



CONCEPTUAL RENDERING

# SIGNATURE RESTAURANT FOR LEASE

38

WEST ELEVENTH  
RESIDENCES MIAMI

INHOUSE  
COMMERCIAL

# OVERVIEW

The West Eleventh signature restaurant is the definition of iconic. Located at street level on the hard corner of NW 11th Street and North Miami Avenue, the space sits at the center of Miami's newest and most coveted neighborhood, District 11. This opportunity is surrounded by immense luxury development, top-tier shopping, and world-class entertainment, anchored by the world-renowned E11EVEN CLUB.

Join top operators at E11EVEN CLUB Residences Miami, E11EVEN CLUB Hotel and Residences Miami, Riviera Dining Group, The Clayton, as well as the E11EVEN Pool Day Club and Chopra Spa & Studio.

# HIGHLIGHTS

- ± 2,000–9,870 interior SF
- 25-foot ceilings with expansive glass
- Located in the heart of District 11, across from E11EVEN CLUB Miami, Giselle Rooftop, Club Space, and E11EVEN CLUB Residences 1 & 2
- Situated on the hard corner of NW 11th Street and North Miami Avenue

# TIMELINE

DELIVERY

Q1 2028



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CURRENT CONDITION

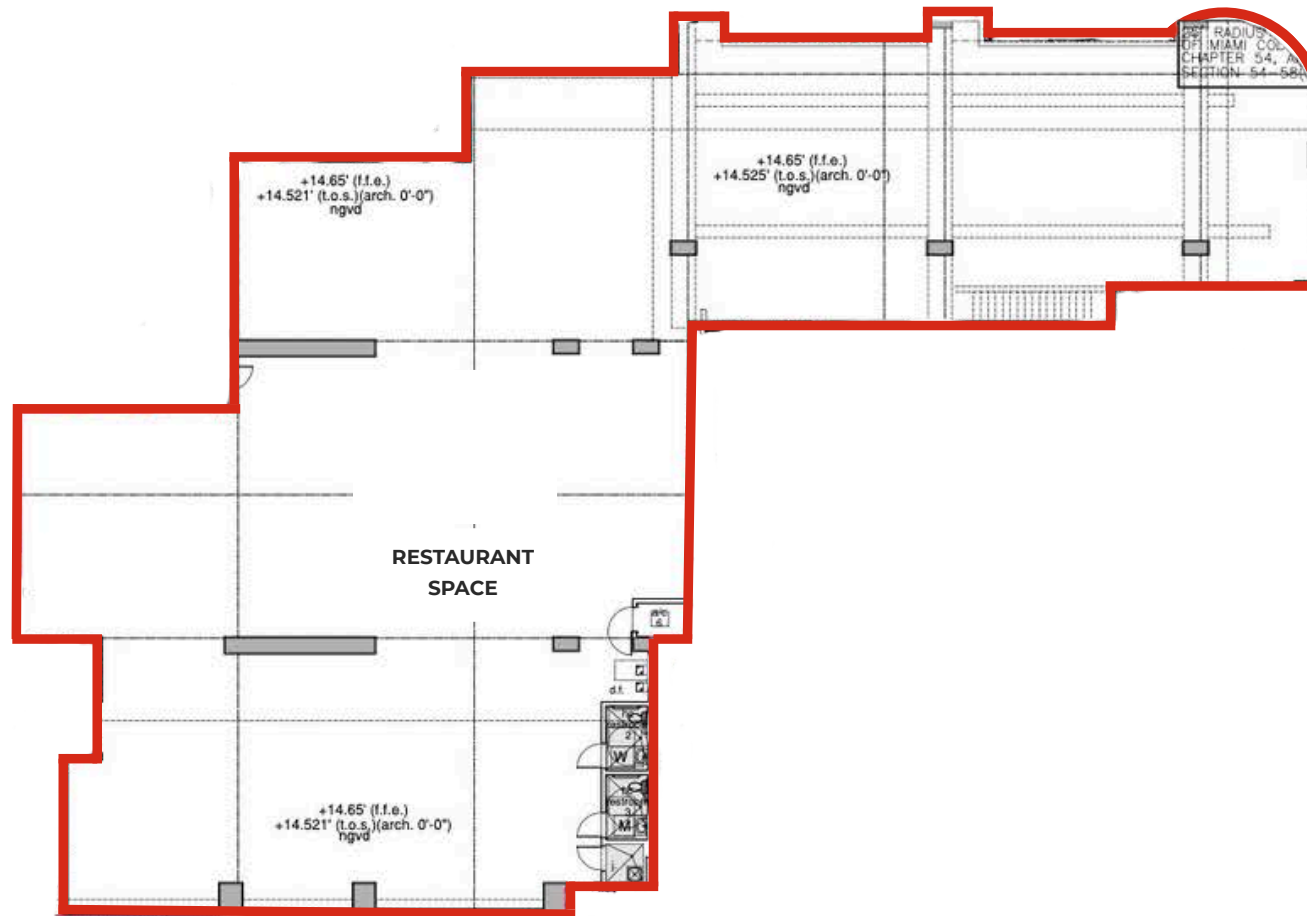


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# FLOOR PLANS

± 2,000-9,870 SF

## WEST 11<sup>TH</sup> STREET



N MIAMI AVENUE

# PARK WEST | MIAMI'S ENTERTAINMENT DISTRICT

Located directly adjacent to Miami Worldcenter, Park West serves as Downtown Miami's designated Entertainment District, allowing for 24/7 liquor licensing and extended operating hours. The district is anchored by some of the highest-performing nightlife and hospitality concepts in the country, creating a built-in late-night economy that drives consistent foot traffic well beyond traditional retail hours.

## FEATURED ANCHORS



- 1,006 units total
- Twin luxury condo-hotel towers with strong occupancy and built-in demand
- Directly integrated with the E11EVEN CLUB ecosystem
- Riviera Dining Group (MILA ownership group) signed in Tower 1 for a flagship restaurant, lounge, and rooftop concept



- 20,000 SF world-renowned 24/7 ultraclub operating year-round
- High-spend clientele with continuous day-to-night activity
- Celebrity performances and premium VIP experience
- One of the highest-grossing nightlife venues in the U.S



- 25,000 SF iconic 24-hour nightclub, typically operating Friday through Monday
- Peak traffic from late-night through sunrise with global DJ programming
- International draw with consistent weekly destination traffic

# SURROUNDING DEVELOPMENTS

**SIGNATURE BRIDGE**  
A redesigned I-395 corridor featuring iconic arches that improve traffic flow and add public space in Downtown Miami

**ADRIENNE ARSHT CENTER**  
Performing Arts Center Film Production Studio

**MARQUIS**  
285 residences

**ONE THOUSAND MUSEUM BY ZAHA HADID**  
83 residences

**900 BISCAYNE BAY**  
516 residences

**ETIENNE CLUB RESIDENCES**  
1,006 residences

**MARINA BLUE**  
516 residences

**38 WEST ELEVENTH LUXURY CONDO TOWER**  
659 RESIDENCES

**PARAMOUNT**  
569 residences

**THE ELSER**  
646 residences

**VIZCAYNE DOWNTOWN**  
849 residences

**ASTON MARTIN**  
391 residences

**CENTRO**  
352 residences

**DOWNTOWN 5TH**  
1,042 residences

**500 BRICKELL**  
633 residences

**SLS LUX BRICKELL**  
450 residences

**EAST MIAMI**  
89 residences

**RISE AT BCC**  
390 residences

**PORT OF MIAMI**

**10 MUSEUM PARK**  
200 residences

**JEM BY NAFTALI GROUP**  
789 residences

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# SURROUNDING PROJECTS



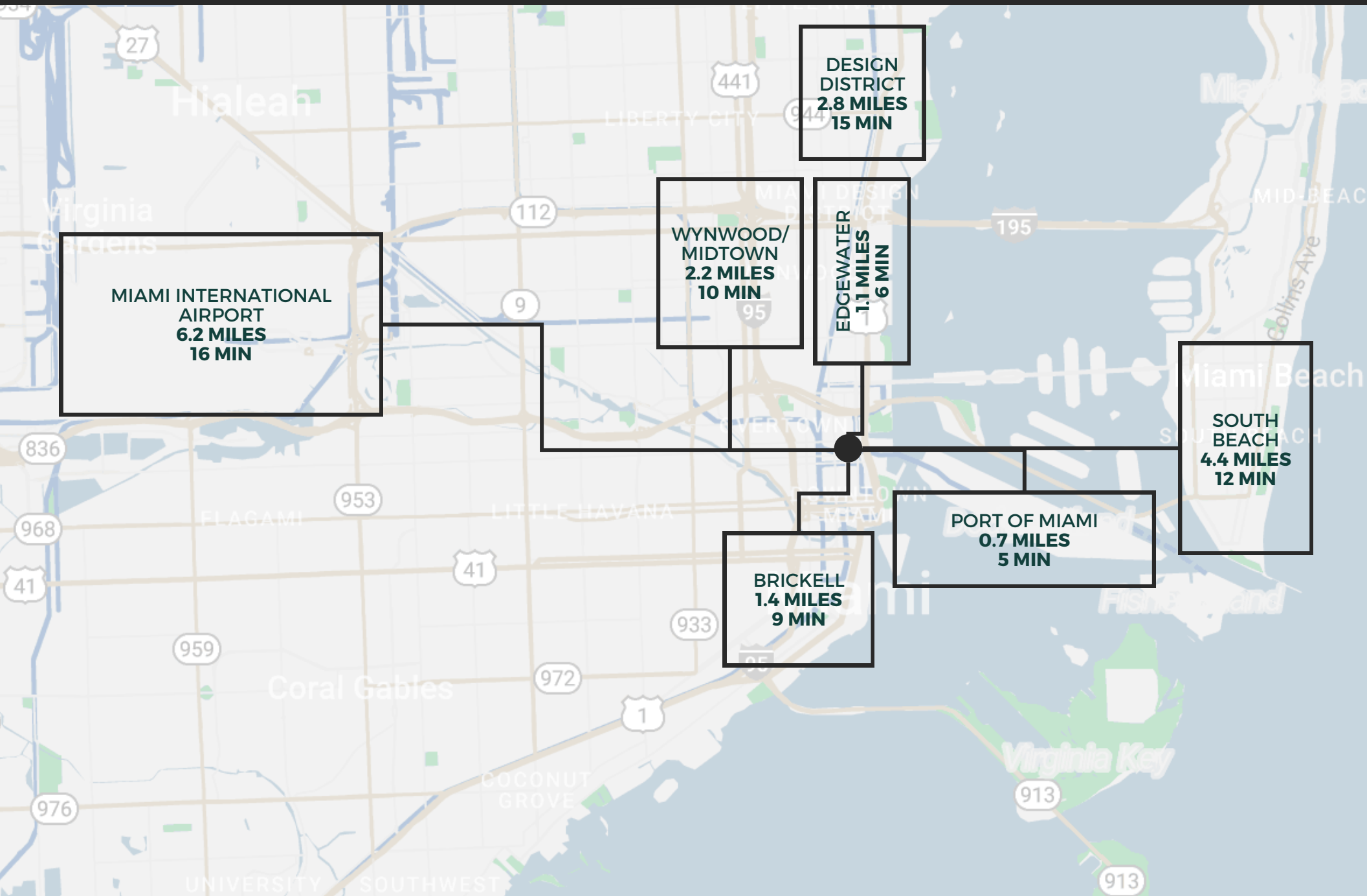
## SIGNATURE BRIDGE (I-395)

- Landmark bridge in downtown Miami with twin arches ~325 ft tall and spans over 1,000 ft
- Part of the “Connecting Miami” highway overhaul (I-395/I-95/SR-836)
- Aims to reduce congestion and improve hurricane evacuation routes
- Construction started ~2016; completion expected late 2020s

## UNDERDECK (HERITAGE TRAIL)

- ~33-acre park planned beneath the highway
- Designed to reconnect Overtown with downtown/Biscayne Bay
- Will include trails, public art, plazas, and community spaces
- Focus on walkability, public space, and economic revitalization
- Timeline tied to bridge; likely delivery early 2030s

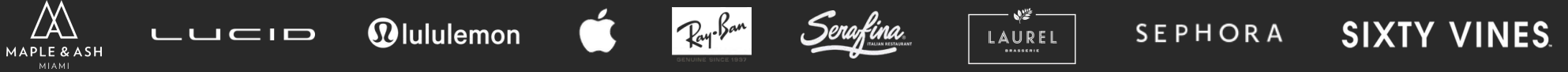
# DISTANCE FROM WEST ELEVENTH



# MIAMI WORLDCENTER

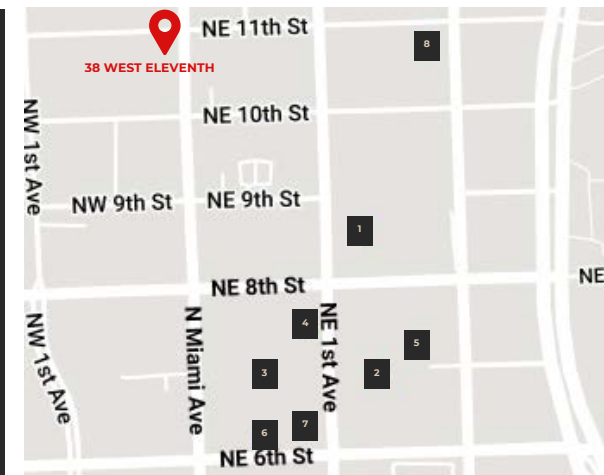
- 0.25 miles (3–5 minute walk) from 38 West Eleventh
- \$6B, 27-acre mixed-use destination, one of the largest urban developments in the U.S.
- Transforming Downtown Miami into a premier retail & dining hub
- 14+ towers built, underway, or planned within the district
- 8,000+ residential units in the pipeline

## TENANTS INCLUDE



Surrounded and anchored by a critical mass of residential density, including

1. Paramount Miami Worldcenter - 569 units
2. Bezel at Miami Worldcenter - 434 units
3. Caoba Residences - 444 units
4. Miami World Tower - 560 units
5. Legacy Miami Worldcenter - 278 units
6. The Crosby - 450 units
7. 600 Miami Worldcenter - 579 units
8. JEM Private Residences - 789 units



# BUILDING FEATURES

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- 44-story tower located in Miami's District 11
- Designed by internationally renowned architecture firm Sieger Suarez Architects
- 659-luxury residences
- Views of the Miami skyline and Biscayne Bay
- Vibrant amenity level featuring a resort-style pool with lounge areas
- State-of-the-art fitness and wellness center
- Co-working space
- Modern, high-design residential lobby
- Features the latest "smart building" technology





POOL DECK



RESIDENT POOL BAR



# CONCEPTUAL RENDERINGS

SIGNATURE RESTAURANT

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