

FOR LEASE

# 1400 Alton Road

Miami Beach, FL 33139 · Alton 14

SPACE AVAILABLE

**1,390 SF**

ASKING RATE

**\$70 PSF NNN**



**16'+**  
EXPOSED CEILINGS

**35'**  
GLASS STOREFRONT

**ON-SITE**  
PRIVATE PARKING

**PRIVATE**  
RESTROOM

## PROPERTY DESCRIPTION

Position your business inside Alton 14, an iconic, ultra-modern building on one of Miami Beach's most heavily trafficked commercial corridors. This newly redeveloped retail space features 16+ foot exposed ceilings and 35 feet of glass storefront frontage, delivering abundant natural light, striking architectural appeal, and a commanding street presence. An optional 3,200 SF rooftop terrace is available for lease in addition to this space.

Located on Alton Road between Lincoln Road and South of Fifth (SoFi), and just one block from the vibrant West Avenue corridor, the property benefits from outstanding visibility, prominent signage opportunities, and constant vehicle and pedestrian traffic. The surrounding area is home to thousands of luxury condominium residences, hotels, and restaurants, with a fast-growing full-time population.

The space includes an ADA-compliant private restroom, soaring exposed ceilings, expansive glass storefront entry doors and windows, and private on-site parking — an ideal setting for a wide range of retail, medical, wellness, and professional office uses. This is a rare opportunity to secure space in one of Miami Beach's most desirable and rapidly growing commercial districts.



## IDEAL USES

Medical clinic · Med spa · Barber shop · Wellness center · Professional services office · Boutique retail · Showroom · Other professional or service-oriented uses

## THE LOCATION

- Prime Alton Road frontage — one of Miami Beach's most heavily trafficked commercial corridors
- Positioned between Lincoln Road and South of Fifth (SoFi)
- One block from the vibrant West Avenue corridor

## WHY ALTON 14

- Surrounded by thousands of luxury condominium residences, hotels, and restaurants
- Fast-growing full-time residential population
- Iconic, ultra-modern building with prominent signage opportunities

*"A rare opportunity to secure space in one of Miami Beach's most desirable and rapidly growing commercial districts."*