

AVAILABLE FOR LEASE

HARD CORNER | FULLY UPDATED 2nd GENERATION RESTAURANT

1200 OCEAN DRIVE - MIAMI BEACH, FL 33139



SITE SUMMARY

ADDRESS: 1200 OCEAN DRIVE

MARKET: SOUTH BEACH

SIZE: 5,050 SF

RENT: UPON REQUEST

LOCATION: NW CORNER OF OCEAN DR & 12TH ST

POSSESSION: ARRANGED

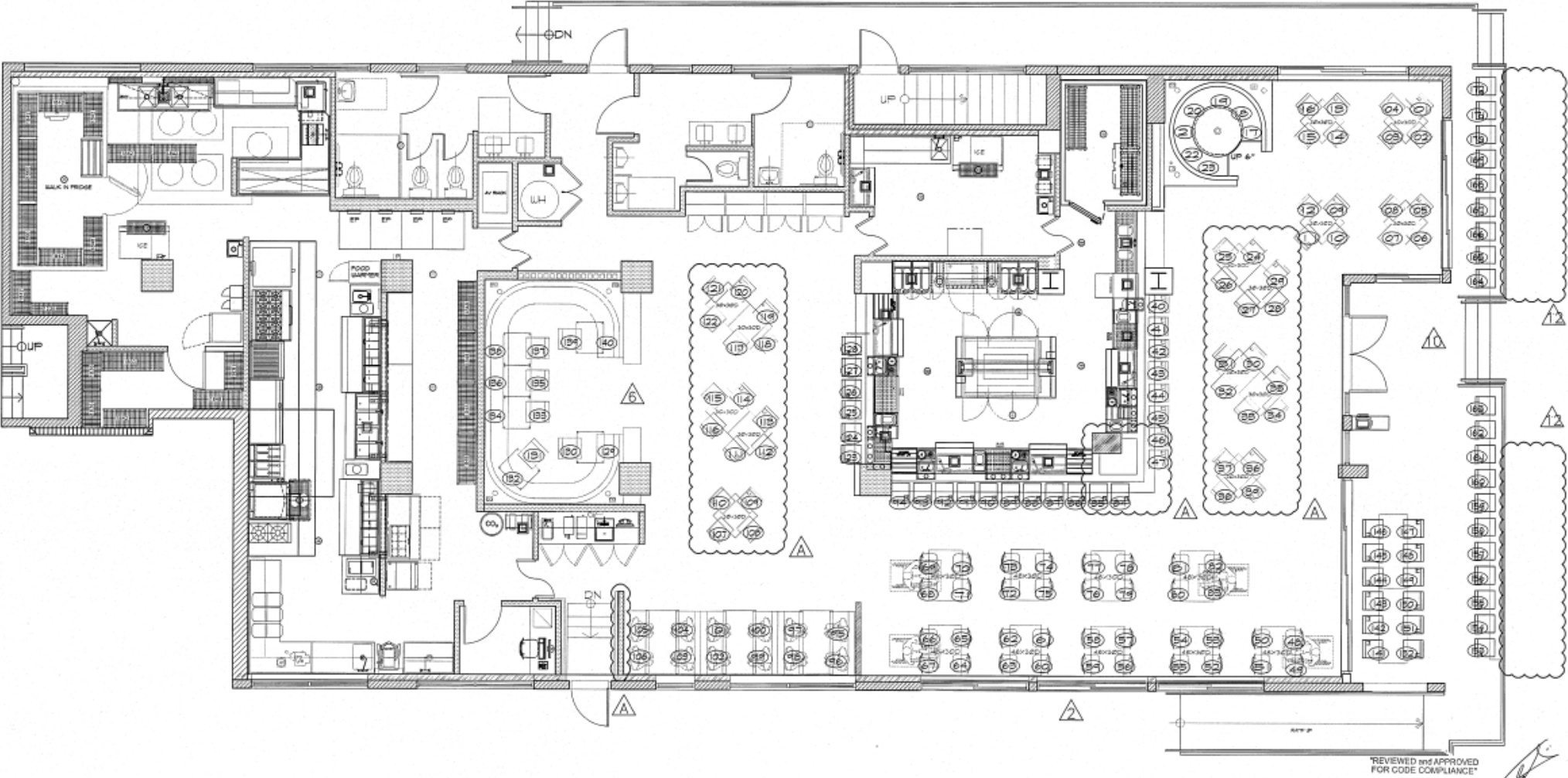
NEIGHBORING TENANTS: VERSACE MANSION, HAVANA 1957, NEWS CAFÉ,
CAFÉ AMERICANO, MEET DALIA, WET WILLIE'S,
MANGO'S TROPICAL CAFÉ

HIGHLIGHTS

- Prominent corner neighboring the Tides Hotel and situated directly across from Hotel Victor
- Fully Updated (2026) - Second generation restaurant and bar, with ample outdoor seating directly across from the beach. 2026 upgrades include new storefront, brand new AC units, kitchen equipment, fryer grease disposal tank, full coverage camera security system, av infrastructure, Lutron system, fully maintained grease trap, fume hood, and 2 walk in coolers.
- Current seating has 140 interior seats, 32 seats on the patio, and 50 seats on the sidewalk
- Ocean Drive is one the top tourist destinations in the US and home to over 20,000 hotel rooms
- Fronting Ocean Drive with heavy pedestrian traffic, highly visible signage



FLOORPLAN



EXTEIOR IMAGES



INTERIOR IMAGES



