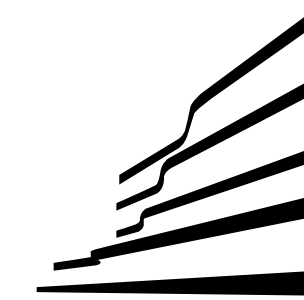


+ RETAIL



EIGHTEEN SUNSET

+ SPACE

+ REIMAGINED



EIGHTEEN SUNSET

TWO FLOORS OF LUXURY CLASS A+ OFFICES
EXPANSIVE RESIDENTIAL PENTHOUSE
GROUND FLOOR RETAIL
GROUND FLOOR PUBLIC BREEZEWAY

RETAIL & RESTAURANT SPACE FOR LEASE



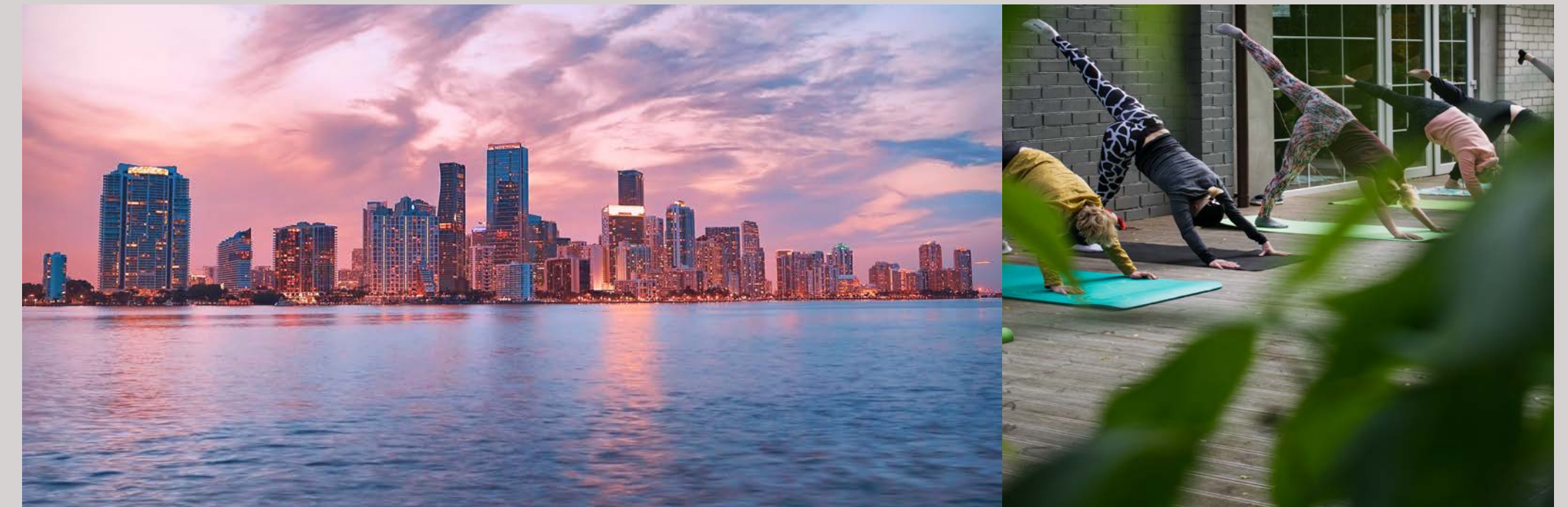
COVERED BREEZEWAY ACCESS TO PRIVATE OFFICE LOBBY AND BEST IN CLASS RETAIL

TOP TIER VIEWS



EIGHTEEN SUNSET

Inspiration is
at the heart of
Sunset Harbour
Village.



Introducing a revolutionary five-story, mixed-use building in the midst of Sunset Harbour Village offering tenants the perfect balance of thriving community, best-in-class amenities and easy access to green spaces, the Intracoastal Waterway, the Venetian Islands with the inimitable spirit of South Beach

DEC

EXCLUSIVE ADDRESS

Located at the entrance to Sunset Harbour, overlooking Maurice Gibb Park on Purdy Avenue, Eighteen Sunset includes two floors of carefully curated Best in Class A office space, 17,000 SF of ground floor retail and one expansive penthouse residence.

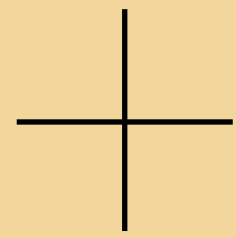


Minutes from Brickell,
Downtown Miami
+ Miami Design District.

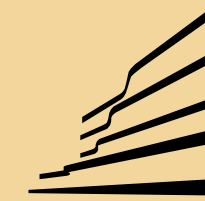


Retail spaces include expansive outdoor covered sidewalk and breezeway spaces designed to encourage community wellness as well as connection to the unique Sunset Harbour neighborhood.





EASE OF ACCESS



EIGHTEEN SUNSET



- 1 EIGHTEEN SUNSET™
- 2 BEAGLE BOAT RAMP
- 3 SUNSET HARBOUR YACHT CLUB
- 4 MAURICE GIBB PARK
- 5 MIAMI BEACH GOLF CLUB
- 6 CITY CENTER MIAMI BEACH
- 7 BELLE ISLE PARK
- 8 DOWNTOWN MIAMI
- 9 SUNSET ISLANDS
- 10 THE BEACH
- 11 SOUTH POINT
- 12 VENETIAN CANAL
- 13 STANDARD HOTEL & SPA
- 14 LINCOLN ROAD

DINING

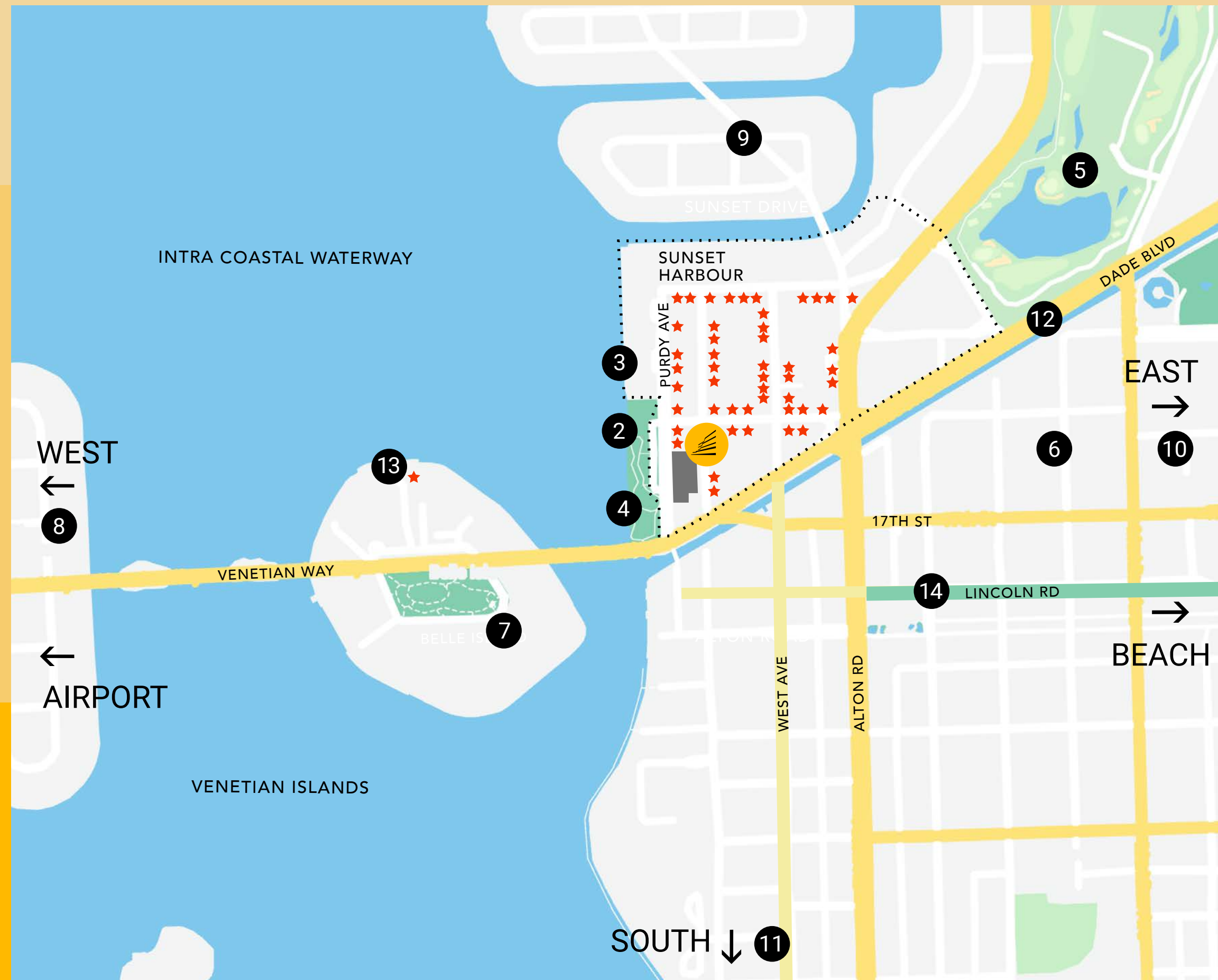
- ★ Stiltsville
- ★ Sardinia
- ★ Barceloneta
- ★ Sushi Garage
- ★ Diya
- ★ Tequizilan
- ★ Icebox
- ★ Naiyara
- ★ Delicious Raw
- ★ Lucali
- ★ Dr. Smood
- ★ The Bay Club
- ★ Pubelly
- ★ Cvi.che
- ★ Suviche
- ★ The Lido

HOTELS

- Sobe Lux
- Mondrian Sobe
- The Standard Spa
- Kimpton
- Palomar South

FRESH

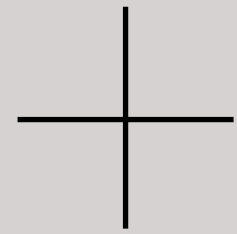
- Whole Foods
- Trader Joes
- ★ Green Market



5 minutes to the beach

20 minutes from Miami International Airport





OVERLOOKING SUNSET HARBOUR MARINA + MAURICE GIBB PARK



Experience unobstructed bay views, a diverse culinary experience of our local celebrity chefs & one-of-a-kind retail entrepreneurs just steps away from Eighteen Sunset.



EIGHTEEN SUNSET

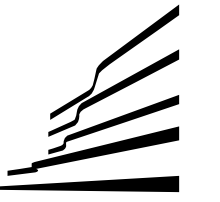


STANDARD HOTEL + SPA

Miami's
most vibrant
& exciting
neighborhood

RETAIL. SPACE. REIMAGINED.

New market standard for the elite retail has arrived. Eighteen Sunset's empowering list of hospitality options, premium amenities and neighborhood offerings, will motivate and inspire customers through curated services and experiences. Eighteen Sunset provides expansive open air covered retail spaces unequaled in Miami Beach. The robust building systems include full generator backup for all tenant systems with complete redundancy and ultra-fast data speeds. Designed to provide reassurance from interruption, Eighteen Sunset is a LEED® Gold certified for energy efficiency which reduces stress on the environment.



EIGHTEEN SUNSET

RETAIL SPACE FACTS

RETAIL SPACE	17,000 SF
PARKING	74 PARKING SPACES / 10% EV STATIONS
OTHER	4 SEPARATE GREASE TRAPS
	COMMON USE LOADING DOCK
	STANDBY GENERATOR ROOFTOP UNITS
	BUILDING WITH LEED GOLD
	STATE OF THE ART SECURITY
	VALET SERVICES



- Eighteen foot ceilings
- Covered luxury exteriors

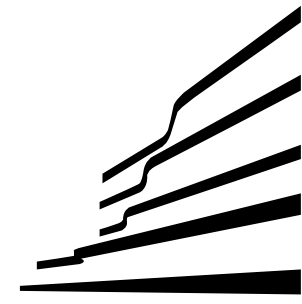
Eighteen Sunset is a gateway property for Sunset Harbour and will complete the transformation of this waterfront, pedestrian community that has shifted over the last two decades from light industrial uses to a thriving center for active lifestyle residential, offices, commercial and fitness uses.



BUILDING DATA

PROJECT NAME	EIGHTEEN SUNSET
ADDRESS	1759 PURDY AVENUE
STORIES	FIVE
RETAIL SPACE	17,000 SF
PARKING	78 PARKING SPACES
DEVELOPER	DECO CAPITAL GROUP
DESIGN ARCHITECT	DOMO STUDIO
EXEC ARCHITECT	BERMELLO AJAMIL & PARTNERS
INTERIOR DESIGN	MEYER DAVIS
DELIVERY	SPRING 2023





EIGHTEEN SUNSET

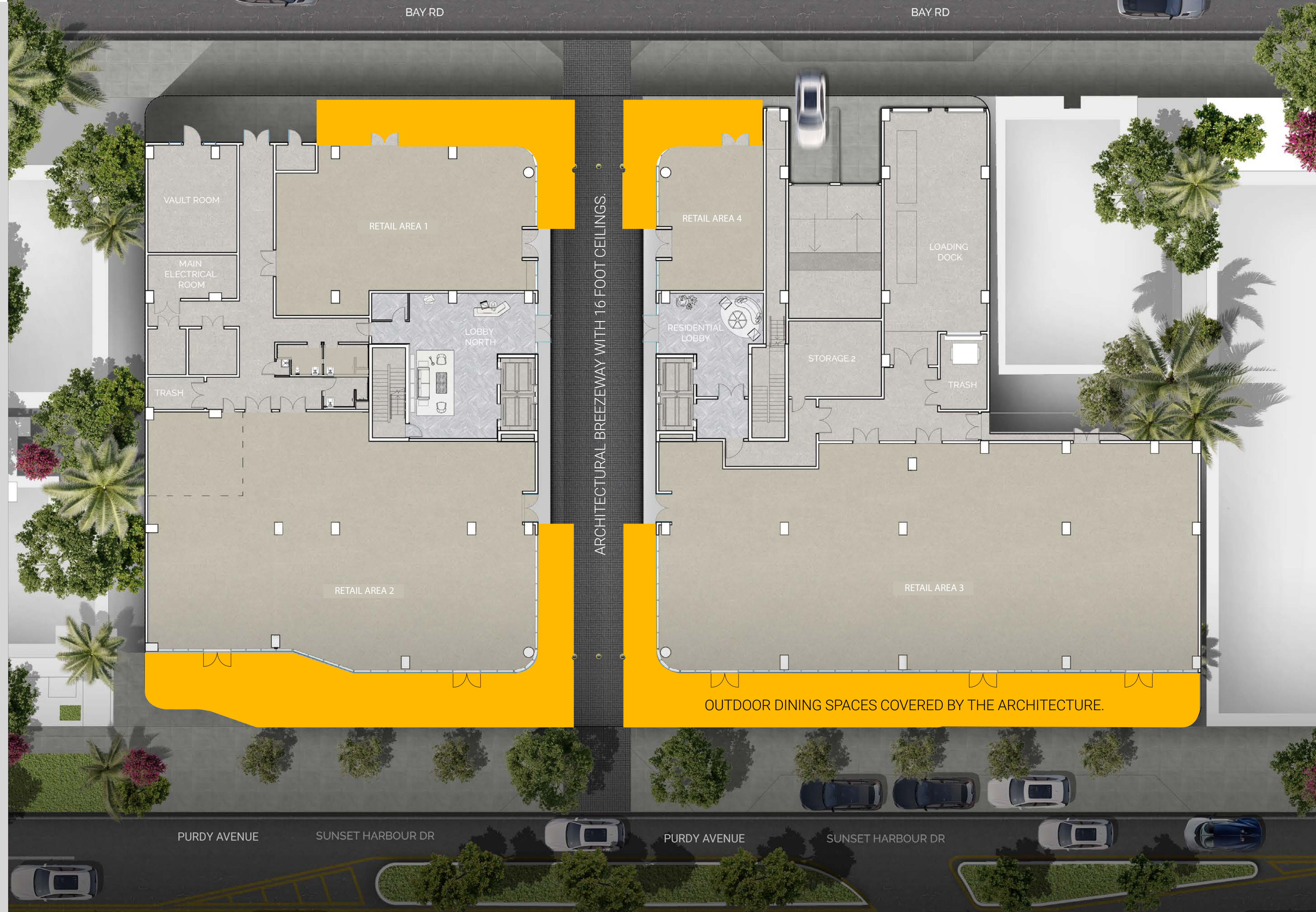
TENANT RETAIL FLOOR PLAN



EIGHTEEN SUNSET

GROUND FLOOR BREEZEWAY

RESTAURANT & RETAIL DECK SPACE





EIGHTEEN SUNSET

GROUND FLOOR
RETAIL UNITS

KEY PLAN

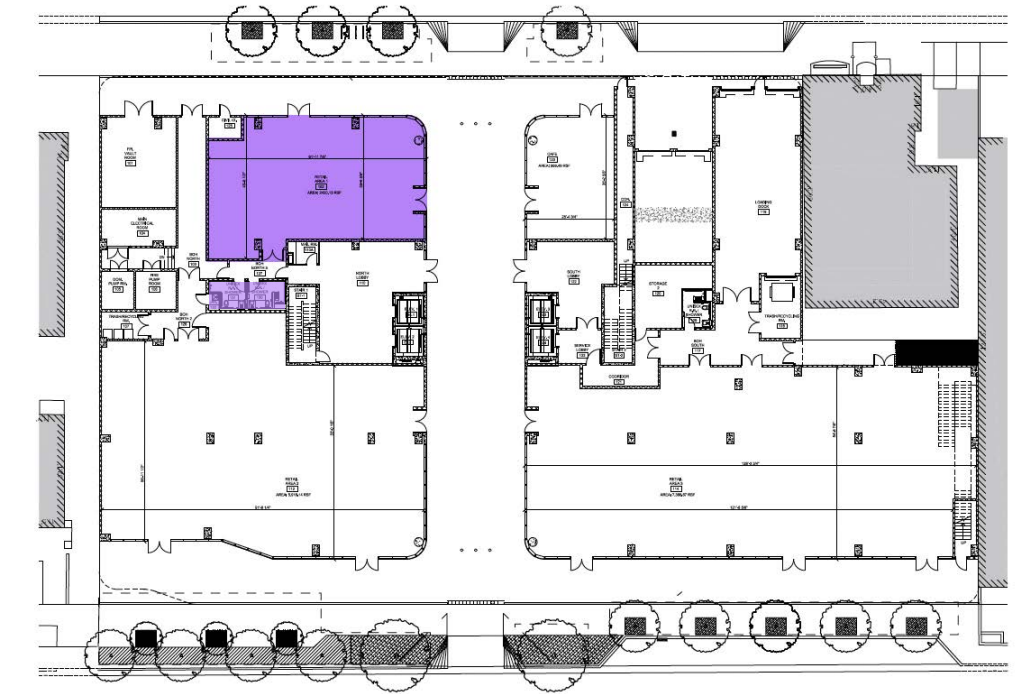
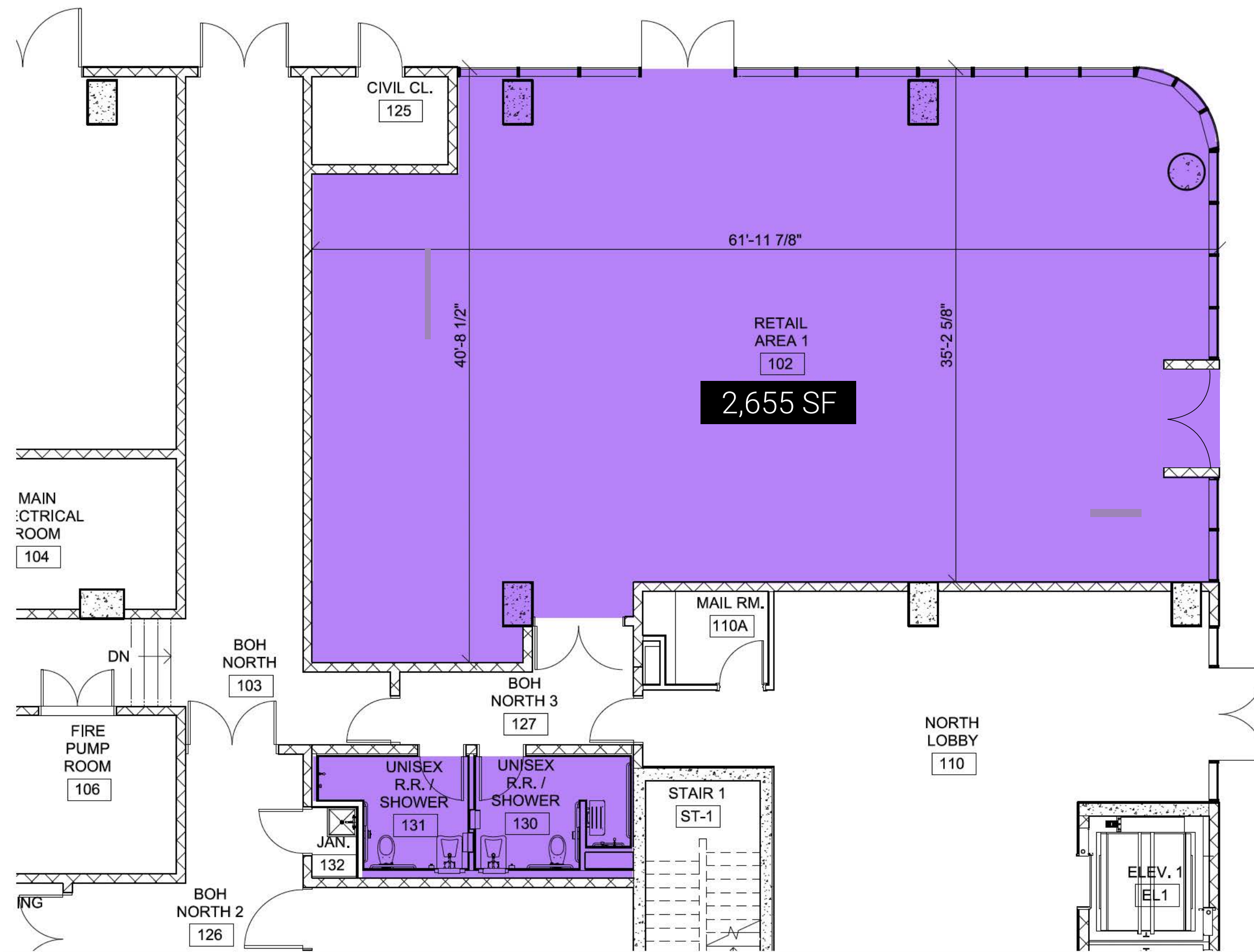




EIGHTEEN SUNSET

GROUND FLOOR
RETAIL UNITS

AREA 1



 TENANT AREA - RETAIL



DECO CAPITAL

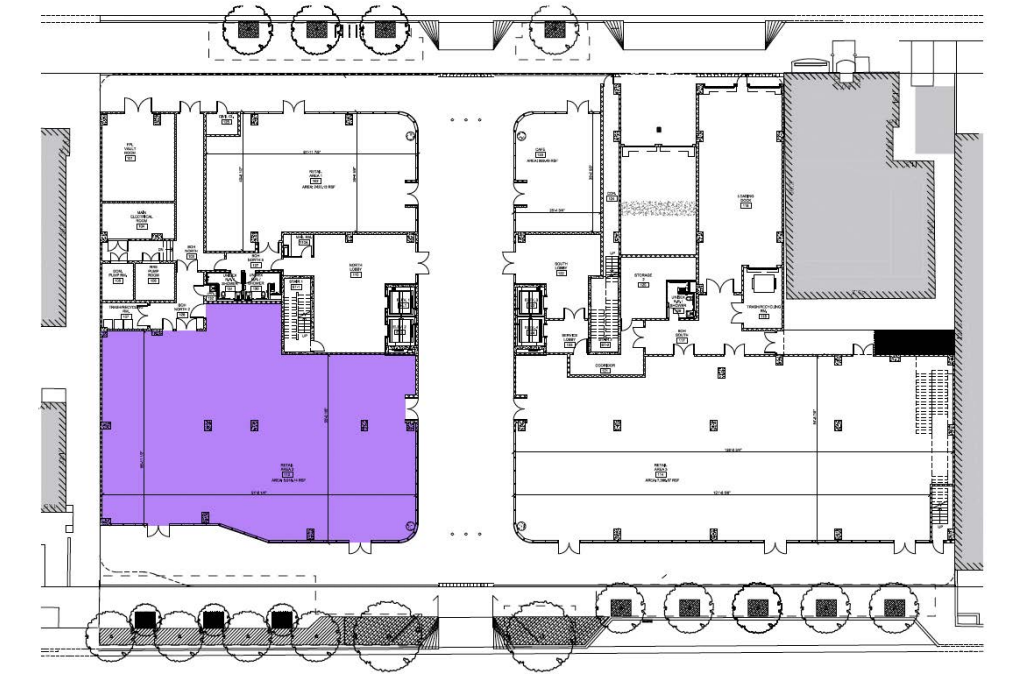
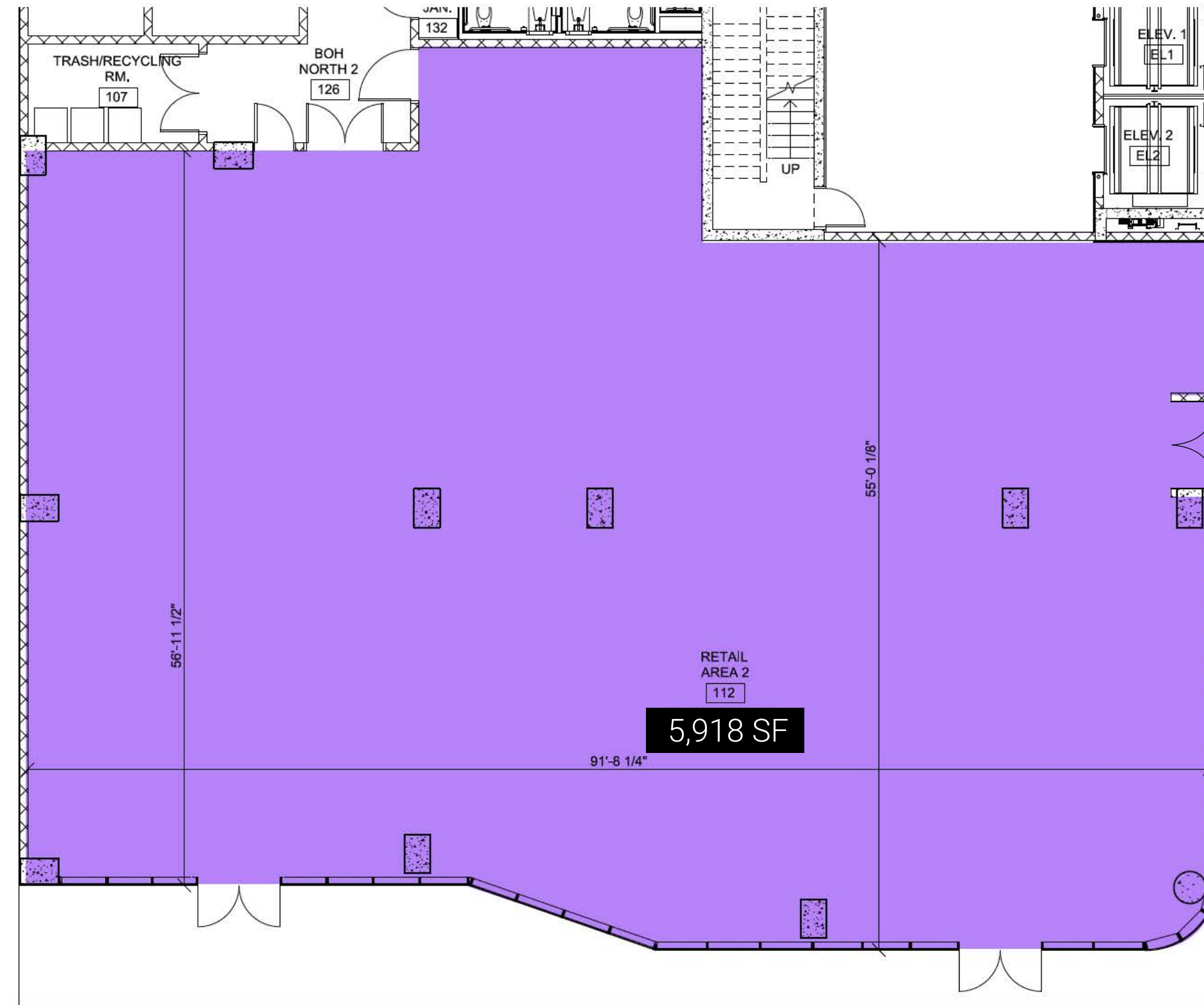
Square footages and measurements are based off of current and approved building plans. Exact measurements to be verified.



EIGHTEEN SUNSET

GROUND FLOOR
RETAIL UNITS

AREA 2



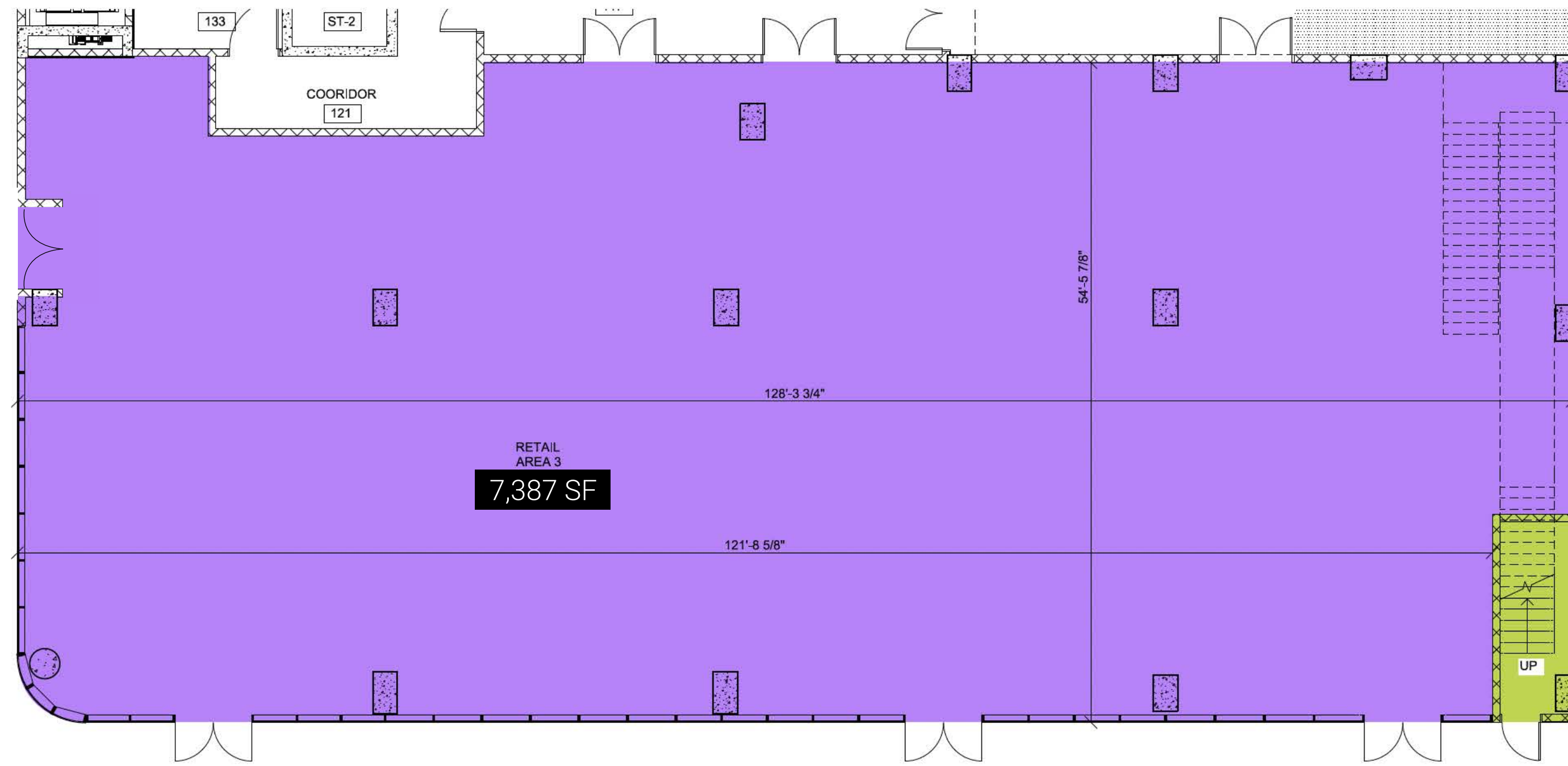
 TENANT AREA - RETAIL





EIGHTEEN SUNSET

GROUND FLOOR
RETAIL UNITS

AREA 3



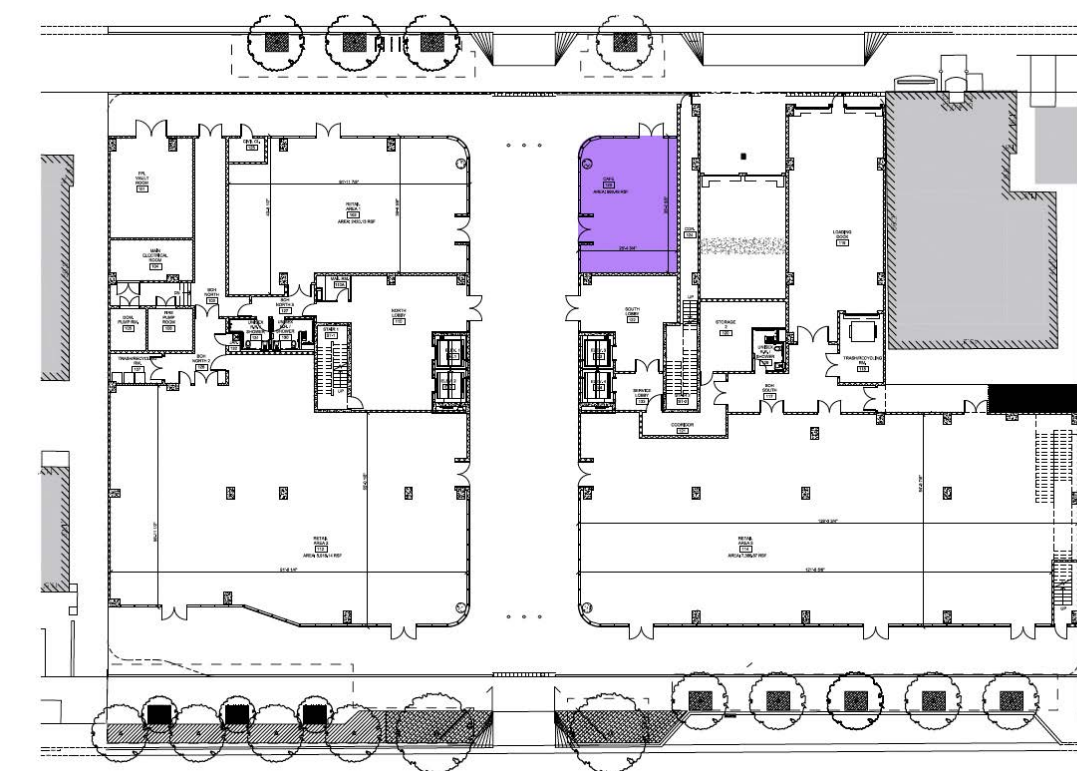
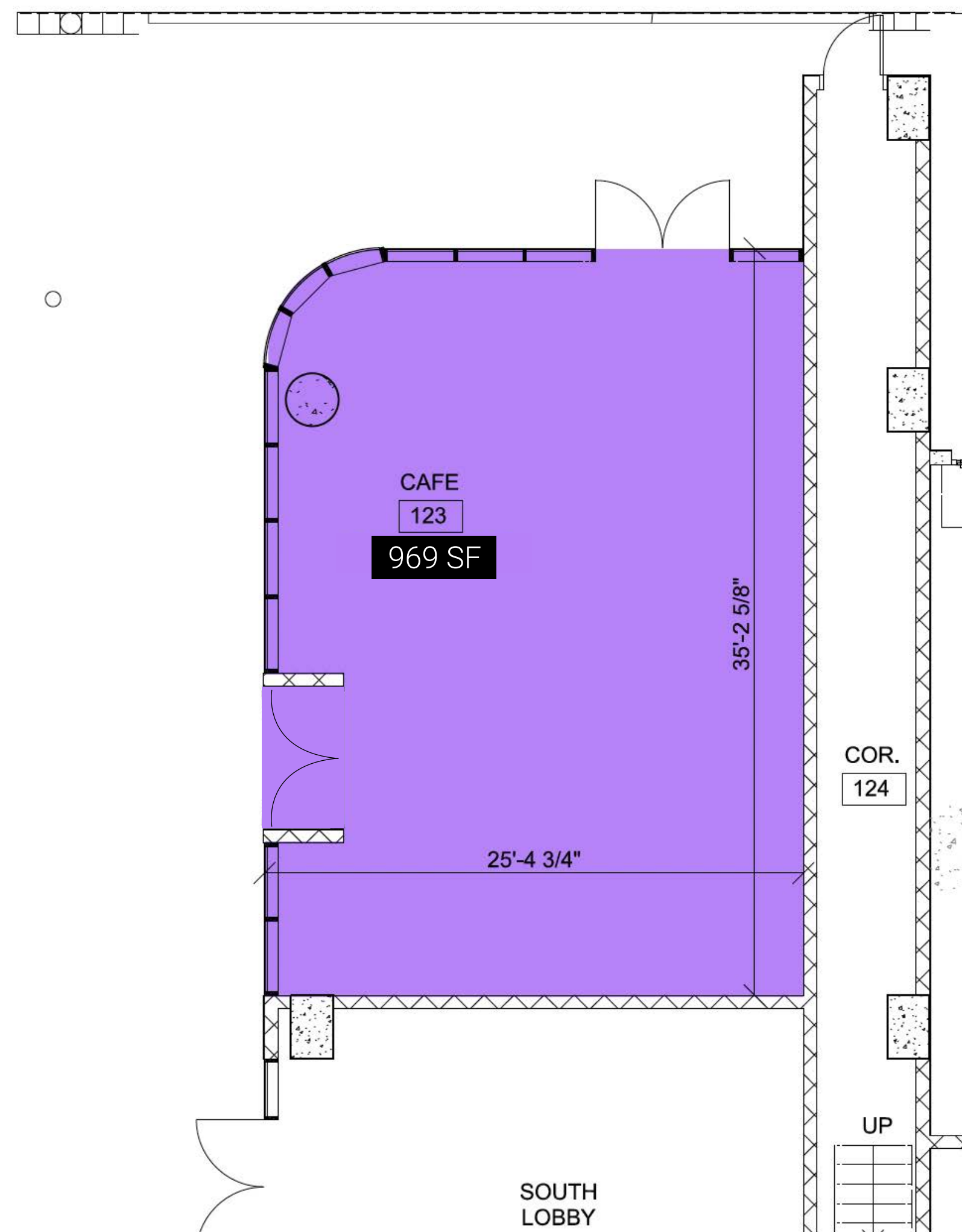
-  TENANT AREA - RETAIL
-  BUILDING SERVICE AREA



EIGHTEEN SUNSET

GROUND FLOOR
RETAIL UNITS

AREA 4 / CAFE



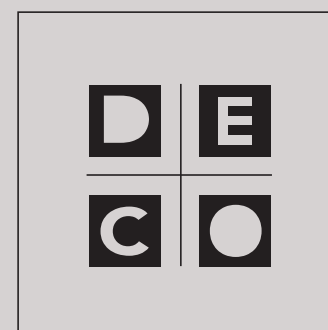
TENANT AREA - RETAIL



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DECO CAPITAL

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