

Greetings from
COLLINS AVENUE
MIAMI BEACH



FOR SALE

COMMERCIAL ART DECO BUILDING
745 COLLINS AVENUE
MIAMI BEACH, FLORIDA

INHOUSE
COMMERCIAL SALES

PROPERTY OVERVIEW

745 Collins Avenue presents a rare opportunity to acquire a fully vacant Art Deco commercial building in the heart of South Beach's premier retail and hospitality corridor. Formerly occupied by Victoria's Secret, the Property spans approximately 13,444 SF across three levels and is ideally positioned steps from Ocean Drive, the beach, and Miami Beach's most prominent hotels, restaurants, retailers, and entertainment venues.

Delivered vacant in gray shell condition, the Property offers exceptional flexibility for an investor, owner-user, or operator to reposition the asset for a variety of uses, including flagship retail, boutique hospitality, food & beverage, wellness, entertainment, office, or mixed-use concepts.

The building underwent a substantial renovation in 2008 and includes significant infrastructure already in place, including elevator service, sprinkler and fire suppression systems, upgraded electrical capacity, and modernized building systems. The completed 40-Year recertification along with all these improvements provide a meaningful reduction in redevelopment costs and delivery timelines. In addition, the upper exterior levels offer the potential to create terraces, rooftop activations, hospitality amenities, wellness concepts, or other experiential spaces, a highly desirable and increasingly rare feature within the South Beach historic district.

The combination of scale, location, infrastructure, and architectural character positions 745 Collins Avenue as a highly differentiated opportunity for owner-user and investors alike.

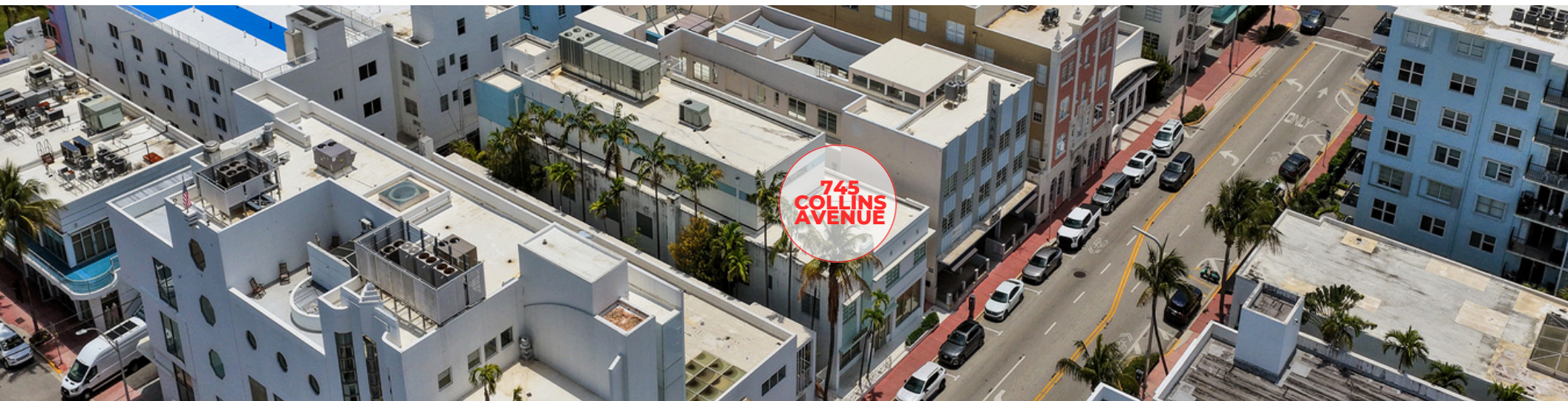
ADDRESS 745 Collins Avenue Miami Beach, FL 33139

LOT SIZE ± 7,000 SF

BUILDING SIZE
Ground Floor ± 5,471 SF
Second Floor ± 5,031 SF
Third Floor ± 2,942 SF
Total ± 13,444 SF

ZONING 6501 - COMMERCIAL - MIXED USE ENTERTAINMENT

YEAR BUILT 1940



PROPERTY HIGHLIGHTS



IRREPLACEABLE COLLINS AVENUE POSITIONING

Located along one of the most iconic and heavily trafficked retail corridors in the United States, the Property offers exceptional visibility, branding potential, and long-term intrinsic value within the heart of Miami Beach.



SIGNIFICANT CAPITAL IMPROVEMENTS COMPLETED

The Property has completed its 40-year recertification and benefits from upgraded electrical systems, power capacity, and infrastructure, substantially reducing future near-term capital expenditure requirements.



FLEXIBLE REPOSITIONING & ACTIVATION POTENTIAL

The asset presents a rare opportunity to introduce rooftop activation, terraces, wellness concepts, hospitality amenities, or experiential outdoor dining and lounge components, creating multiple avenues for value enhancement and revenue growth.



ICONIC ART DECO ARCHITECTURE

Featuring classic Art Deco design and irreplaceable architectural character, the Property offers investors the ability to blend historic Miami Beach identity with modern repositioning and experiential retail or hospitality concepts.



STRONG EXPERIENTIAL RETAIL & HOSPITALITY APPEAL

The surrounding Lincoln Road renaissance and continued influx of tourism, luxury residential development, and hospitality demand position the Property to attract experiential retail, food & beverage, entertainment, and boutique hospitality users.



PREVIOUSLY PURCHASED FOR \$24 MILLION

The property was previously purchased for \$24 million. With meaningful infrastructure improvements already completed, the offering presents an opportunity to acquire a premier Miami Beach asset at a basis below estimated replacement cost relative to location and existing improvements.



STREET VIEW

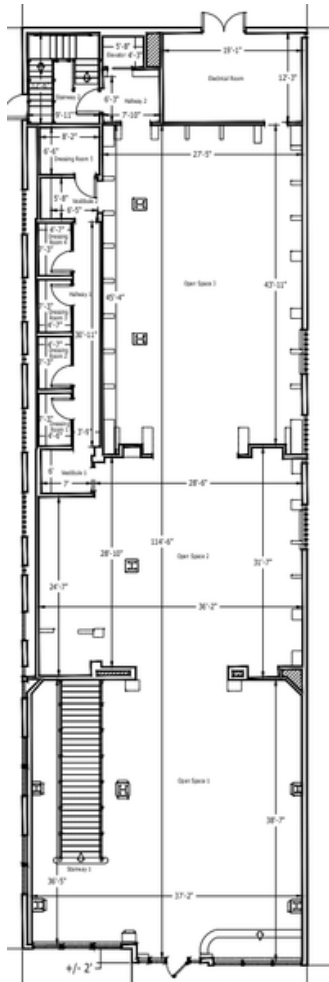


FLOOR PLANS

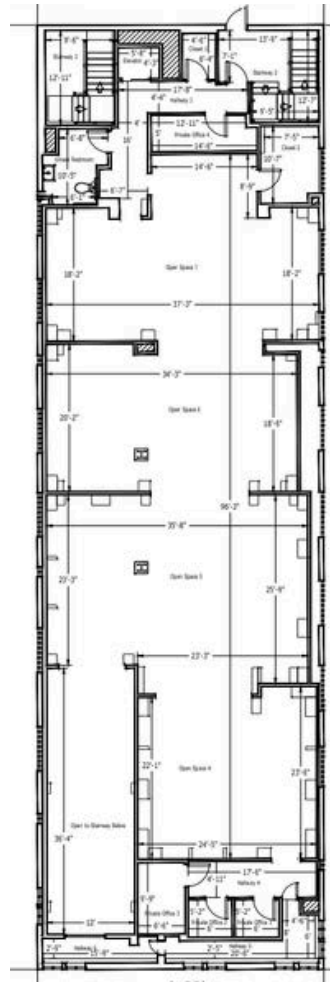
BUILDING TOTAL

± 13,444 SF

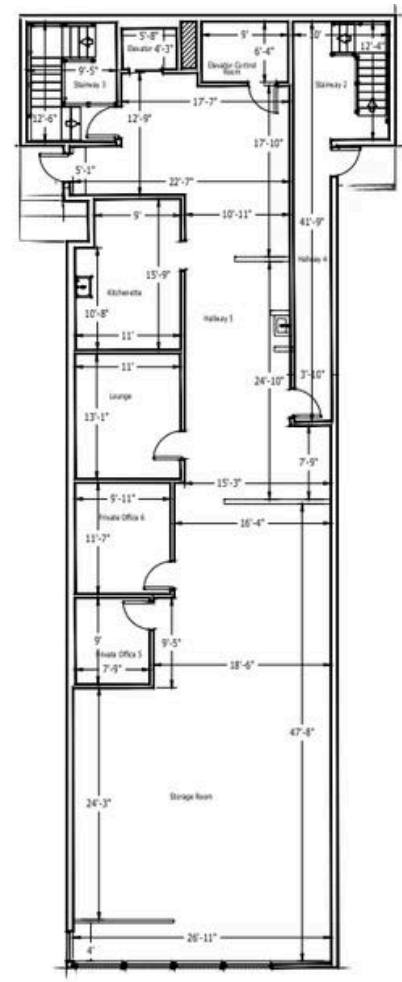
GROUND FLOOR



SECOND FLOOR



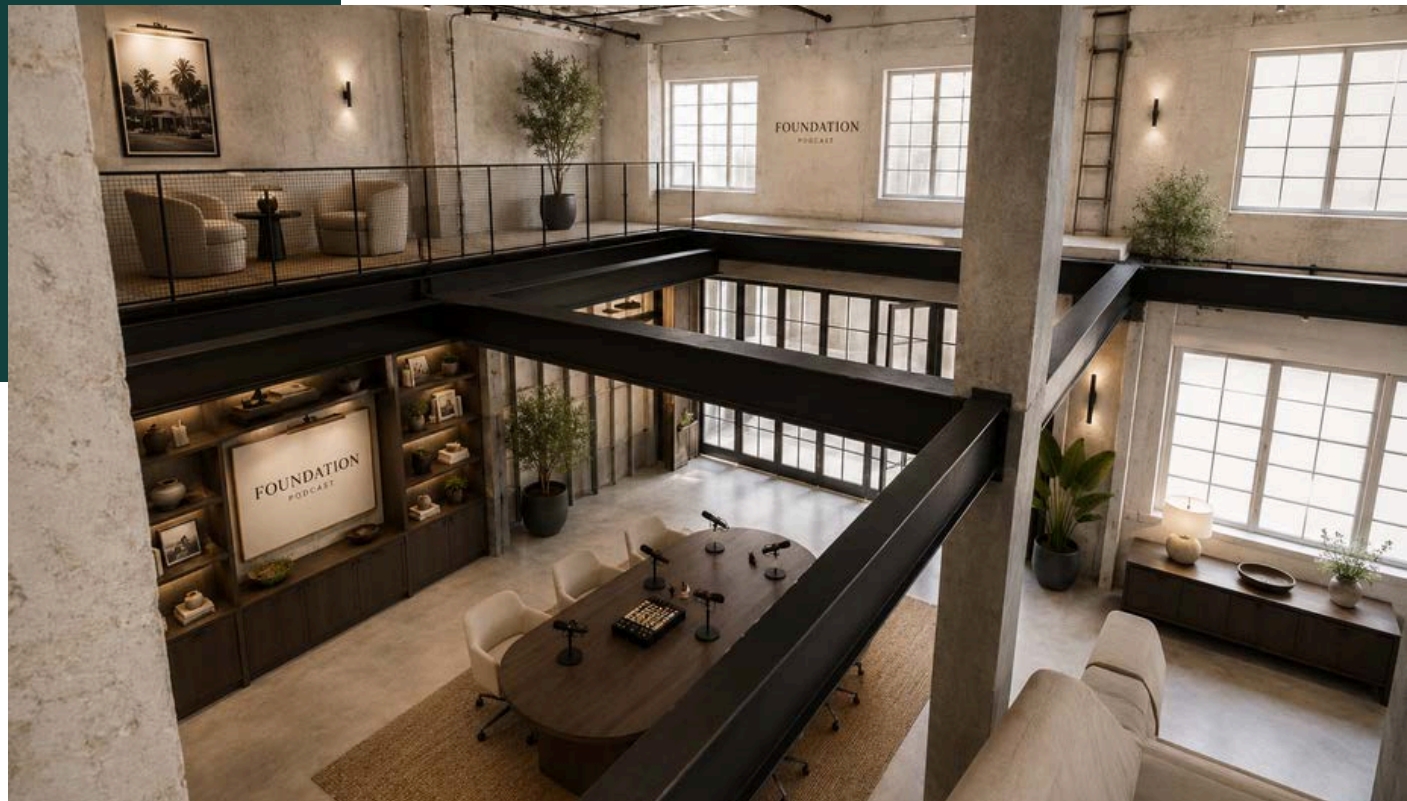
THIRD FLOOR



COLLINS AVENUE



CONCEPTUAL RENDERINGS

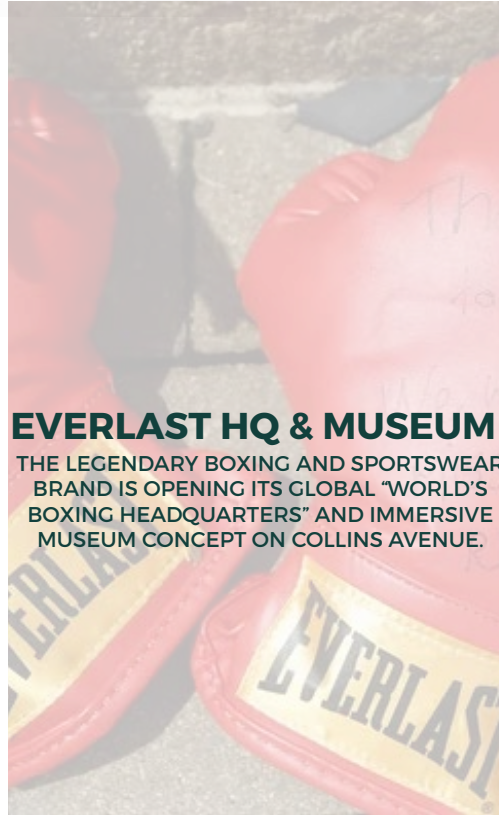


COLLINS AVENUE NEW ON THE BLOCK



VIVIENNE WESTWOOD

THE ICONIC BRITISH LUXURY FASHION HOUSE IS BRINGING ITS FIRST MIAMI FLAGSHIP TO COLLINS AVENUE IN SOUTH BEACH, SIGNALING A MAJOR REVIVAL OF THE HISTORIC RETAIL CORRIDOR AS LUXURY BRANDS RETURN TO THE AREA.



EVERLAST HQ & MUSEUM

THE LEGENDARY BOXING AND SPORTSWEAR BRAND IS OPENING ITS GLOBAL "WORLD'S BOXING HEADQUARTERS" AND IMMERSIVE MUSEUM CONCEPT ON COLLINS AVENUE.



TERRIOR WINE CLUB

MIAMI BEACH'S FIRST MEMBERS-ONLY WINE CLUB IS OPENING AT 616 COLLINS AVENUE, BRINGING A LUXURY WINE, DINING, AND CULTURAL DESTINATION TO SOUTH BEACH WITH PRIVATE CELLARS, MICHELIN-LEVEL CULINARY PROGRAMMING, AND EXCLUSIVE SOCIAL EXPERIENCES.



UNDISCLOSED TENANT

ANOTHER MAJOR TENANT SET TO BE DISCLOSED SOON IS EXPECTED TO FURTHER ELEVATE COLLINS AVENUE'S RESURGENCE.





OCEAN DRIVE

COLLINS AVENUE

WASHINGTON AVENUE

CONTINUUM
ON SOUTH BEACH

PORTOFINO
LUXURY RESIDENCES

MURANO
at Portofino

MARRIOTT

MFG
MIDWEST GROUP

MOTEK

Joes
STONE CRAB

PURA VIDA

Milos

THE SAVOY
HOTEL

BOUCHERIE

HASALON

Hilton
BENTLEY MIAMI /
SOUTH BEACH

Siebert

EQUINOX
GRAND CAFE

6TH STREET
PARKING
GARAGE

AVALON
HOTEL

snipes

the goodtime hotel

COLONY
HOTEL

EVERLAST

PUERTO
SAGUA

Pelican
miami beach

THE TONY HOTEL
SOUTH BEACH

745
SOBERINE
AVENUE

Vivienne
Westwood

AX
ARMANI EXCHANGE

YANKEEKICKS

FIU
The Wolfsonian



Rosetta
HOTELS

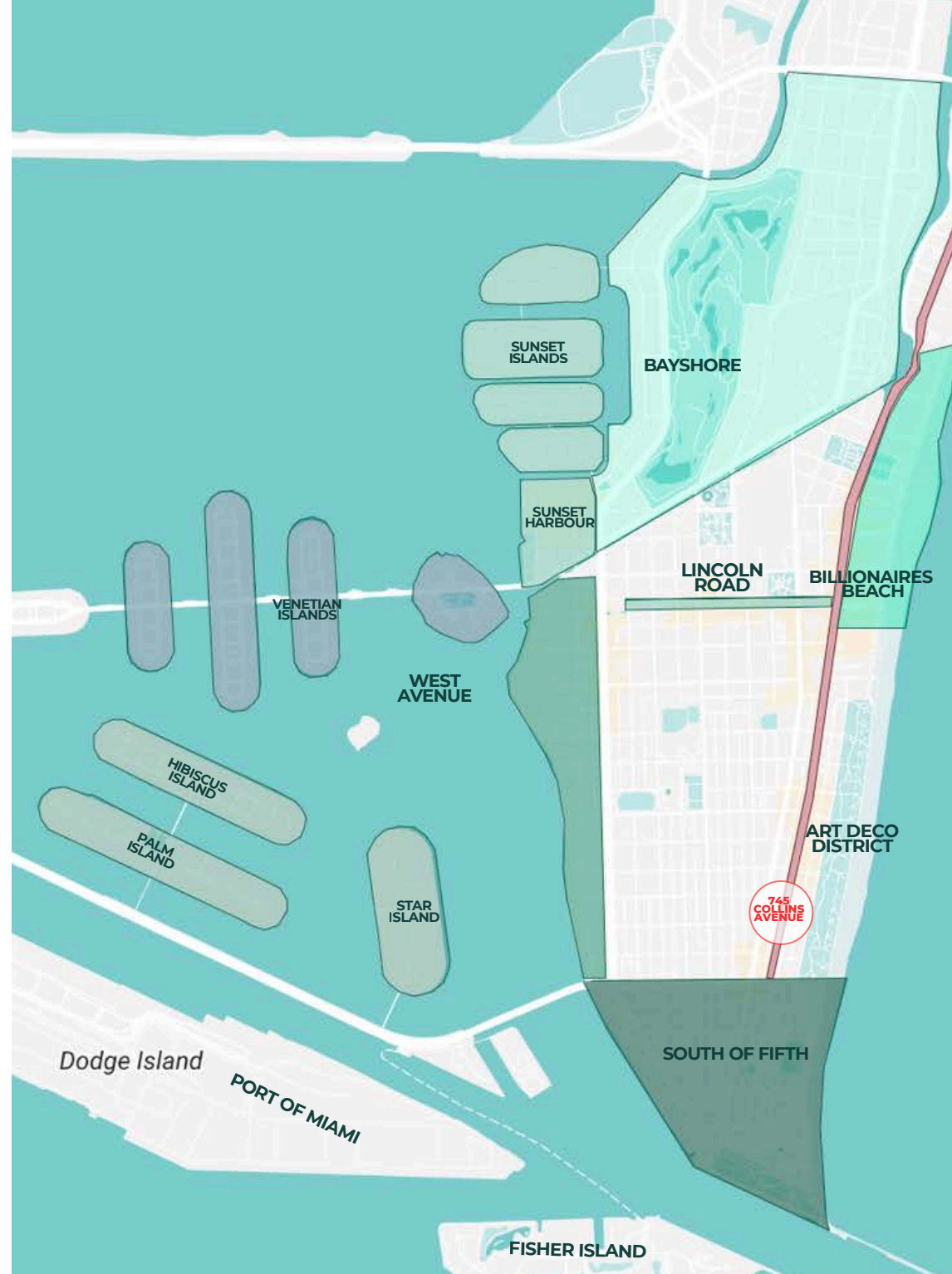
MOXY
HOTELS

LOCATION OVERVIEW

Positioned at the vibrant intersection of South Beach's most sought-after corridors, 745 Collins Avenue offers unparalleled proximity to the neighborhood's defining cultural, culinary, and lifestyle destinations, all within moments of one another.

- **SOUTH OF FIFTH 3 MIN WALK | 0.2 MI** Miami Beach's most exclusive residential enclave, defined by ultra-luxury condos, pristine beachfront, and premier dining just steps from the property.
- **BILLIONAIRES BEACH 8 MIN DRIVE | 1.6 MI** The ultra-luxury strip anchored by 1 Hotel and the W Hotel at 23rd Street, where oceanfront estates and five-star resorts command the Collins Avenue skyline.
- **LINCOLN ROAD 12 MIN WALK | 0.8 MI** South Beach's iconic open-air promenade, brimming with acclaimed dining, boutique shopping, art galleries, and vibrant cultural events year-round.
- **SUNSET HARBOUR 18 MIN WALK | 1.2 MI** A chic bayfront neighborhood beloved by locals for its curated mix of waterfront dining, independent boutiques, and laid-back coastal energy.

745 Collins is strategically positioned within the heart of Miami Beach, just steps from South Beach's premier hospitality, retail, dining, and entertainment destinations. Surrounded by luxury hotels, world-renowned restaurants, vibrant nightlife, and the iconic Ocean Drive and Collins Avenue corridors, the Property benefits from pedestrian activity and exceptional visibility within one of the most internationally recognized beach markets in the world.



NEARBY SALES



740 COLLINS AVENUE
 RETAIL
 \$5,250,000
 SOLD 01/2026
 CURRENTLY SHOE PALACE



736 COLLINS AVENUE
 VIVIENNE WESTWOOD
 \$6,050,000
 SOLD 09/2024
 FORMER GUESS



614 COLLINS AVENUE
 TERRIOR WINE CLUB
 \$5,700,000
 SOLD 06/2024
 FORMER TOMMY HILFIGER



624 COLLINS AVENUE
 MICHELIN CHEF RICHARD NEAT
 \$6,000,000
 SOLD 07/2023
 FORMER CLUB MONACO



919 COLLINS AVENUE
 RETAIL
 \$5,700,000
 SOLD 08/2023
 CURRENTLY SHEPHERD ARTISAN COFFEE



653 COLLINS AVENUE
 SEIBERT FINANCIAL CORP
 \$6,750,000
 SOLD 12/2021
 FORMER URBAN OUTFITTERS

JORDAN GIMELSTEIN
JORDAN@INHOUSECRE.COM

DAVID SPITZ
DAVID@INHOUSECRE.COM

NICK WAX
NICK@INHOUSECRE.COM

INHOUSE
COMMERCIAL SALES

FOR MORE INFORMATION, PLEASE CALL
305.981.6268