

AVENUE

BAYSIDE MARKETPLACE

401 BISCAYNE BLVD
MIAMI, FL 33132

RESTAURANT
SPACES
FOR LEASE



AVENUEREP.COM



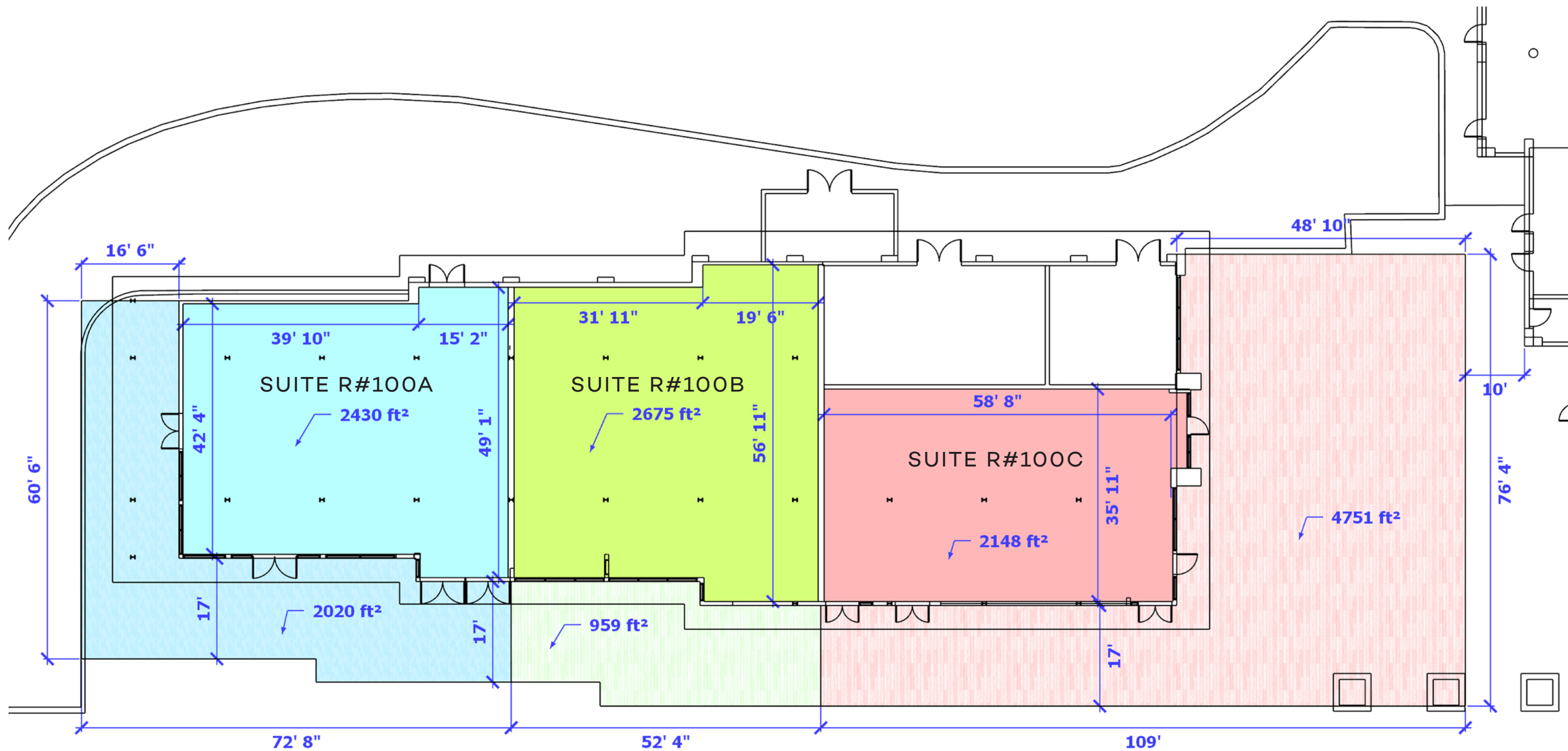
PREMISES

BAYSIDE MARKETPLACE

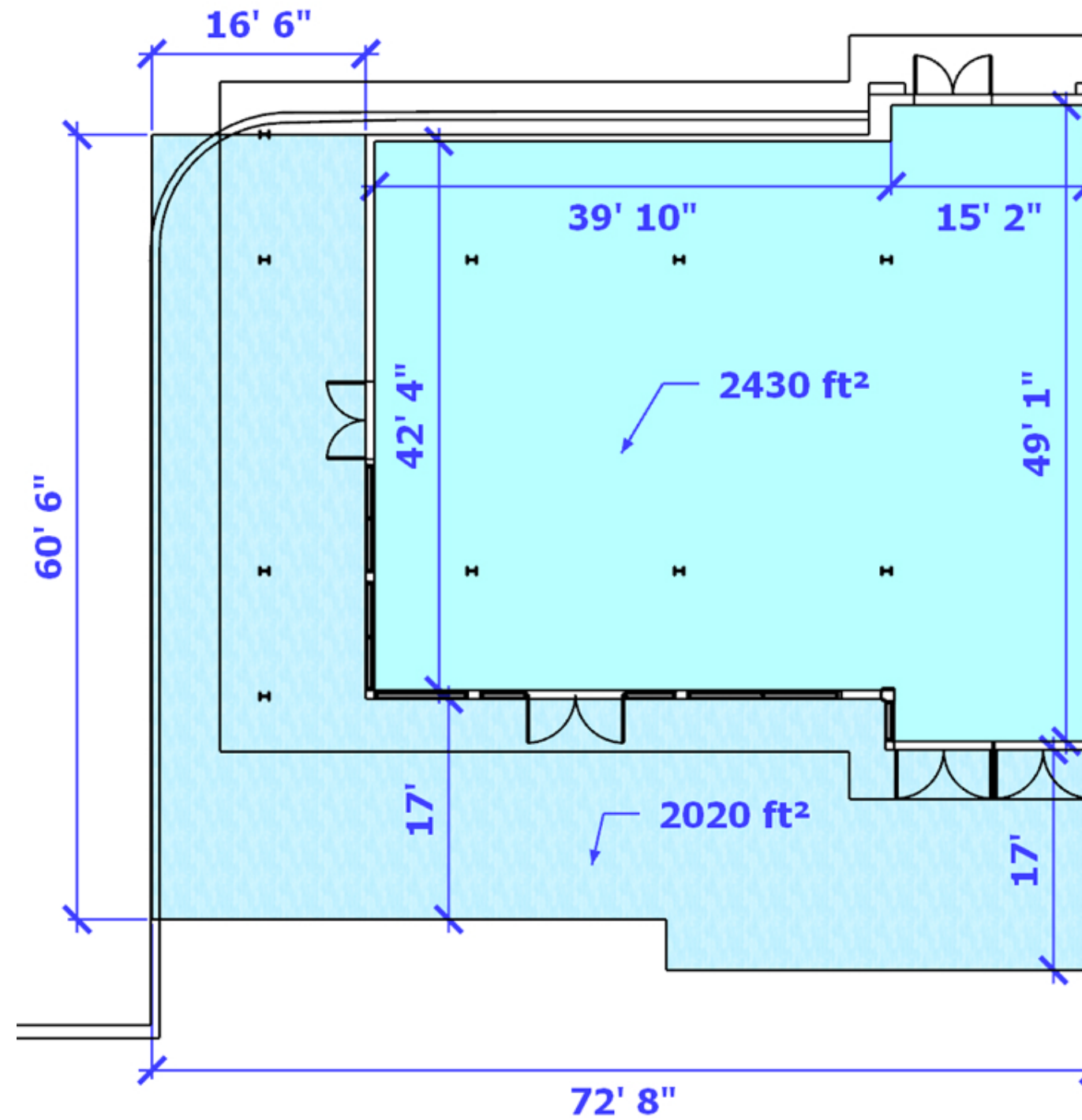
SUITE R100 A:	+/- 2,430 SF
OUTDOOR:	+/- 2,020 SF
SUITE R100 B:	+/- 2,675 SF
OUTDOOR:	+/- 959 SF
SUITE R100 C:	+/- 2,148 SF
OUTDOOR:	+/- 4,751 SF
DELIVERY:	UPON REQUEST
RENT:	UPON REQUEST

PROPERTY OVERVIEW

- **EXPOSURE TO 41M ANNUAL PASSENGERS, 22M+ VISITORS, AND 30K+ STUDENTS NEARBY**
- PRIME RESTAURANT OPPORTUNITIES IN THE HEART OF DOWNTOWN MIAMI
- PROXIMITY TO MAJOR DESTINATIONS LIKE THE PORT OF MIAMI, MIAMI WORLDCENTER, BRICKELL AND WYNWOOD
- LOCATED WITHIN THE ICONIC BAYSIDE MARKETPLACE, A PREMIER WATERFRONT AND ENTERTAINMENT DESTINATION
- EACH SUITE FEATURES AMPLE OUTDOOR DINING AREAS, OFFERING THE PERFECT SETUP FOR A DYNAMIC RESTAURANT OR CAFÉ CONCEPT THAT MAXIMIZES MIAMI’S YEAR-ROUND SUNSHINE AND SCENIC WATERFRONT VIEWS
- NEIGHBOR TO BAYFRONT PARK, FROST MUSEUM, PÉREZ ART MUSEUM, AND KASEYA CENTER “MIAMI HEAT ARENA”
- STEPS FROM MIAMI CENTRAL, METRORAIL, AND METROMOVER CONNECTIONS
- HIGH FOOT TRAFFIC FROM BOTH TOURISTS AND LOCALS
- FLEXIBLE FLOORPLANS FOR UNIQUE CONCEPTS

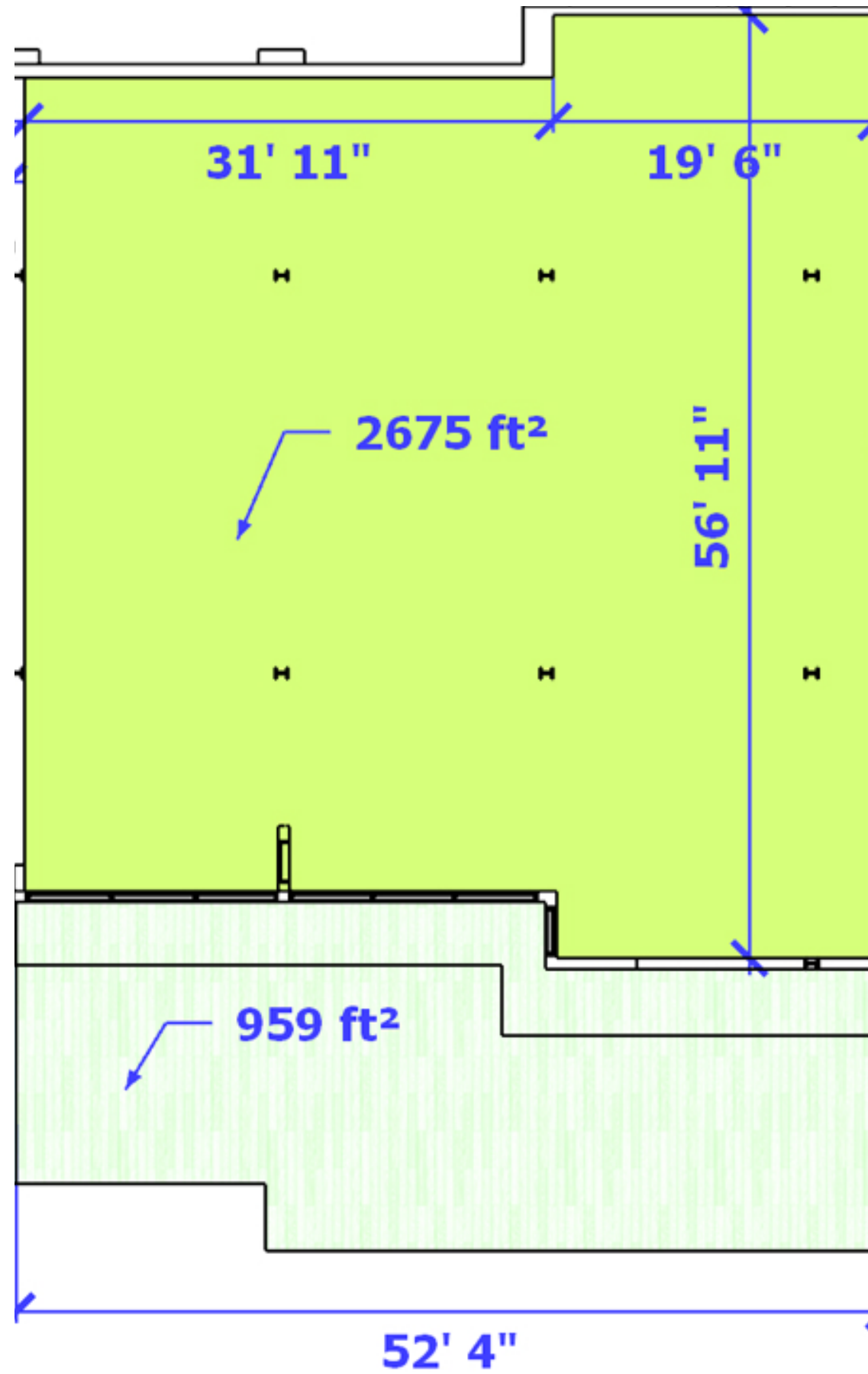


SITE PLAN



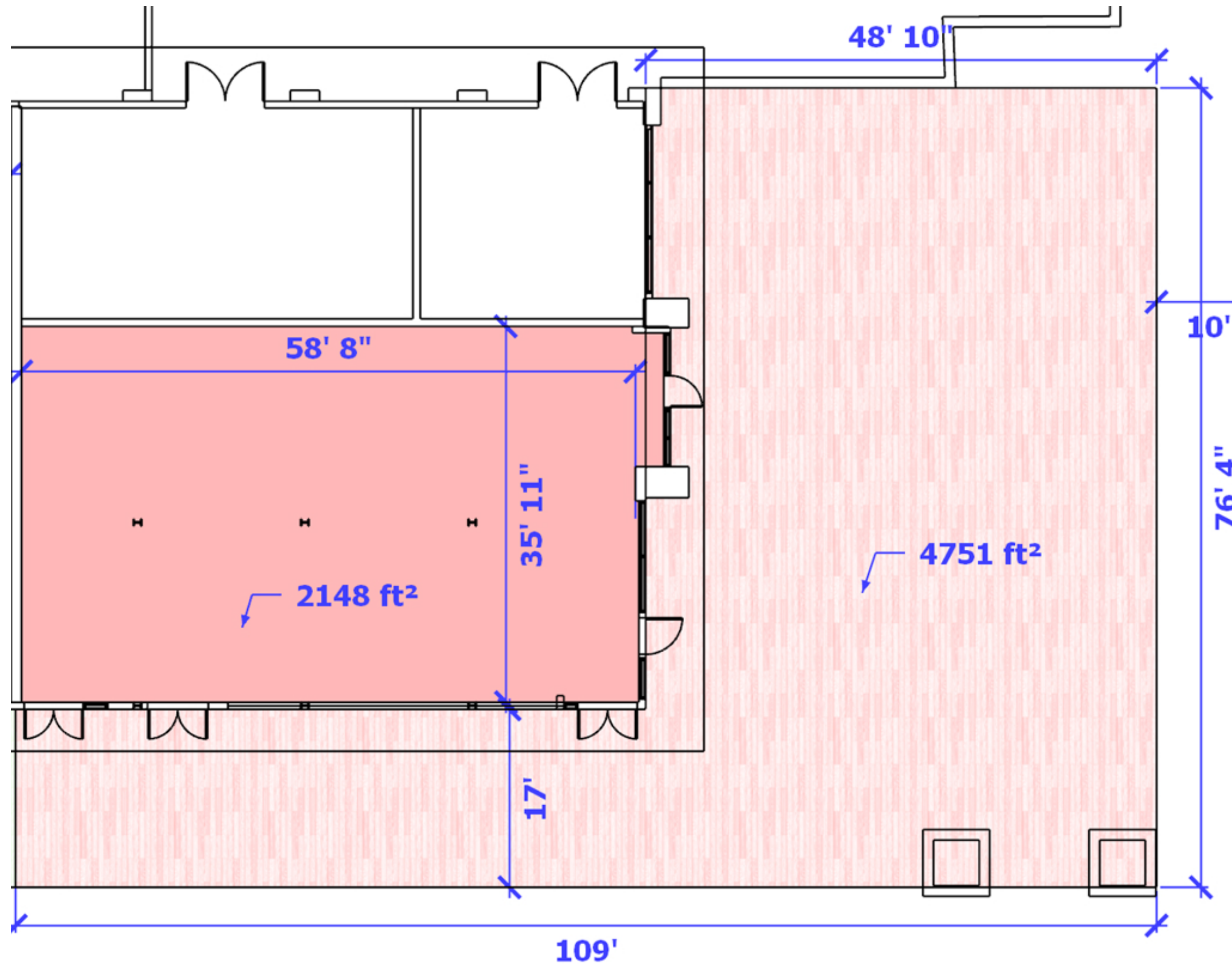
SUITE R100 A

+/- 2,430 SF



SUITE R100 B

+/- 2,675 SF



SUITE R100 A

+/- 2,148 SF



LOCATION



PROPOSED RENDERINGS I



PROPOSED RENDERINGS II



PROPOSED RENDERINGS III

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EXCLUSIVE LISTING AGENTS

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