

124-136  
COLLINS AVE  
MIAMI BEACH, FL 33139

Restaurant/Lounge/Office/Event Space

**South of Fifth Street**





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**As exclusive agents, we are pleased to offer this prime restaurant/lounge/  
office/event space for lease South of Fifth Street.**



### Ground Floor

± 17,609 SF\*

### Second Floor/Mezzanine

± 13,044 SF\*

*\*Reasonable subdivisions considered*



### Lot Size

± 19,500 SF

### Frontage

150' on Collins Avenue



### Possession

Immediate

### Rent

Upon request



t. 305.532.0433  
f. 305.532.6106



1261 20th Street  
Miami Beach, FL 33139



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# / Property Overview

- Existing entertainment license in place allows for live music, DJ, etc.
- Premises features high ceilings, minimal columns and fantastic frontage
- Incredible local demographics and tourist destination
- Top performing restaurant area in the country

## Top Performing Restaurants Include:

**CARBONE**



estiatorio **Milos**



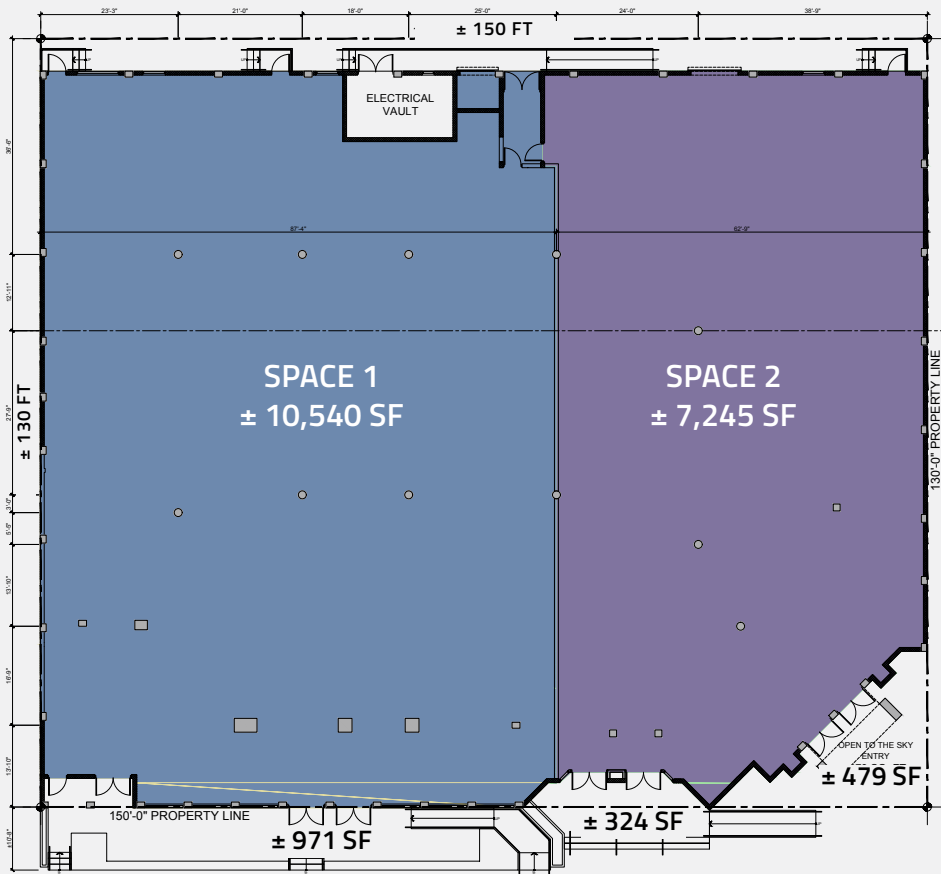
**Smith & Wollensky**



# / Demising Plans

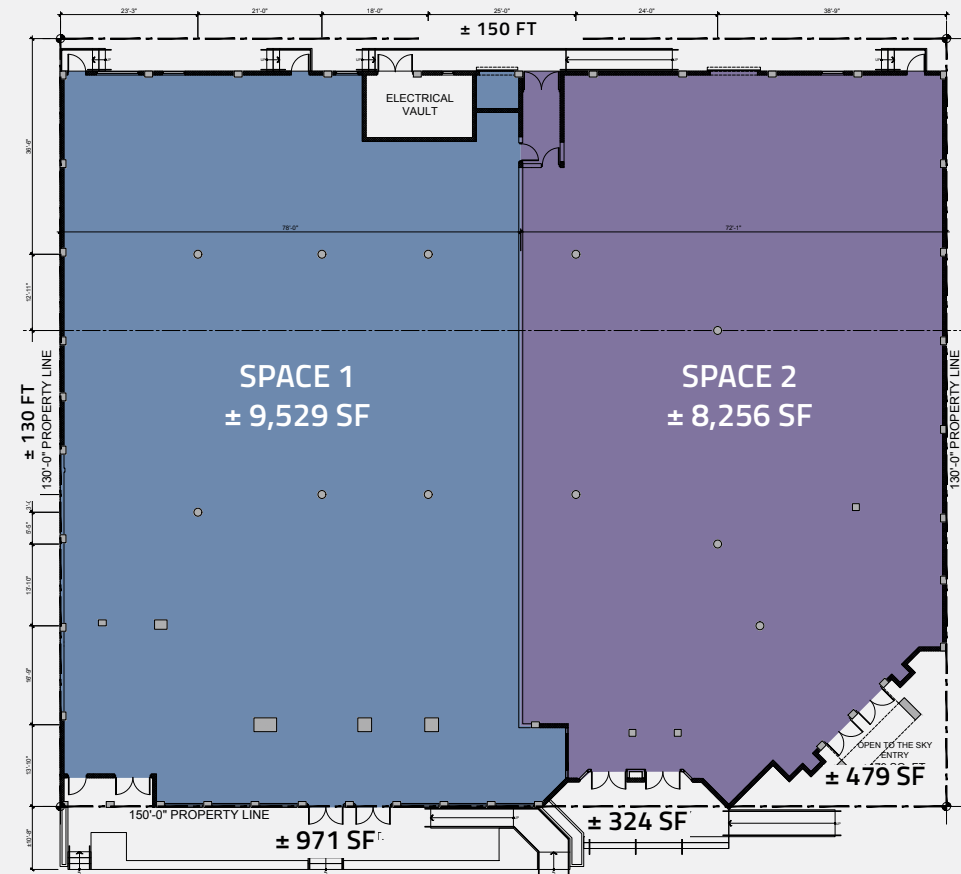
- Outdoor seating available
- Potential to utilize adjacent park area
- Mezzanine can be added
- Other reasonable demising scenarios considered

**GROUND FLOOR - OPTION 1**



**COLLINS AVENUE**

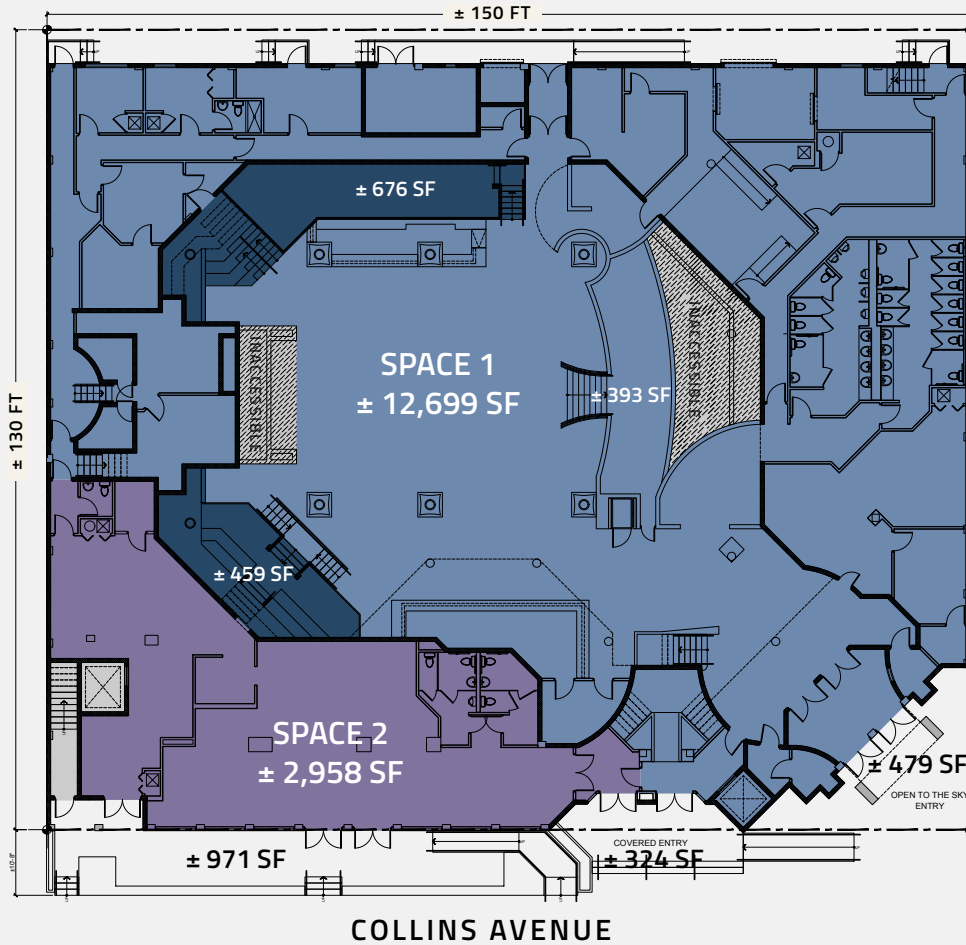
**GROUND FLOOR - OPTION 2**



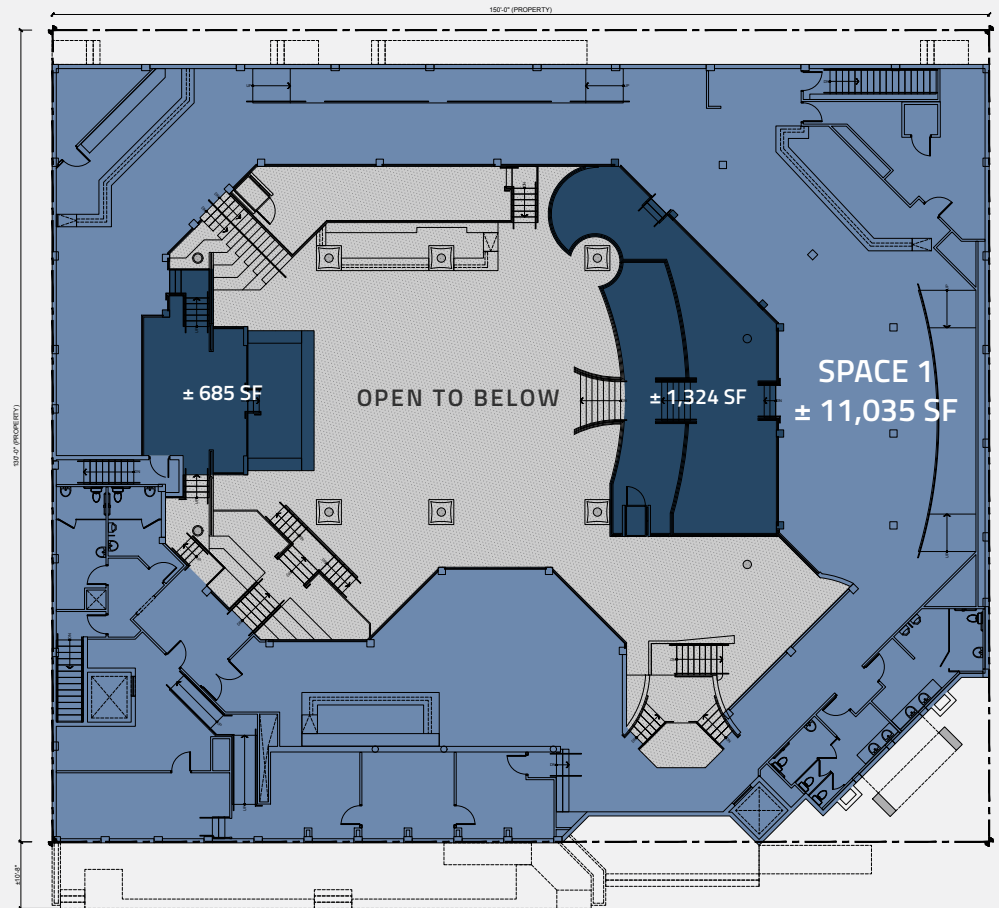
**COLLINS AVENUE**

# / As-Built Plans

## GROUND FLOOR ± 17,609 SF



## SECOND FLOOR/MEZZANINE ± 13,044 SF



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# / Location Map

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COLLINS AVE



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