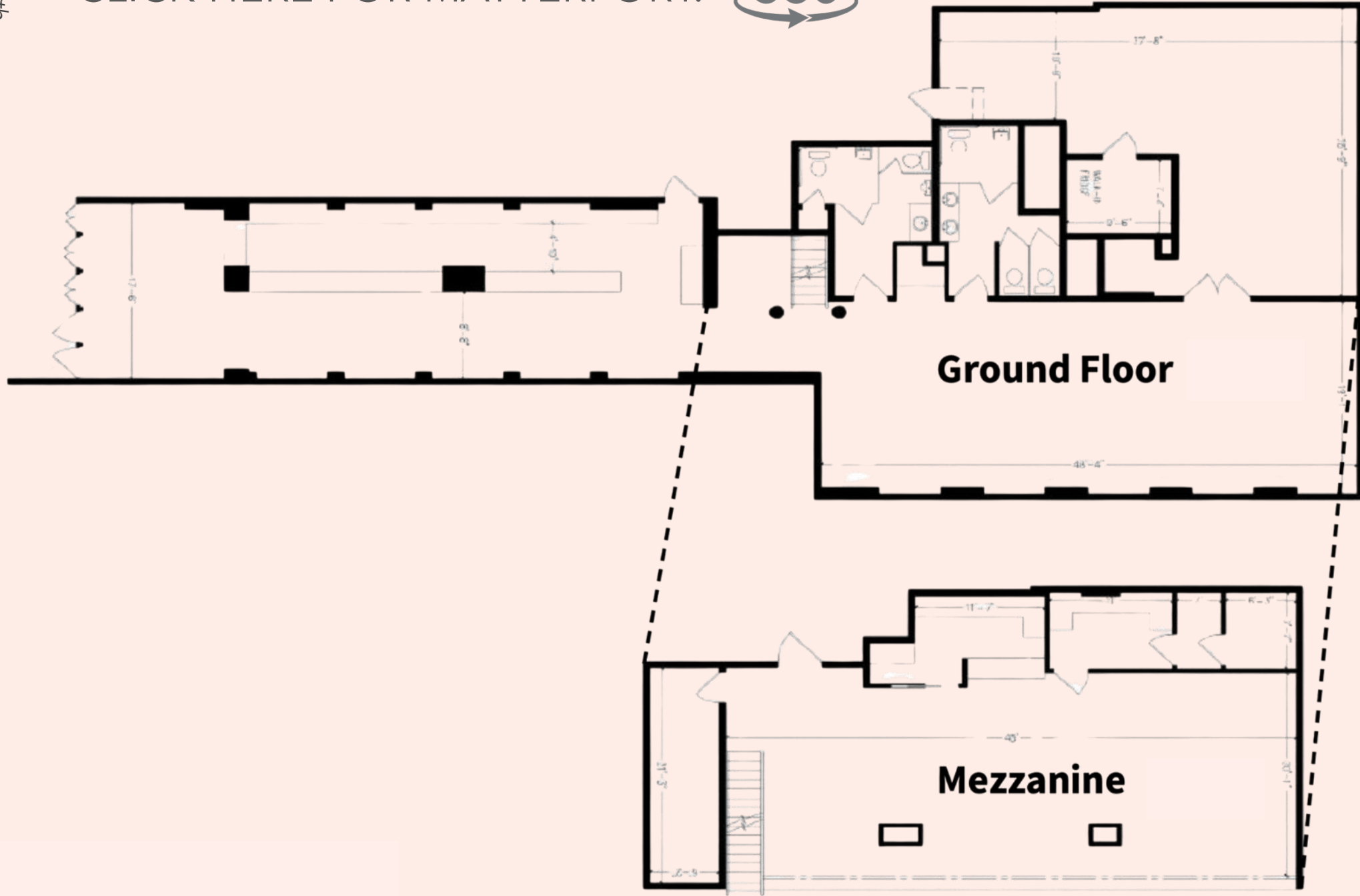
# KITCHEN





North

CLICK HERE FOR MATTERPORT: 



W Flagler Street

## A Neighborhood in Motion

Two blocks from 66 West Flagler, MiamiCentral anchors one of the most transit-connected nodes in the Southeast, integrating Brightline, Metrorail, Metromover, and Tri-Rail into a single hub that moves tens of thousands of people through this corridor every day. The concourse connects 125,000 SF of active retail, including Chick-fil-A, Starbucks, Wells Fargo, Powerhouse Gym, and Brightline's corporate headquarters, to 816 luxury residential units at Parkline Miami, completed in 2020 and fully occupied.

Museum Tower  
270,000 SF

33 Downtown  
100,000 SF



I-95 Ramp into  
Downtown & Brickell

To Brickell  
5min Drive  
20min Walk

**Miami World Center; A City Within A City**  
Miami Worldcenter is a 27-acre, 10-block, \$6 billion mixed-use development that has transformed Downtown Miami, converting over a decade what was formerly surface parking lots and blighted properties into a new neighborhood.

The master plan includes 300,000 square feet of retail and 16 high-rise towers for residential and hospitality uses, with \$100 million in privately built infrastructure and 100,000 square feet of new public space. Retail tenants include Apple, Sephora, Lululemon, Ray-Ban, Lucid Motors, Free People, and Savage X Fenty, with food and beverage operators including Maple & Ash, Sixty Vines, Earls Kitchen + Bar, and Starbucks.

**Government Center Station**

West Flagler Street

**West Flagler Street**  
The City of Miami's multi-phase overhaul has transformed Flagler Street into a pedestrian-friendly, festival-style boulevard with wider sidewalks, enhanced landscaping, improved lighting, public art, and outdoor seating designed for open-air dining and events. With construction now substantially complete, business district leaders have already launched weekend programming including live music, comedy, and fashion shows.

# CONTACT

## David Lerner

Executive

(C) 786.393.8667

(O) 786.706.7061

[dl@dwntwnrealtyadvisors.com](mailto:dl@dwntwnrealtyadvisors.com)

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