Retail for Lease



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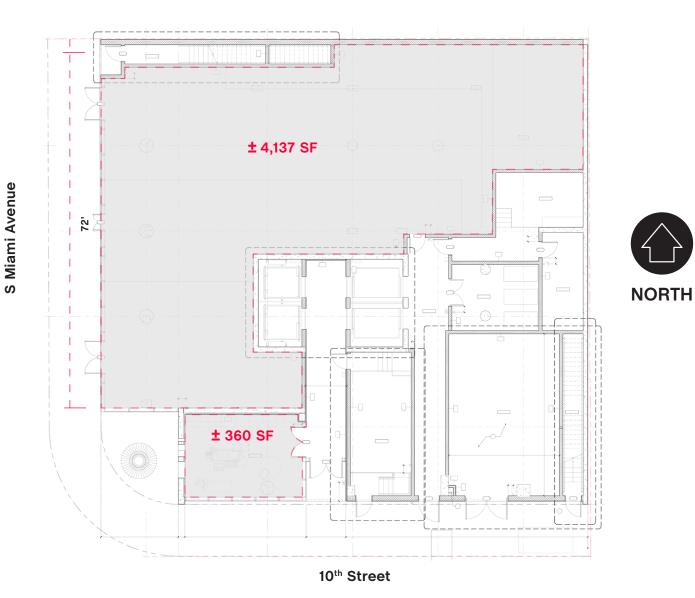


955 S Miami Avenue Miami, FL



Property Highlights

- 4,137 SF of prime retail space available in the heart of Brickell, additional 360 SF jewel box available
- 29' ceiling heights
- 72' of frontage along South Miami Avenue and 38' of frontage on 10th street
- Floor to ceiling windows
- Situated at the base of the brand new citizenM Brickell hotel with 252 guest rooms, a rooftop deck with bar and pool and meeting rooms
- Anticipated hotel delivery of space in Q4 2020
- Neighboring Mary Brickell Village, a mixed use development with 200,000 SF of retail, across from to the new Brickell Flatiron with 550 units, and two blocks from the Brickell City Centre, a mixed use development with hotel, residential, office, and 500,000 SF of retail
- Nearby tenants include North Italia, Equinox, Soul Cycle, Starbuck's, Komodo, Pubbelly Sushi, Tacology, CMX Theaters, DIRT, CapitalOne 360 Café, Publix, Shake Shack (coming soon), Moxie's (coming soon)





Market Information



9,109 All Businesses



\$18.6B Estimated Revenues

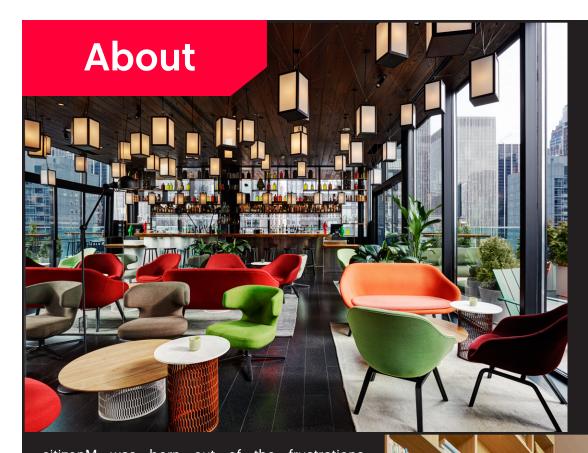


\$110,658 Income

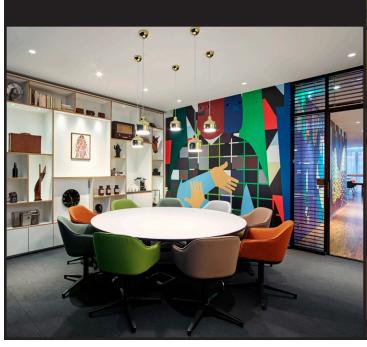


114,417 Employees





citizenM was born out of the frustrations experienced by modern travelers. In response, citizenM designed a new type of hotel based around the needs of these travelers – high design hotels located in incredible locations, but at an affordable price point. In 2008, the first hotel opened in Amsterdam and was named after it's target audience – "mobile citizens" or citizenM for short.



citizenM hotels are more than just a place to sleep, they are somewhere to work, relax, and play. They offer free wifi, comfortable furniture, and a great bed to crash on at the end of a long day. citizenM's public living rooms don't just cater to overnight guests, but also members of the community looking to get a great coffee or cocktail in an inspiring place.





citizenM started with an idea to disrupt the traditional hotel industry by creating luxury hybrid hotels for today's modern travelers.

citizenM now operates 18 hotels globally from Amsterdam to New York City to Shanghai. There are also 20 hotels under development.

Amenities Map

RESTAURANTS CO	OFFEE NIGHTLIFE		Miami erwalk Towers		The Mint Condos	24, Brickell on the River North		
 Balans Restaurant & Bar Starbucks P.F. Chang's Pepitos' Plaza North Italia Burger & Beer Joint La Moon Blackbird Ordinary Toasted Bagelry & Deli Casa Tua Cucina Pubbelly Sushi The River Seafood Oyster Bar 	 48 La Lupita 49 Latin Cafe 2000 50 Empanazzio 51 Momi Ramen 52 SuViche 53 Baires Grill 54 SoCal Cantina 55 Mister O1 56 doghouse 57 RedBar 58 Miami Fresh Cafe 59 Eags And Bakery 	95 95 2 2 2 2	Mami Riverwalk Towers (proposed)	MIAMI RIVER 61 Latitude on the River Condos	The Edge on Brickel (proposed) KLA Schools of Brickell	Riverside Manni (proposed) Brickell City Centre Expansion Candos Reach Candos Brickell World Piaza expansion	Core Brickell Coroposed Tripped SESTHST SEGTHST	86 25 W Miami 26
 13 Bonding 14 La Centrale 15 Dr. Smood 16 Tea Room 17 Quinto La Huella 18 Katsuya Brickell 19 B Bistro + Bakery 20 Friend's Market & Bistro 21 Better Days 22 Baby Jane Cocktail House 23 The Capital Grille 	 60 Zuuk Meditteranean Kitchen 61 American Social 62 Graziano's 63 Sushi Sake 64 Sabor 65 Lima 66 Santa Fe News & Espresso 67 Le Marché Café 68 Valentia Mediterranean 69 Edge Steak & Bar 70 100 Montaditos 	SW 3RD AVENUE	SW 7TH STREET Cherron 53 (7) (6) CVS SW 8TH STREET 64	62 SW IST COURT Weils Finance Heights	TO BRISK CONSULT OF THE STREET	Tore Brickell Three Brickell City Centro City City City City City City City City	SE BTH ST	Iza
 24 elcielo 25 Cipriani 26 XO Espresso Bar 27 Cantina La Veinte 28 N By NAOE 29 Brasserie 30 Truluck's 31 KOMODO 32 Palmas Cafe 33 Vapiano 34 La Petite Maison 	 71 La Estacion Cafe 72 Nikko by Sunshine 73 Poke Life 74 Caña Restaurant 75 Palmas Cafe 76 Amour de Miami 77 Pasion del Cielo 78 Atelier Monnier 79 Crazy About You 80 Sushi Rão 81 LOL On The Bay 		Smort Brickell SwoTH STREET Acce Gallery at West Brickelf	Apartments Brickell View Brickell View Brickell View Terrace Repartments	Bth (propose) Brickell Heights Brickell Heights City Tower Work STREET 2 NINE The Shops at Mary Brickell Village 5 5 5 5 5	SLS Lux 830 Brickell Brickell 3 4 909 Brickell 9 3 909 Brickell 9 2 93 Brickell 9 2 88 Brickell 9 2 88 Brickell	00 00 10 10 10 10 10 10 10 10	The Four Ambassade
 35 PM Fish & Steak House 36 Novecento 37 Barsecco 38 Gyu-Kaku Japanese BBQ 39 Piola 40 Brickell Kitchen 41 Pilo's Street Tacos 42 Ill1 Peruvian Bistro 43 El Tucán 44 Marion 	 82 Flamingo Theater Bar 83 YAKU by La Mar 84 La Mar By Gastón Acurio 85 MO Bar 86 Wet Deck Lounge 87 La Terraza Cafe & Bar 88 Drake's Bar 89 Fi'lia 90 SAAM 91 S Bar 	95	SW 10TH STREET Broadstone at Brickel SW 11TH STREET Self Storage Palm Gardens	Aloft Miami Brickell Station Lots Brickell Ridge Apartments Hotel Indigo Parkview	SW forth stretet Wyndham Grand 58 57 56 55 and TRYP Hotel 58 57 56 58 (proposed) Canden Brckell 53 53 52 51 50 50 SW 10TH STREET 43 42 hvis Apts 41 Milece 95 44 44 46 46 46 46	Brickell Platron Brickell 1000 Brickell 1000 Brickell	999 Brickell 999 Brickell North Tower Panorama Towers South Hyatt Centric	Bay
45 Coyo Taco 46 Yuzi Yakitori 47 Akashi SHOPPING	92 Moxie's 93 Shake Shack 94 My Ceviche 95 Freddo Gelato	Emba Home 2 Ho	sy Suite proposed) Sw 12TH STREET City Garden	Southaide Place (proposed) (proposed) Brickell First Apartments Brickell Brickell	45 Axis Apts South Hampton Inn Southofde Elementary Scool	The Bond Binckell 1200 Binckell	TH STREET 74 JW 88 arriott Sabadell Financial	The Yacht Clu Apartments Mark on Brickell 79
 Blush Publix Saks Fifth Avenue Apple Stuart Weitzman M·A·C Giuseppe Zanotti Iululemon WoLF Store Ted Baker BoConcept Miami Islanders Marketplace 	 14 The UPS Store 15 Go Run 16 GNC 17 Sally Beauty 18 Walgreens 19 Cole Haan 20 PANDORA Jewelry 21 AllSaints 22 SEPHORA 23 Fabiana Filippi 24 STITCHED 25 Westime 	Et	Crosser Brickell	Publix 2	Elementary School SB Mexico Consulate Diffuity at Consulate Consulate Consulate China City Condo SC Segan School SC Segan School SC Segan School SC Segan School School School SC School School SC School Scho	SE 12TH TE Bit Pecific 71 Pecific 71 Pecific 71 Espliado Santo Piccea Birckele SE 14TH cree	73 The Club at Brickell Bay	Villa Magna (Proposed) Jade at Brickell
FITNESS ENTERTA	26 Victoria's Secret	State	67 Atfred ckell	ton Hotel	Brickell (Proposet)	36 HA22 Brickell 70	Biscayne Bay Select by YouRent Emferald at Fortune House Hotel Commodore I	Brickell
1 Equinox 2 Chase Bank	12 BankUnited 13 Ocean Bank		at Brickell rickell View West Brickell View		Su Broadway	SE 14TH TERRACE	Condos	

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68 1450

1 Four Seasons Office Tower

Four Seasons Hotel Miami

Brickell Bay

Broadwa

2 Chase Bank Hot Yoga Brickell
EPIC Hybrid Training
Citibank 6 Soccer Rooftop7 Bank of America

13 Ocean Bank

15 Cure Fitness

16 Skanda Yoga

17 Soul Cycle 18 Sweat440

19 Red Bike

21 Apollo Bank

14 CKO Kickboxing

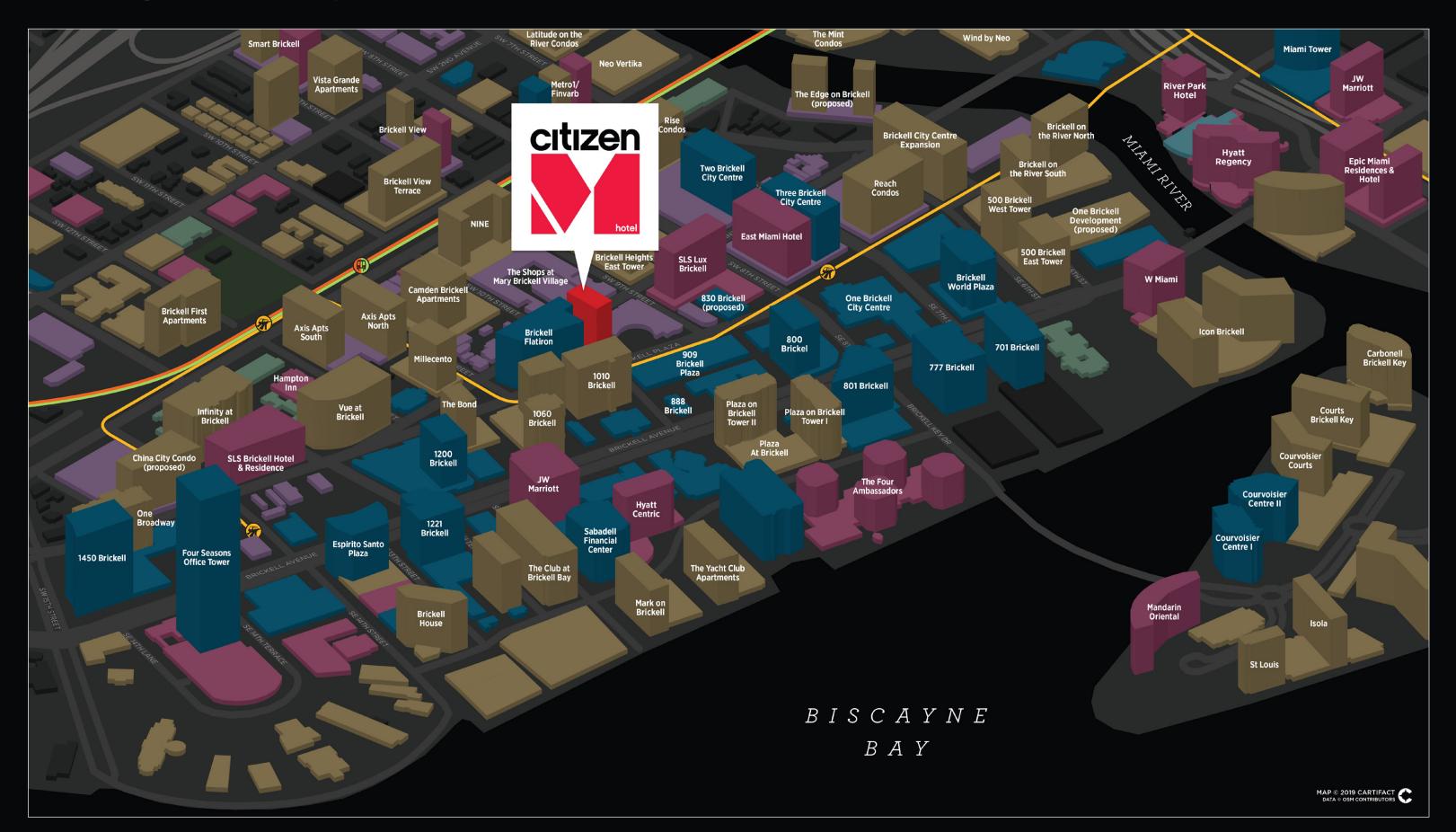
20 Capital one 360 bank and cafe

8 SunTrust Bank 9 TD Bank 10 Brickell Bank

11 Wells Fargo Bank



Developments Map







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