

WATERFRONT RESTAURANT FOR LEASE



Conceptual rendering

701 BRICKELL AVENUE • MIAMI



PROPERTY HIGHLIGHTS

- Prime position in the heart of Brickell, the heart of greater Downtown Miami
- Brickell and the greater Downtown CBD is home to a number of top grossing restaurants including Komodo, Novikov, Zuma, Cantina La Veinte, Cipriani, Katsuya, La Mar by Gaston Acurio, Marion and North Italia among many others
- Ample parking in attached parking garage with 1,262 spaces
- Major building tenants include Bank of America, Merrill Lynch, Holland & Knight, AIG, UBS, EFG Capital, and the Greater Miami Convention and Visitors Bureau



168,826
Estimated daytime population (3-mile radius)

\$68,787

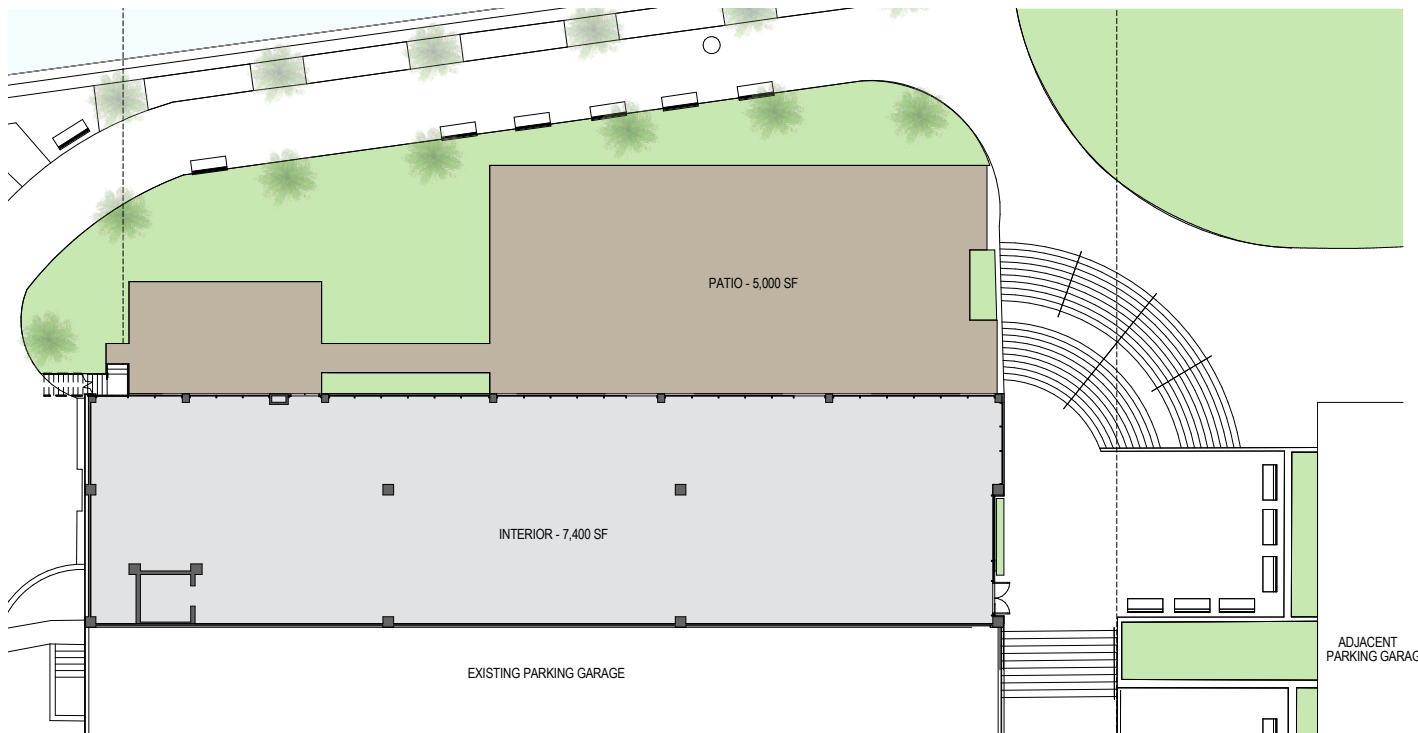
Average household income (3-mile radius)



38.2
Average age (3-mile radius)

33,500

Average vehicles per day passing property

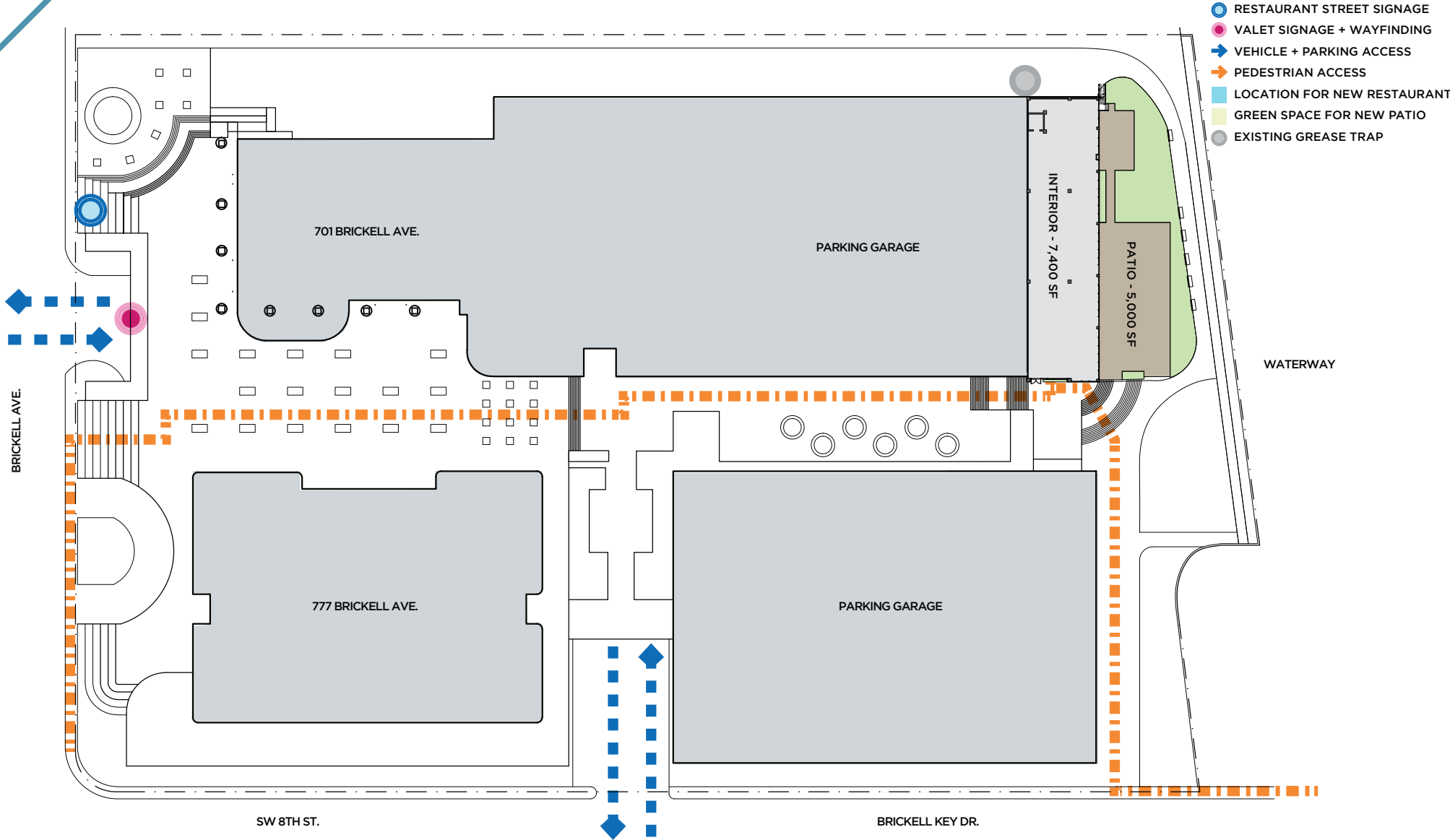


The Brickell financial district honestly feels more like New York than Miami, with a similar ambition, fast-paced lifestyle and walkability. Everything you need to live, work, shop and relax can be found within a highly concentrated urban core.

-Forbes.com

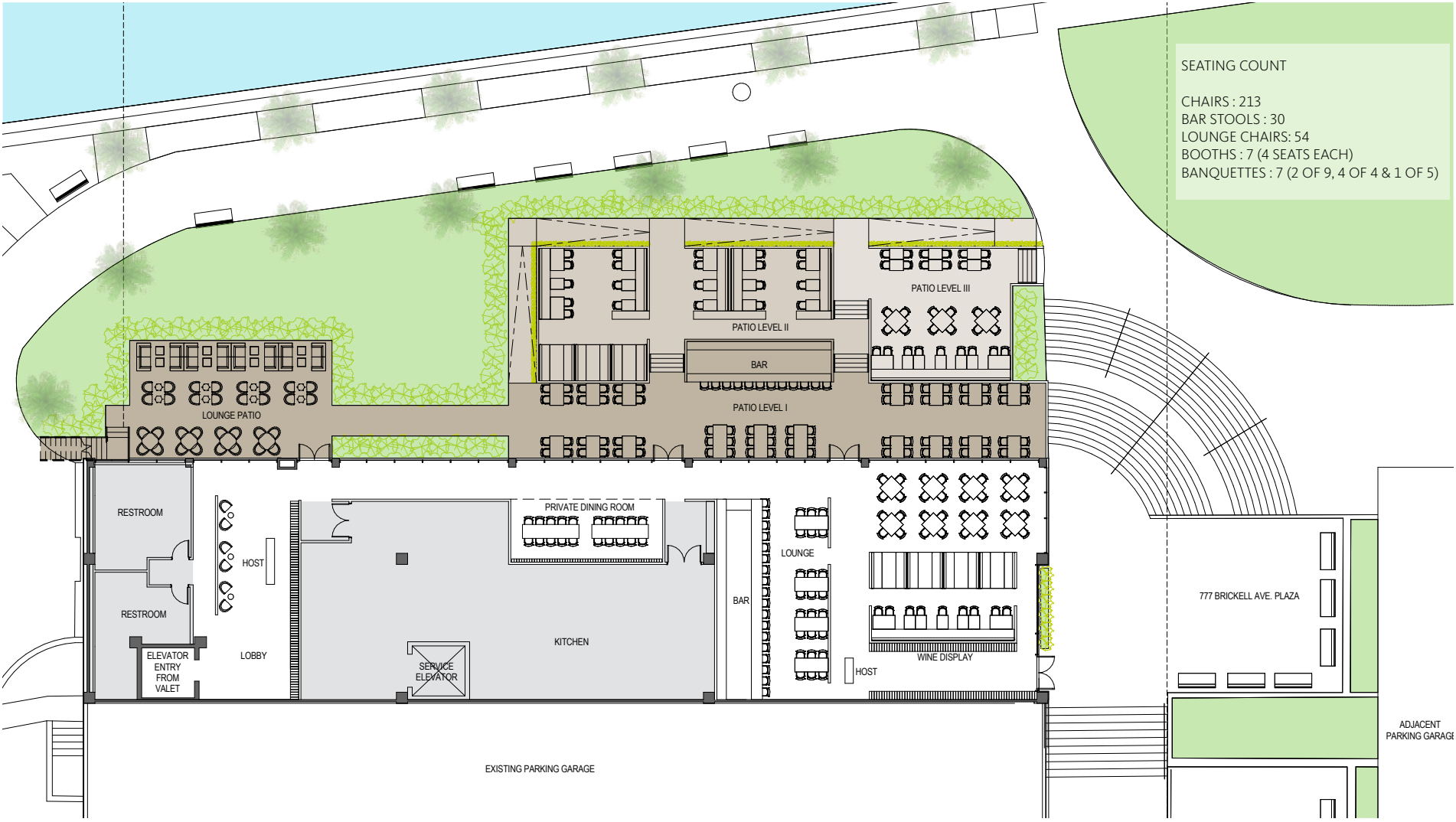
For conceptual purposes only

PROPOSED FLOOR PLAN



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PROTOTYPE RESTAURANT LAYOUT



SEATING COUNT
 CHAIRS : 213
 BAR STOOLS : 30
 LOUNGE CHAIRS: 54
 BOOTHS : 7 (4 SEATS EACH)
 BANQUETTES : 7 (2 OF 9, 4 OF 4 & 1 OF 5)

For conceptual purposes only

RESTAURANTS/COFFEE/NIGHTLIFE

- Balans Restaurant & Bar
- Starbucks
- P.F. Chang's
- Pepitos' Plaza
- North Italia
- Burger & Beer Joint
- La Moon
- Blackbird Ordinary
- Toasted Bagelry & Deli 10
- Casa Tua Cucina
- Pubbelly Sushi
- The River Seafood Oyster Bar
- Bonding
- La Centrale
- Dr. Smood
- Tea Room
- Quinto La Huella
- B Bistro+ Bakery
- Friend's Market & Bistro
- Better Days
- Baby Jane Cocktail House
- The Capital Grille
- Cipriani
- XO Espresso Bar
- Cantina La Veinte
- N BY NAOE
- Brasserie
- Truluck's
- KOMODO
- Palmas Cafe
- La Petite Maison
- PM Fish & Steak House
- Novecento
- Barsecco
- Gyu-Kaku Japanese BBQ
- Piola
- Pilo's Street Tacos
- El Tucan
- Marion
- Coyo Taco
- Yuzi Yakitori
- Akashi
- Latin Cafe 2000
- Momi Ramen
- SuViche
- Baires Grill
- SoCal Cantina
- Dolores But You Can Call Me Lolita
- Mister 01
- doghouse
- Red Bar
- Eggs And Bakery
- Zuuk Mediterranean Kitchen
- American Social
- Graziano's
- Lima
- Edge Steak & Bar
- 58.100 Montaditos
- La Mar By Gaston Acurio
- MO Bar
- Fi'lia
- SAAM
- S Bar
- Moxie's
- Shake Shack
- My Ceviche
- Freddo Gelato
- Atelier Monnier
- Sushi Siam
- Myron Mixon BBQ
- Pasion del Cielo
- Nusr-Et Steakhouse Miami

SHOPPING

- Saks Fifth Avenue
- Apple
- M-AC
- Giuseppe Zanotti
- lululemon
- WoLF Store
- Ted Baker
- BoConcept Miami
- Islanders Marketplace
- CVS
- The UPS Store
- Go Run
- Cole Haan
- PANDORA Jewelry
- AllSaints
- SEPHORA
- Fabiana Filippi
- Westtime
- Victoria's Secret
- Publix

FITNESS/ENTERTAINMENT/BANKS

- Equinox
- Chase Bank
- Hot Yoga Brickell
- Citibank
- Soccer Rooftop
- Bank of America
- SunTrust Bank
- TD Bank
- Brickell Bank
- Wells Fargo Bank
- Bank United
- Ocean Bank
- Soul Cycle
- Sweat440
- Red Bike
- Capital One 360
- Apollo Bank
- First Bank



Biscayne Bay

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