

**RETAIL/OFFICE SPACE  
FOR LEASE**



**1657 WEST AVENUE  
MIAMI BEACH, FLORIDA**

**INHOUSE  
COMMERCIAL**



# OVERVIEW

**ADDRESS** 1657 West Avenue, Miami Beach, FL 33139

**LOCATION** East block between Lincoln Road + 17th Street

**SIZE** Ground Floor ± 400 SF

**POSSESSION** Immediate

**COMMENTS**

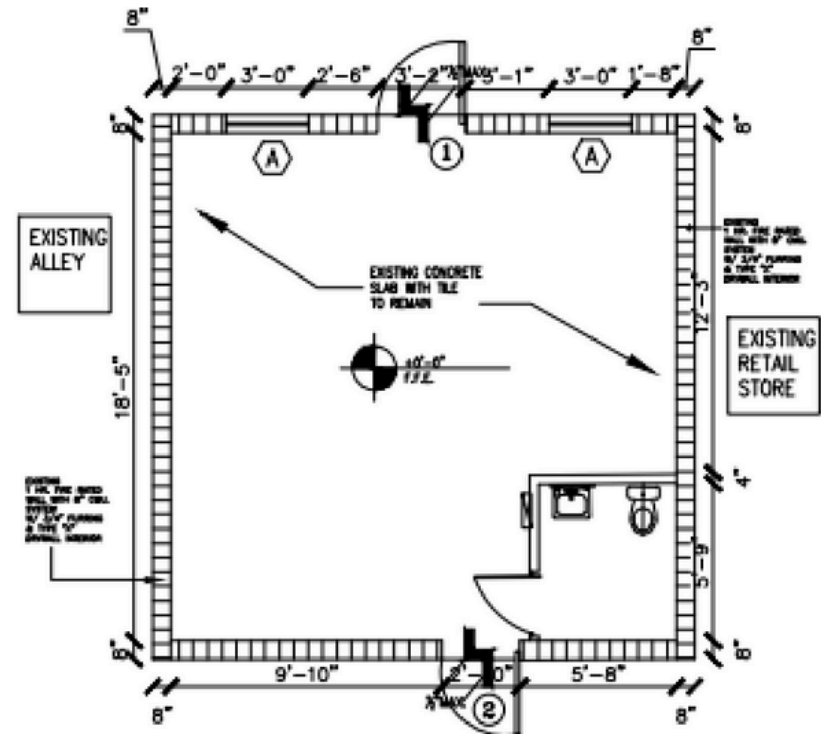
- Adjacent to USPS, Trader Joe's, Ceviche 105, Pizzette Pizza, The Taco Stand and T-Mobile
- Accessible street parking as well as surrounding garages
- Located on one of the most dense residential streets on Miami Beach



# PLANS

GROUND FLOOR ± 400 SF

## WEST AVENUE





LINCOLN ROAD

WEST AVENUE

1657 WEST AVENUE

T Mobile

PIZZETTE  
PIZZERIA & WINE BAR

Panizza  
BISTRO

CY.CHE 105  
LOUIN BEACH

THE ALTON



Located at the nexus of Lincoln Road, The Alton will feature 170,000 rentable square-feet of office space, 17,000 square-feet of ground floor retail, and five luxury residences, with over 300 feet of prime Alton Road exposure, grand terraced outdoor rooms, and panoramic views. The development is slated for an emphatic commitment to quality, sustainability, and a conscious initiative to elevate the standard of Miami Beach office space.

UNITED STATES  
POSTAL SERVICE®

LaserAway

TRUIST 

RUMBLE

WAI RUA

TRADER  
JOE'S





## INTERIOR PHOTOS





# NATIONAL RETAILER MAP LINCOLN ROAD

NEWLY SIGNED + OPENED  
ON LINCOLN ROAD



All'Antico Vinaio



WEST AVE

TRADER JOE'S  
LaserAway  
UNITED STATES POSTAL SERVICE  
PARKING  
1657 WEST AVENUE  
TRUIST  
CV.CHELOS  
PIZZETTE THE TACO STAND  
T-Mobile

citizen  
ANATOMY  
ROOFTOP SKIN SPA  
SUNLIFE Cinemas  
BEN & JERRY'S

ALTON ROAD

PARKING  
300 SPACES  
AVANT gallery  
MAC  
TASCHEN  
TED BAKER®  
OSKLEN  
SHAKE SHACK  
Rosetta

REGAL  
ZADIG & VOLTAIRE  
Casper  
BRITTO®  
PARKING  
295 SPACES

LENNOX AVE

NIKE  
Capital One  
Apple  
ATHLETA  
GAP  
LINCOLN ROAD

MANGO  
LACOSTE  
PARIS  
john varvatos

MICHIGAN AVE

PARKING  
710 SPACES  
KIKO MILANO  
SEE  
UNC de50  
VICTORIA'S SECRET

ALLSAINTS  
EXPRESSEDIT  
aerie

JEFFERSON AVE

CB2  
sunglass hut  
URBAN OUTFITTERS  
havaianas®  
MINISO  
SOLSTICE SUNGLASSES  
IT'SUGAR

adidas  
TUMI  
SEPHORA  
lululemon  
LE CHICK  
MILÀ  
SKECHERS  
PARKING





**FLAMINGO POINT**

**WEST AVENUE**

**VENETIAN ISLANDS**

**SUNSET HARBOUR**

**1657  
WEST  
AVENUE**

**PARKING**

**LINCOLN ROAD**

**ALTON ROAD**





# MIAMI BEACH

Miami Beach is a South Florida island city that is connected to mainland Miami by bridges. Famous for the art deco architecture, fine dining, spas and nightlife, Miami Beach is the second most visited city in the U.S by overseas travelers.

- Both a tourist mecca and a residential community with more than seven miles of beaches, three golf courses and over twenty parks
- Home to Española Way and Lincoln Road, South Florida's premier outdoor shopping, dining and entertainment destination with over 200 retailers, designer brands, boutiques, art galleries and restaurants



FOR MORE INFORMATION, PLEASE CALL

**305.376.7802**

---

**JARED ROBINS  
ALEXANDRA MESA  
NICOLE ROEDERER  
RAVIV GAILOR**

**INHOUSE**  
COMMERCIAL

MARKETING PROCESS In the investment opportunity is offered on an "as-is, where-is" basis without any representation or warranty and only to select investors registered through an executed Confidentiality Agreement. Preference will be given to those investment offers that reflect the most comprehensive underwriting and the fewest or no due diligence requirements or other conditions to close. Investors should be prepared to disclose their sources of funds and any approval process necessary to close the transaction. COMMUNICATION All communications, inquiries and requests should be addressed directly to INHOUSE COMMERCIAL. In no event shall Prospective Purchasers contact any employee, consultant, or tenant with regards to the offering, without the prior express written consent of the Owner or INHOUSE COMMERCIAL. Any unauthorized contact will result in the Prospective Purchaser being disqualified from consideration to purchase the Property. TRANSACTION COSTS Each Prospective Purchaser shall be responsible for any and all costs, expenses (including legal fees) associated with their inspection and due diligence efforts pertaining to the Property Documents provided upon request.