

# RETAIL/RESTAURANT SPACE FOR LEASE



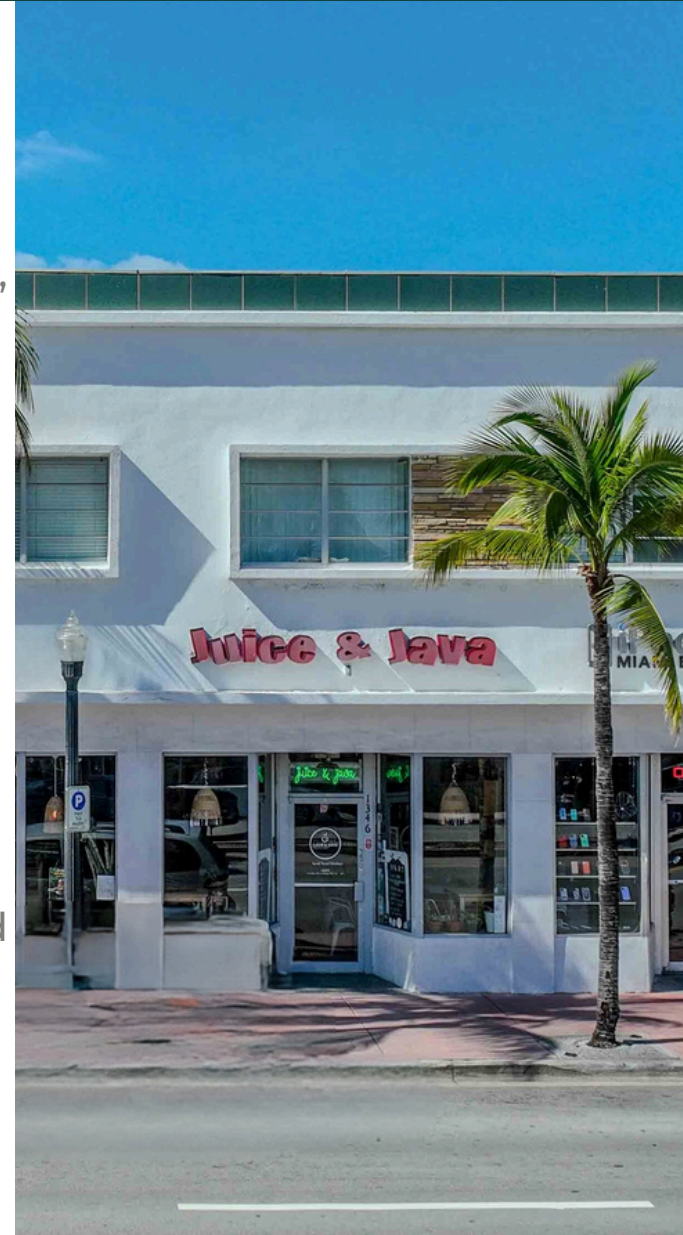
**1346 WASHINGTON AVE**  
MIAMI BEACH, FLORIDA

**INHOUSE**  
COMMERCIAL



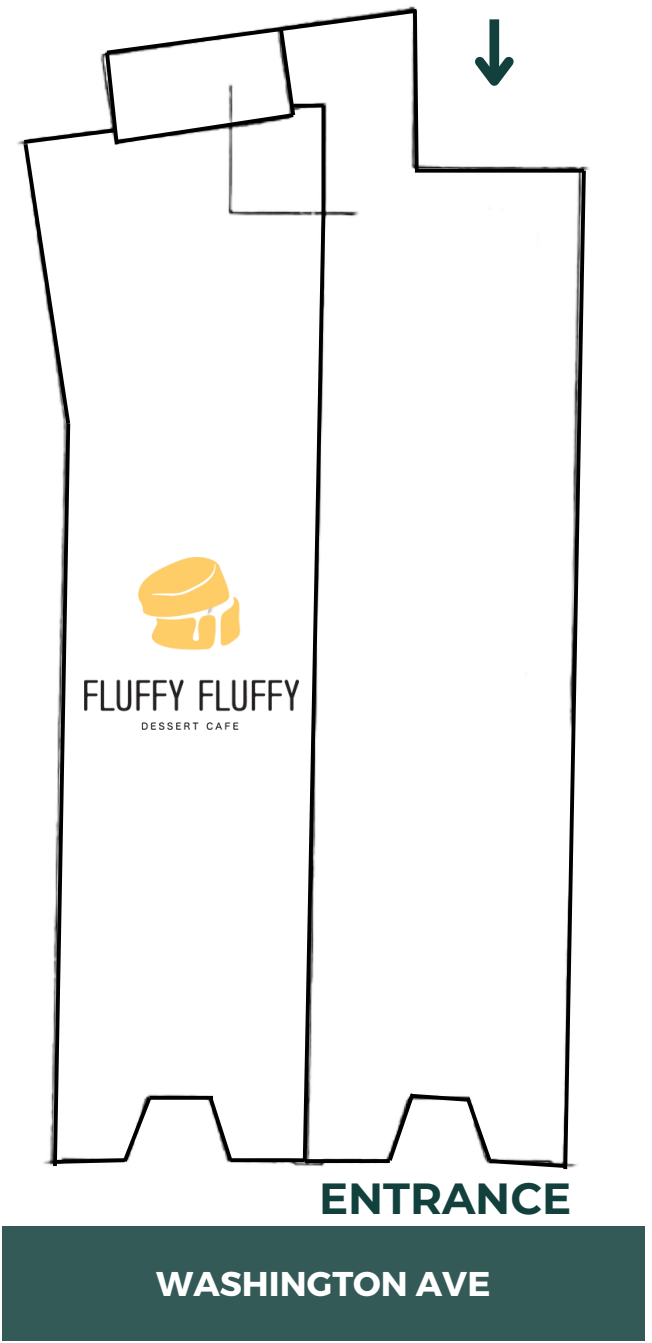
# PROPERTY OVERVIEW

<b>ADDRESS</b>	1346 Washington Avenue, Miami Beach, Florida
<b>SIZE</b>	± 1,150 SF
<b>NEIGHBORS</b>	Fluffy Fluffy (coming soon), Nofar Method Pilates, Cortadito, Snipes, Miami Ink, Limoncello
<b>CONDITION</b>	Built-out restaurant with full kitchen
<b>POSSESSION</b>	Immediate
<b>COMMENTS</b>	<ul style="list-style-type: none"><li>• Former juice bar with existing kitchen</li><li>• Second-generation restaurant space</li><li>• Prime location on a highly trafficked avenue in Miami Beach</li><li>• Foot and vehicle visibility for maximum brand exposure</li><li>• High ceilings and large storefront windows</li></ul>



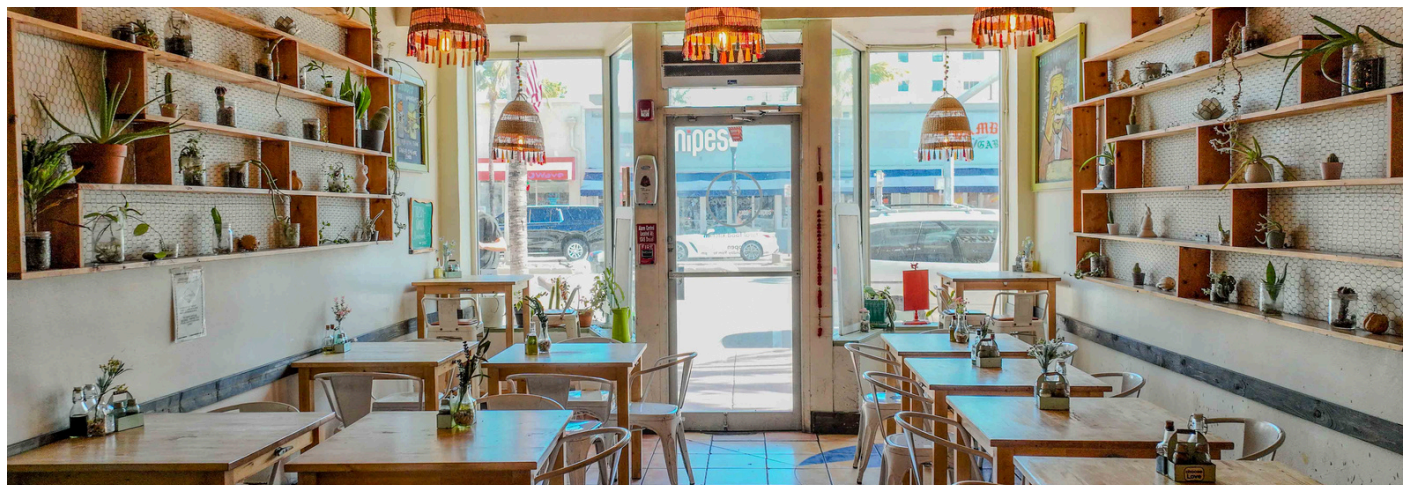
# FLOOR PLAN

± 1,150 SF





# INTERIOR PHOTOS





# WASHINGTON AVENUE

Miami Beach's Washington Avenue is a vibrant and dynamic street that blends unique local culture with global influences. Stretching from 5th to 17th Streets in South Beach, it serves as a hub for boutique shopping, dining, and entertainment. Washington Avenue offers a mix of independent stores, such as Snipes, La Sandwicherie, Cortadito,

## NEIGHBORING TENANTS

NOFAR  
METHOD

Cortadito  
COFFEE HOUSE

snipes

Limoncello  
MIAMI

Miami Ink





# SURROUNDING NEIGHBORHOODS





FOR MORE INFORMATION, PLEASE CALL

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