



**FOR LEASE**

### 3-Story Corner on Washington Ave w/ Plentiful Parking

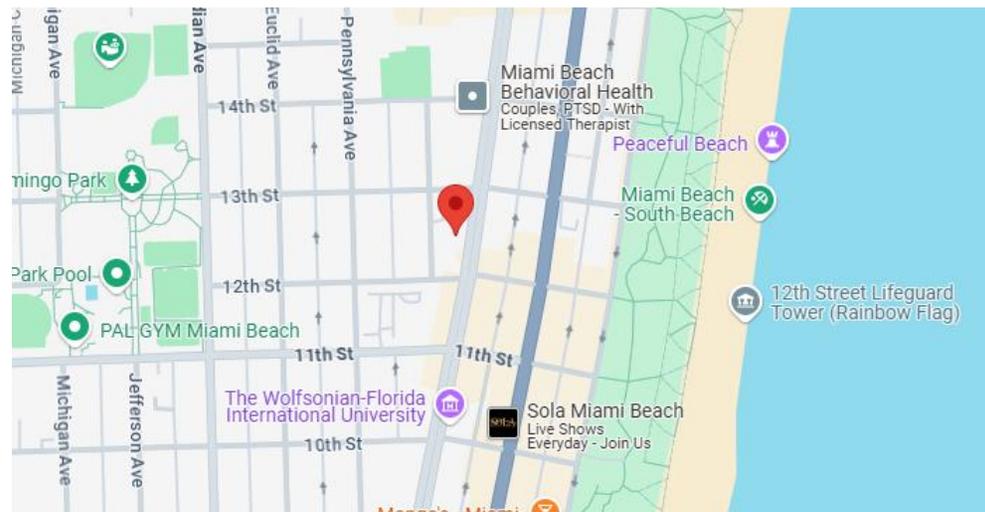
1234 Washington Ave, Miami Beach, FL 33139



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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$50-\$80/ft
Lease Type:	NNN
Available SF:	3,500-19,519 SF
Building SF:	19,519 SF
Lot SF:	10,275 SF
Submarket:	Miami Beach
Use:	Retail/Office
Zoning:	CD-2
Stories:	3
Parking:	60 Parking Spaces Coming

### LEASING OVERVIEW

DWNTWN Realty Advisors is proud to present an exclusive leasing opportunity at 1234 Washington Ave, in the heart of Miami Beach—a unique historic gem located in one of the city's most vibrant and sought-after neighborhoods. This iconic building offers an extraordinary canvas for businesses looking to create a distinctive retail, office, restaurant, or even a private members' club concept. The property features nearly 19,519 square feet of leasable space, which can be subdivided into units as small as 3,500 square feet to suit your needs. Whether you envision a flagship location or a boutique offering, this building provides the flexibility to bring your vision to life. One of its standout features is the attached 57-spot parking lot—a true luxury in Miami Beach, where parking is always in high demand. This convenience adds an extra layer of appeal, making it easier for customers, clients, or members to visit your establishment. Don't miss this opportunity to establish your brand in an iconic building with endless potential in one of Miami Beach's most dynamic markets.

### LEASING HIGHLIGHTS

- Unique Miami Beach Historic Revival Building
- Short Distance to Lincoln Road and Ocean Drive, Lummus Park, High End Retail, Fine Dining, and South Beach Nightlife
- Attached to a 60 spot ground parking lot

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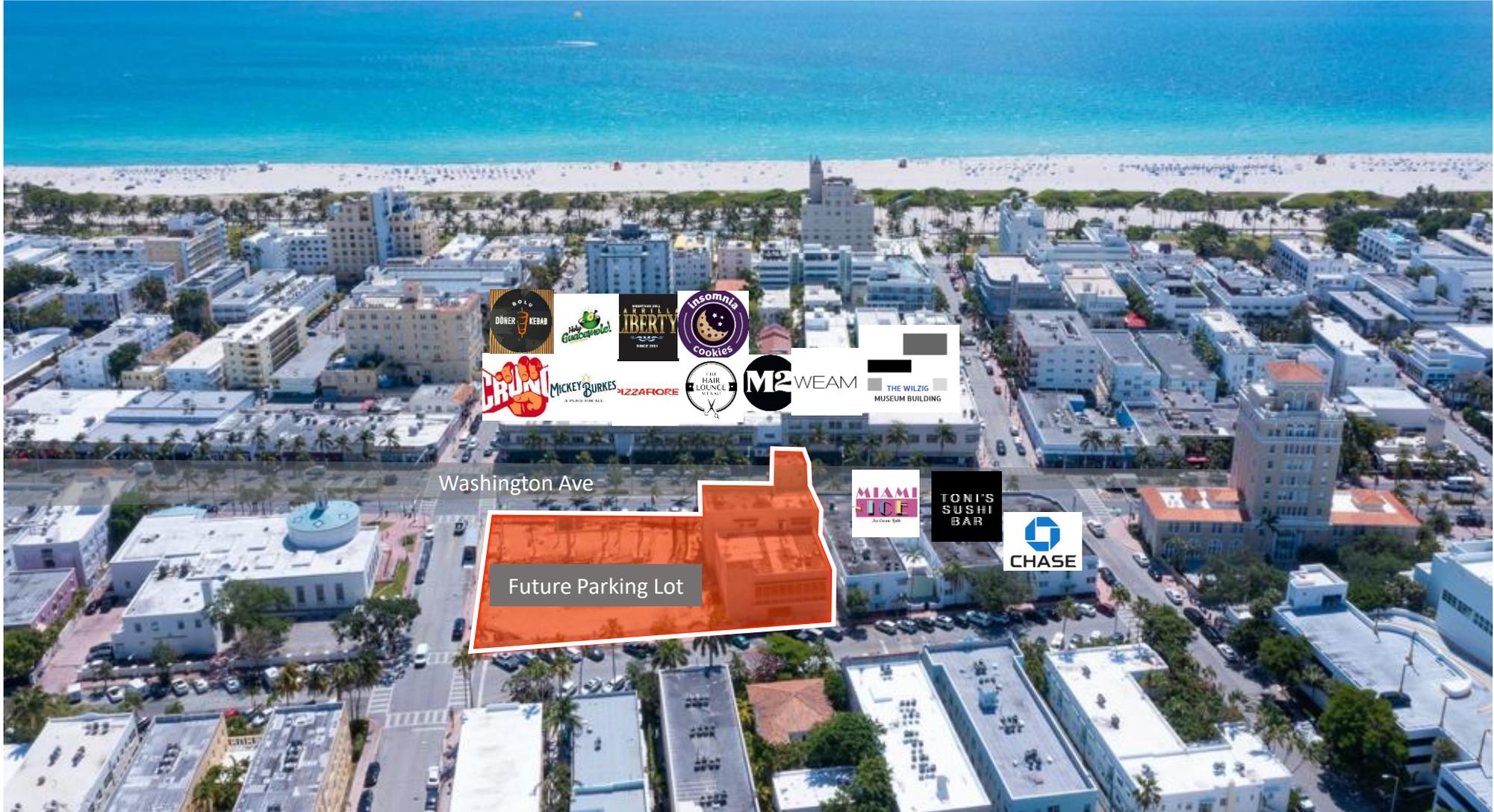
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## AERIAL CONTEXT MAP



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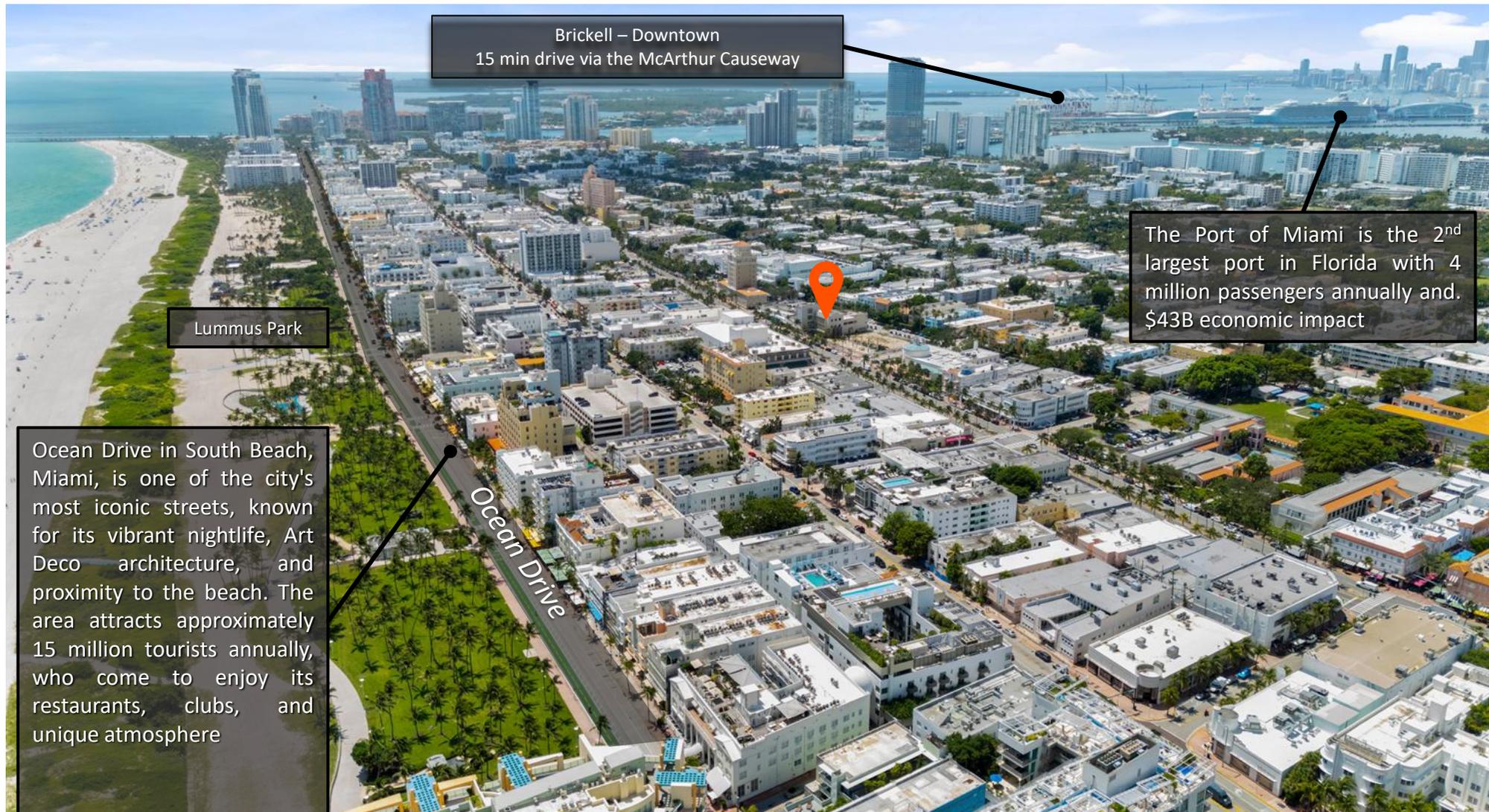
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## SOUTHWEST AERIAL CONTEXT



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## LOCATION DESCRIPTION



### LOCATION OVERVIEW

The Property is located along Washington Avenue in the heart of South Beach, Miami Beach, Florida. This stretch of Washington Avenue is known for its constant foot traffic, vibrant street life, and a dynamic mix of restaurants, boutique hotels, nightlife, and retail. The area is a magnet for both locals and international tourists seeking to experience the cultural, culinary, and architectural vibrancy of Miami Beach. The immediate surroundings are pedestrian-friendly and active throughout the day and night, supported by heavy tourism, high residential density, and consistent year-round activity.

Just a few blocks east lies the world-famous Ocean Drive and the stunning South Beach shoreline. Washington Avenue also serves as a central artery that connects major attractions such as Lincoln Road Mall, South Pointe Park, the Miami Beach Convention Center, and the Bass Museum of Art. Its strategic location makes it one of the most recognizable and frequently traveled streets in South Beach.

South Beach, Miami's most iconic neighborhood, is known worldwide for its nightlife, beaches, and historic Art Deco district. Bordered by Biscayne Bay to the west and the Atlantic Ocean to the east, South Beach stretches from South Pointe to 23rd Street and remains one of the top global destinations for travel, hospitality, and entertainment.

The neighborhood offers a one-of-a-kind blend of luxury and laid-back beach lifestyle, with high-end retail, independent boutiques, and renowned culinary institutions like Joe's Stone Crab, Prime 112, and The Bazaar by José Andrés. Streets like Ocean Drive, Lincoln Road, and Washington Avenue serve as the backbone of South Beach's hospitality and retail ecosystem, making this a prime destination for businesses seeking visibility, energy, and connection to one of the most high-profile markets in the country.

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## EXTERIOR PHOTOS



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## EXTERIOR RENDERING



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## INTERIOR PHOTOS & RENDERINGS



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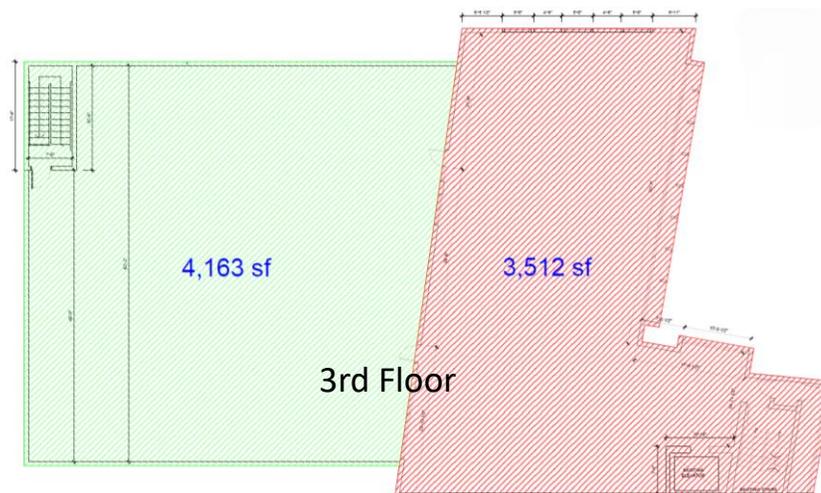
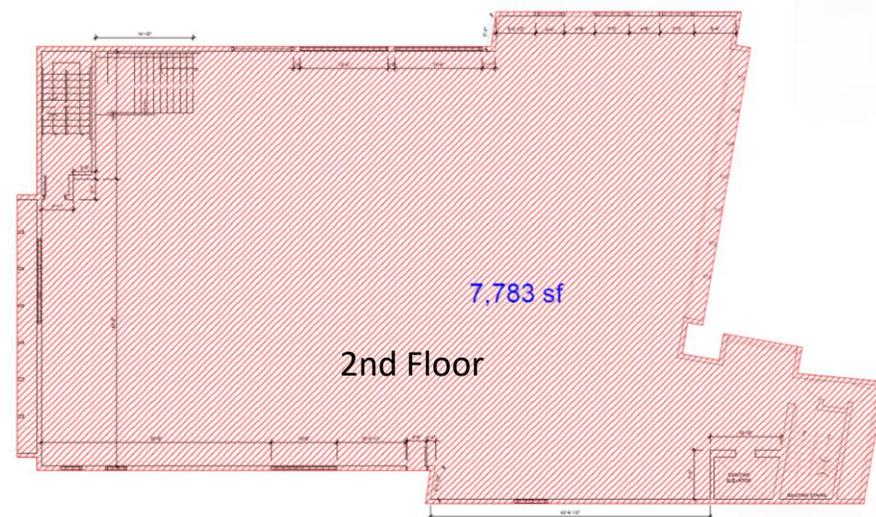
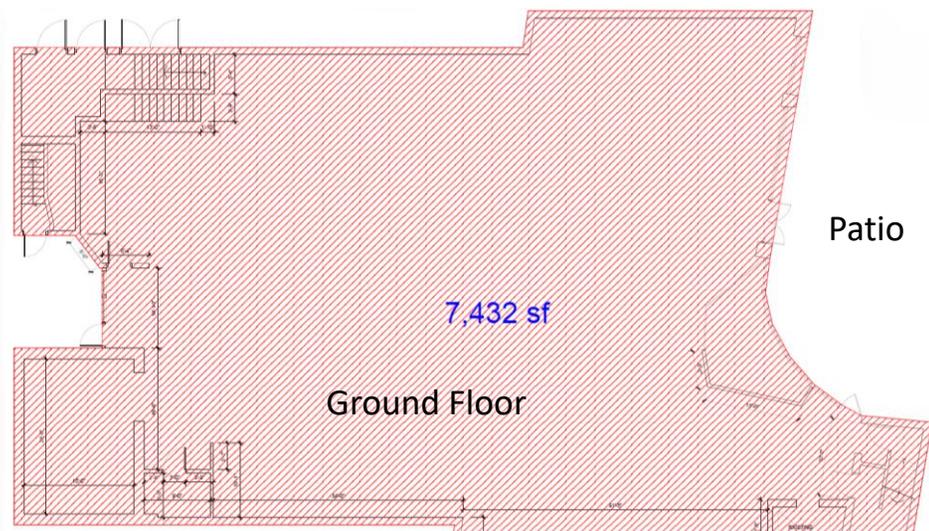
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## FLOORPLANS



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## SF BREAKDOWN



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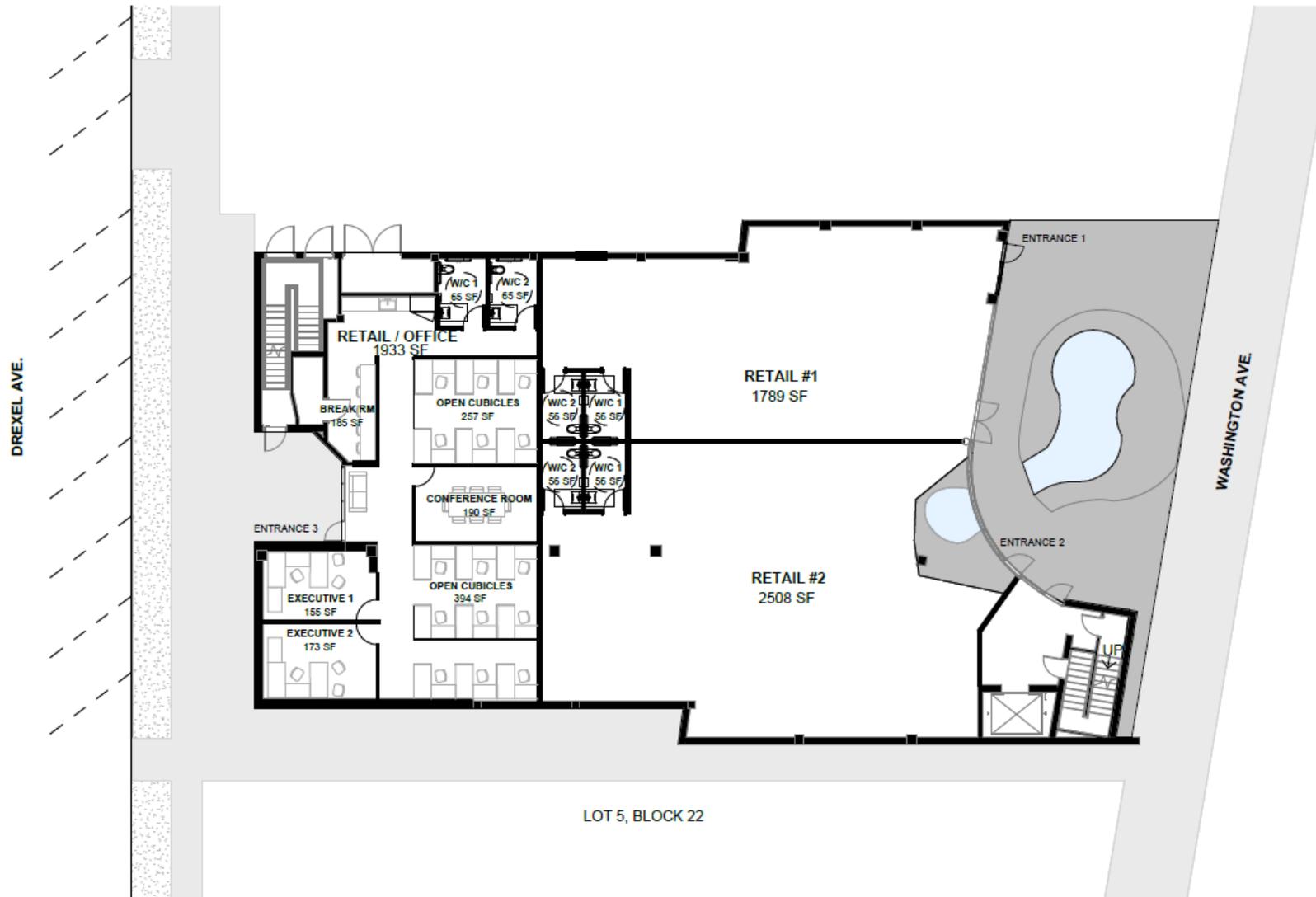
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## PROPOSED GROUND FLOOR PLAN



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## PROPOSED 2<sup>nd</sup> FLOOR PLAN



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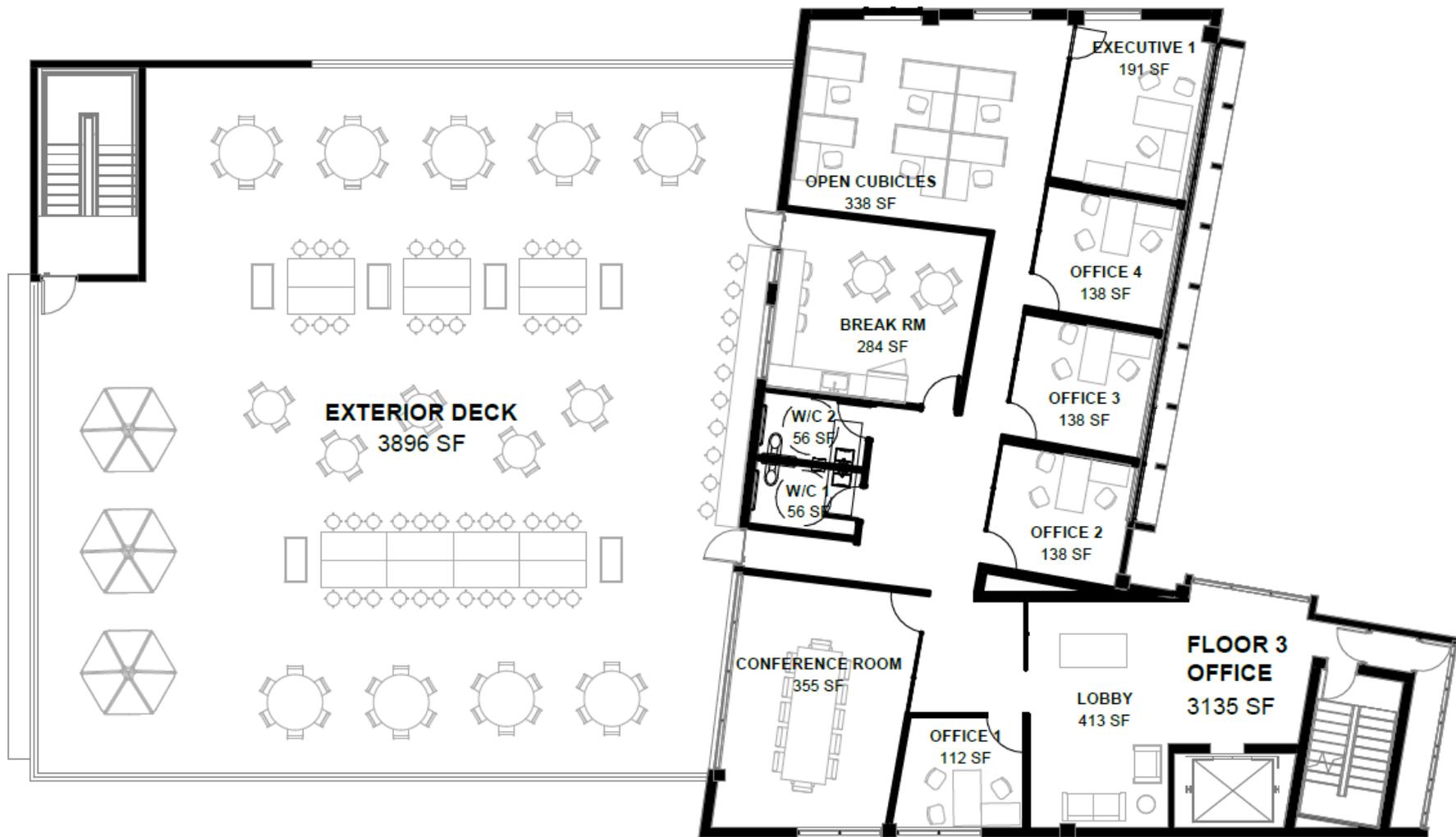
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## PROPOSED 3<sup>rd</sup> FLOOR PLAN



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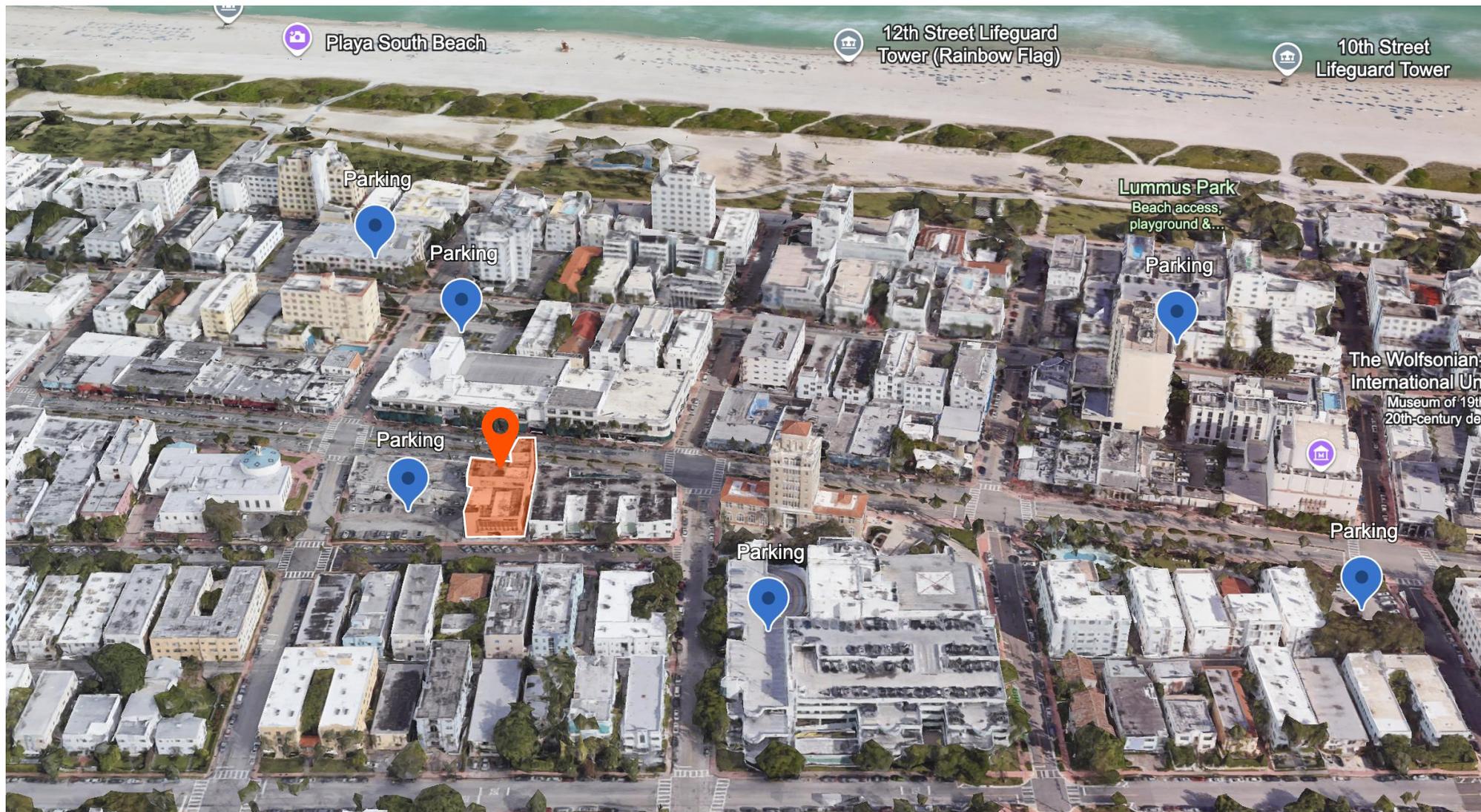
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## NEARBY PARKING



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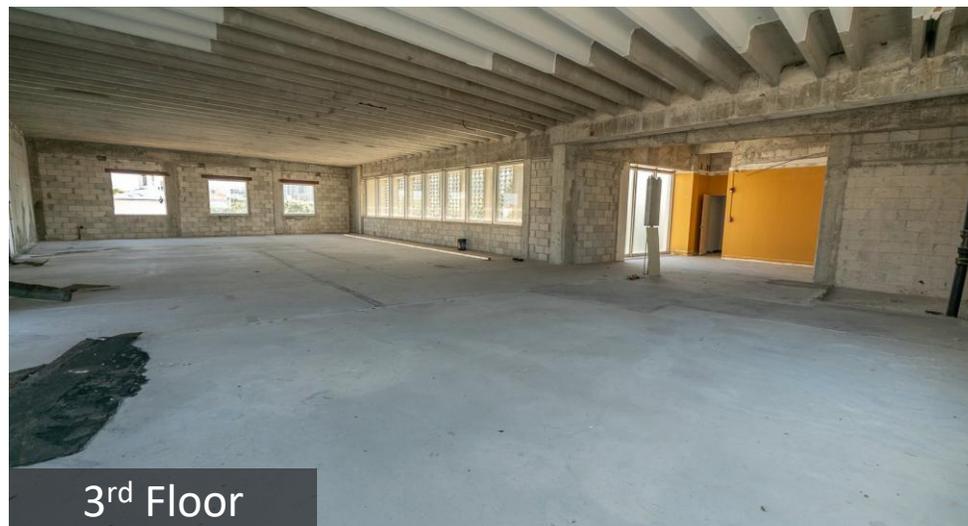
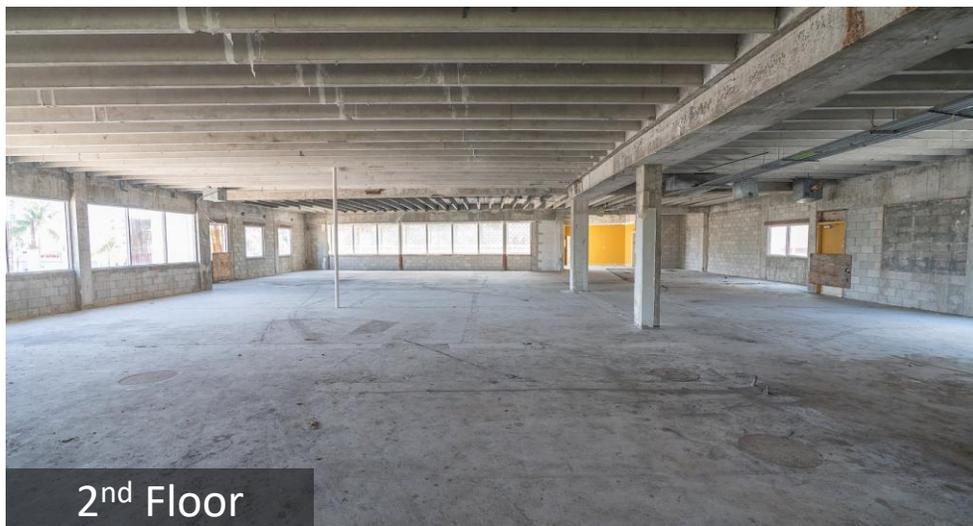
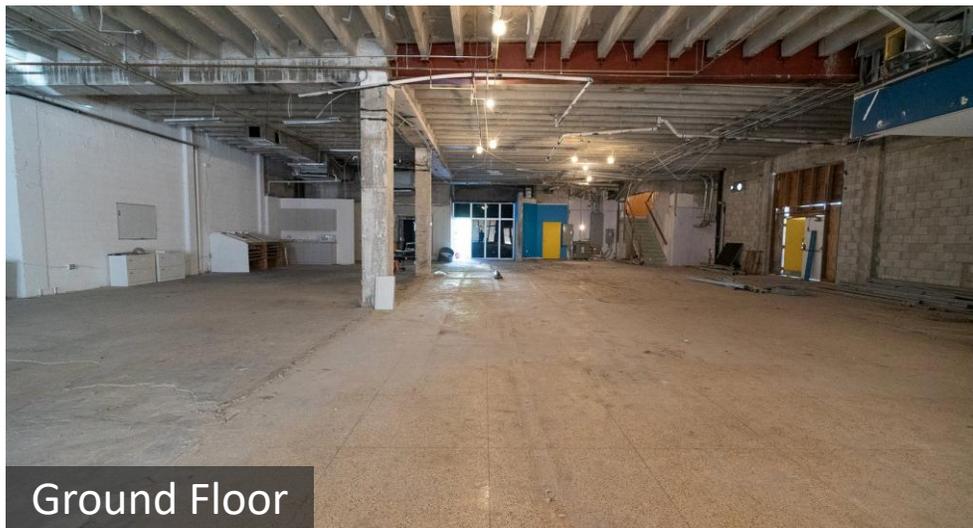
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## RETAIL MOODBOARD



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## OFFICE MOODBOARD



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## PRIVATE CLUB MOODBOARD



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