

**SPEAKEASY/BAR SPACE
FOR LEASE**

1600 COLLINS AVENUE
MIAMI BEACH, FLORIDA

INHOUSE
COMMERCIAL

PROPERTY OVERVIEW

1600 Collins Avenue is a fully built speakeasy and lounge concept in the heart of South Beach. Located at the base of Hyatt Centric South Beach Miami and steps from Lincoln Road, Ocean Drive, and the beach, the property is surrounded by luxury hotels, premier dining, nightlife, and year-round tourism.

ADDRESS 1600 Collins Avenue Unit 103, Miami Beach, FL 33139

LOCATION West block between 16th Street & Lincoln Road

STATUS Formerly Bar Nossa

SIZE Ground Floor ± 2,167 SF

POSSESSION Immediate

COMMENTS

- Located behind Van Leeuwen, next to Joe and the Juice, and across from the Loews Hotel
- Access via an alleyway on the north side of the building
- Ideal for speakeasy, cocktail lounge, omakase dining, or boutique nightlife operators seeking a presence within one of Miami Beach's most dynamic hospitality corridors.

INTERIOR

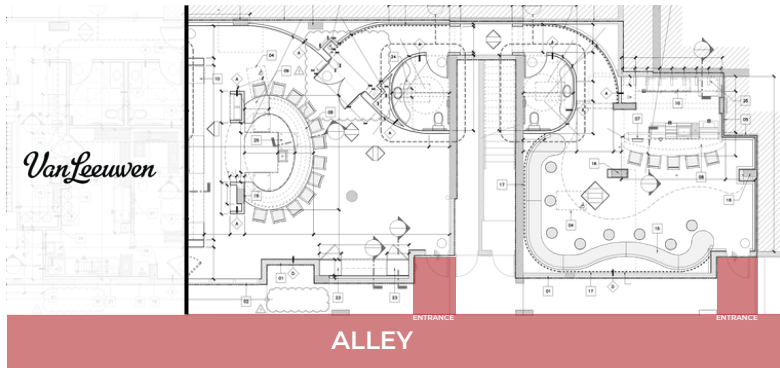


SPEAKEASY ENTRANCE

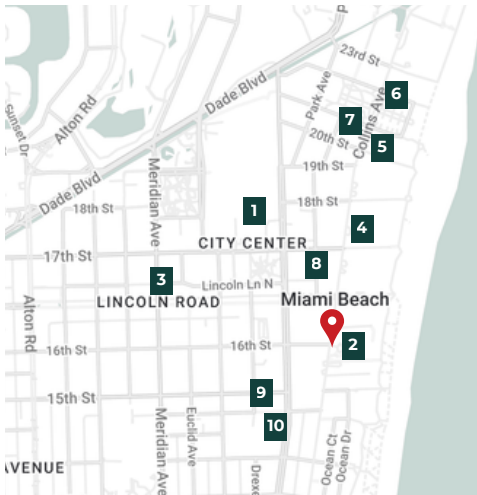


FLOOR PLAN

± 2,167 SF



RETAIL MAP



SURROUNDING FOOD + BEVERAGE



JARED ROBINS
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FOR MORE INFORMATION, PLEASE CALL
310.500.9511

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MARKETING PROCESS: This investment opportunity is offered on an "as-is, where-is" basis without any representation or warranty and only to select investors registered through an executed Confidentiality Agreement. Preference will be given to those investment offers that reflect the most comprehensive understanding and the highest or no due diligence requirements or other conditions to close. Investors should be prepared to disclose their sources of funds and any approval process necessary to close the transaction. COMMUNICATION: All communications, inquiries and requests should be addressed directly to INHOUSE COMMERCIAL. In no event shall Prospective Purchasers contact any employee, consultant, or tenant with regards to the offering, without the prior express written consent of the Owner or INHOUSE COMMERCIAL. Any unauthorized contact will result in the Prospective Purchaser being disqualified from consideration to purchase the Property. TRANSACTION COSTS: Each Prospective Purchaser shall be responsible for any and all costs, expenses (including legal fees) associated with their inspection and due diligence efforts pertaining to the Property. Documents provided upon request.