



**VERTICAL**  
REAL ESTATE



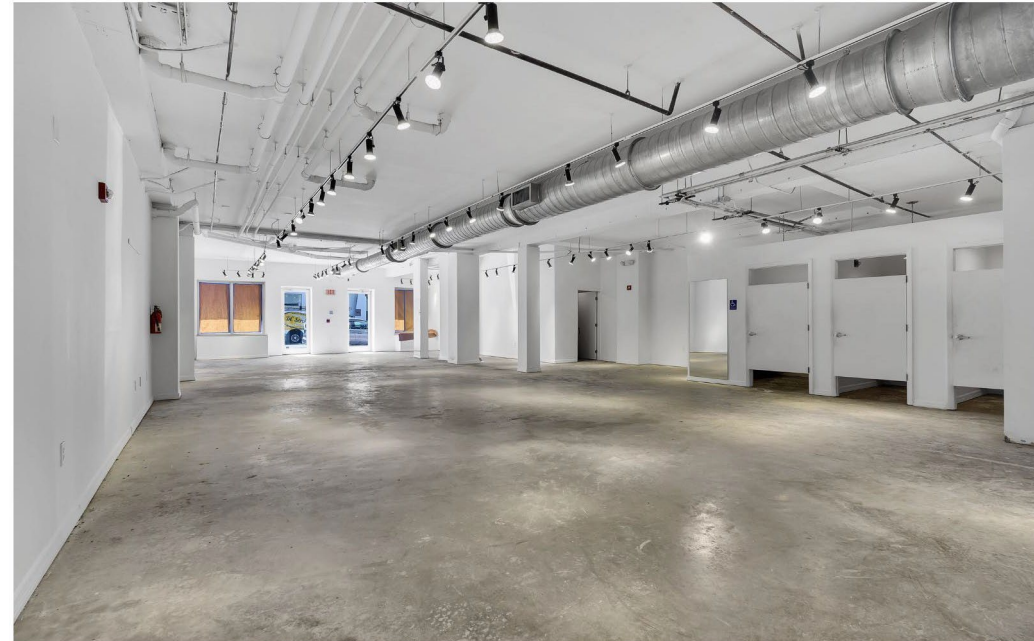
# RETAIL FOR LEASE

**229 8th Street, Miami Beach, FL 33139**



# PROPERTY OVERVIEW

229 8<sup>TH</sup> Street  
Miami Beach, FL 33139



Located in world famous South Beach, the building has a premiere location on the hard corner of Washington Avenue and 8th Street. The property is surrounded by some of the world's most prestigious retailers including A/X Armani Exchange and adidas. Washington Avenue is one of the best known streets in South Beach running parallel with Ocean Drive and Collins Avenue. 8th Street has always been known as the boutique shopping street linking Washington Avenue to Ocean Drive.

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Approx. 2,500 SF ground floor fully built-out retail space

Approx. 40 feet of frontage along 8th Street

Historic Art Deco Building facade

Highly visible to high volume pedestrian traffic

Located between Washington Avenue & Collins Avenue  
in the heart of the Fashion District

Walking distance to large residential population  
and many hotels

# SITE PLAN

229 8<sup>TH</sup> Street  
Miami Beach, FL 33139

OPTIONAL



# AERIAL

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# WASHINGTON AVENUE

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Washington Avenue is one of the best-known streets in South Beach. Running parallel with Ocean Dr and Collins Ave, it is one of the main north-south corridors of South Beach.



Moxy Hotel - 975 Washington Ave

Goodtime Hotel, a David Grutman and Pharrell Williams collaboration, opening 2021 complete with a 40K SF outdoor pool deck, fine dining and a recording studio for artists visiting/ living in Miami Beach (266 Rooms)



Goodtime Hotel - 601 Washington Ave

Miami Beach's historic Paris Theater will be transformed, by Mathieu Massa (owner of Baoli, Marion & El Tucan) into a high-end restaurant and entertainment venue, similar to the upscale supper club concepts of the mid-20th century.



Paris Theater - 550 Washington Ave

Moxy Hotel, in the 900 block, has a 72-foot, cabana-lined pool; a rooftop movie screening room, an exclusive beach club and F&B by the award-winning team from Coyo Taco and 1-800 Lucky (202 Rooms)

Esme Hotel - Developed by Infinity Hospitality and located at Espanola Way & Washington Ave. The Spanish Mediterranean revival property will have five original F&B concepts by Lost Boy Group (145 rooms)

Thompson Hotel: 150 Rooms hotel will be adjacent to the New World Center and Miami Beach Convention Center



Wolfsonian Museum - 7007 Washington Ave

The Wolfsonian-FIU Museum has received approval for a 25,000 SF expansion and renovation of its existing building, a Spanish Renaissance-style building with Art Deco influences (1001 Washington Ave). This will also establish the Wolfsonian Arts District