

# 1121-1141 Washington Ave



Presented By:  
Cervera Real Estate

1121-1141 Washington Ave, Miami Beach, FL 33139



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## Listing space

1st Floor	Space Available:	2,500 - 3,381 SF
	Rental Rate:	Upon Request
	Date Available:	Now
	Service Type:	TBD
	Built Out As:	Restaurants And Cafes
	Space Type:	Relet
	Space Use:	Retail
	Lease Term:	5 - 10 Years

Second-generation restaurant opportunity on Washington Avenue in Miami Beach. Fully built-out restaurant space in excellent condition with a long-term lease in place through 2032, offered as a key money transaction. The space comprises approximately 3,381 SF of rentable area, consisting of approximately 3,051 SF of ground-floor interior space plus a 330 SF outdoor patio. An additional ±1,198 SF second-floor mezzanine is included as bonus usable space but is not considered rentable area and is not used in rent calculations. Rent is not calculated on a per-square-foot basis. The property features a true second-generation buildout, including existing commercial kitchen infrastructure, hood and suppression system, grease interceptor, bar buildout, restrooms, and utilities in place, allowing for a significantly reduced time and cost to opening. Current base rent is approximately \$13,000 per month under a modified gross lease, with no CAM or operating expense pass-throughs currently being charged. The lease is assignable to a qualified operator, subject to landlord approval. A full 4COP restaurant liquor license is available, subject to buyer qualification and approval. Reference floor plan attached. Additional details upon request. FOR MORE INFO CONTACT: Cameron Cervera +1 (305) 439-7019 [cameron@cervera.com](mailto:cameron@cervera.com)

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## Location



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## Property Photos



Exterior



Exterior



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## Property Photos



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IMG\_5808

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### Property Photos



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IMG\_5796

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## Property Photos



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IMG\_5797



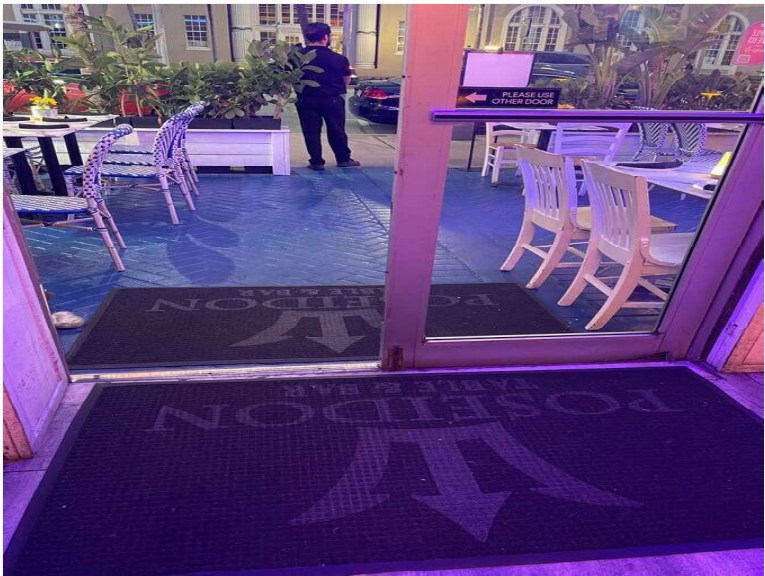
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## Property Photos



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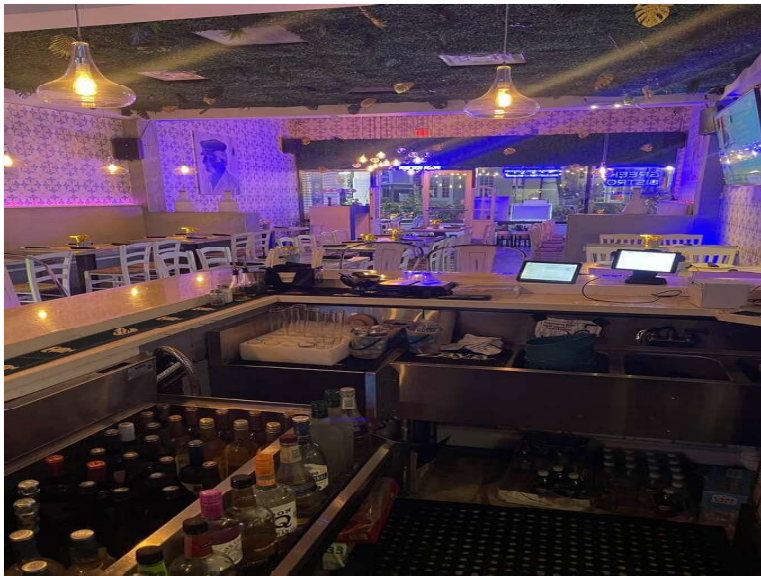
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### Property Photos



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### Property Photos



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