

A V E N U E

2311 NW 2ND AVE

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MIAMI , FL 33127

PRIME RETAIL | RESTAURANT
SUB LEASE



AVENUEREP.COM





PREMISES

2311 NW 2ND AVE

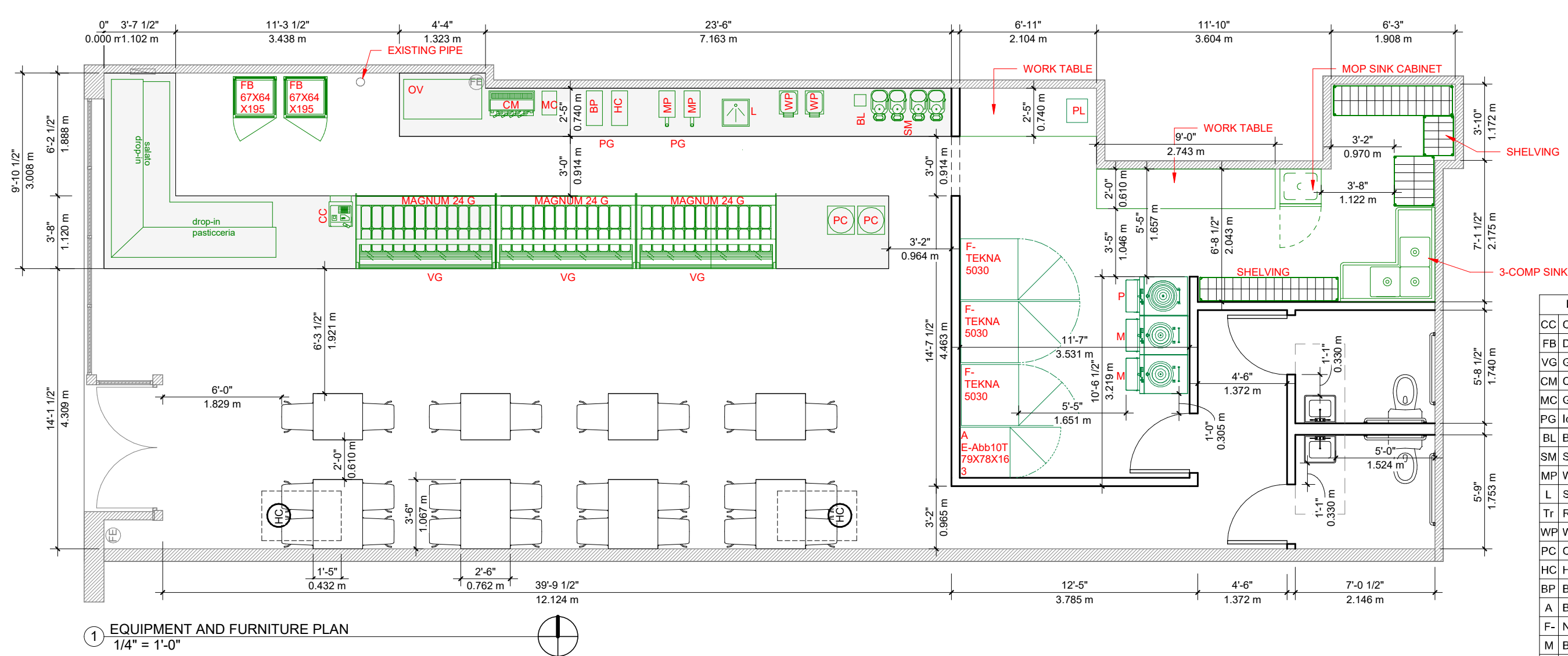
GROUND FLOOR

SPACE : +/- 1,600 SF

DELIVERY: UPON REQUEST
RENT: UPON REQUEST

PROPERTY INFO

- PRIME RETAIL/RESTAURANT SUBLEASE OPPORTUNITY IN THE HEART OF WYNWOOD ARTS DISTRICT.
- HIGHLY VISIBLE STOREFRONT ON NW 2ND AVENUE WITH EXCEPTIONAL PEDESTRIAN AND VEHICULAR EXPOSURE.
- APPROXIMATELY ±1,600 SF OF GROUND-FLOOR RETAIL SPACE.
- MODERN GLASS STOREFRONT WITH EXCELLENT BRANDING AND SIGNAGE OPPORTUNITY.
- OPEN DINING AREA WITH EFFICIENT BACK-OF-HOUSE CONFIGURATION.
- OPPORTUNITY IDEAL FOR A CAFÉ, BAKERY, GELATO, DESSERT CONCEPT, JUICE BAR, COFFEE SHOP, OR BOUTIQUE RESTAURANT.
- SURROUNDED BY WYNWOOD'S TOP RESTAURANTS, GALLERIES, RETAILERS, AND ENTERTAINMENT DESTINATIONS, DRIVING CONSISTENT FOOT TRAFFIC.
- LOCATED WITHIN ONE OF MIAMI'S FASTEST-GROWING RETAIL CORRIDORS.
- DELIVERY DATE AND RENTAL RATE AVAILABLE UPON REQUEST.



LEGEND	
CC	Cash Counter
FB	Drinks' Fridge
VG	Gelato Show case
CM	Coffee Machine
MC	Grinder
PG	Ice Machine
BL	Blender
SM	Slush Machine
MP	Whipping Machine
L	Sink
Tr	Refrigerated worktable
WP	Waffle plate
PC	Crepes plate
HC	Hot cone machine
BP	Biscuit plate
A	Blast
F-	Negative Fridge
M	Batch freezer
P	Pasteurizer
PL	Planetary mixer
OV	Oven

FLOOR PLAN

+/- 1,600 SF



LOCATION



WWW.AVENUEREP.COM

EXCLUSIVE LISTING AGENTS:

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