

2nd Gen Restaurant/Retail Opportunity

1309-1311 WASHINGTON AVENUE, MIAMI BEACH, FL 33139

FOR LEASE





2nd Gen Restaurant/ Retail Opportunity

1309-1311 Washington Avenue
Miami Beach, FL 33139

UNIT 1309	2,300 SF
UNIT 1311	2,000 SF
TOTAL	4,300 SF*

AVAILABILITY
Immediate

**Spaces may be combined or
leased separately*

RENT
Upon request

PROPERTY HIGHLIGHTS

- Restaurant opportunity includes the option to combine both spaces for a total of up to 4,300 SF
- Unit 1311 is a 2nd gen restaurant opportunity
- Great visibility for branding and signage along a major thoroughfare
- Short walk from hotspots on Lincoln Road and Española Way
- Proximity to residences and hotels providing all-day/evening customer demand



*Spaces may be combined





LINCOLN ROAD

ESPAÑOLA WAY

 **UNITED STATES
POSTAL SERVICE**


Limoncello
MIAMI


**Casa
Cubana**
MIAMI


La SANDWICHÉRIE

4,300 SF

WASHINGTON AVENUE


CRUNCH

13TH STREET

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