

12,274 SF FOR LEASE!

**653 Collins Avenue
Miami Beach, Florida 33139**

**Listing Broker: Big Box Broker LLC
Charles Silver, Licensed. Real Estate Broker
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BIG BOX
BROKER.COM
We will fill your box!

Miami Beach!

FOR LEASE

Call 561.376.0104

12,272 SF

653 Collins Avenue

FDE



No place like Miami Beach!



12,274 SF
FOR LEASE!

← West

7th Street

Collins Avenue



First Floor



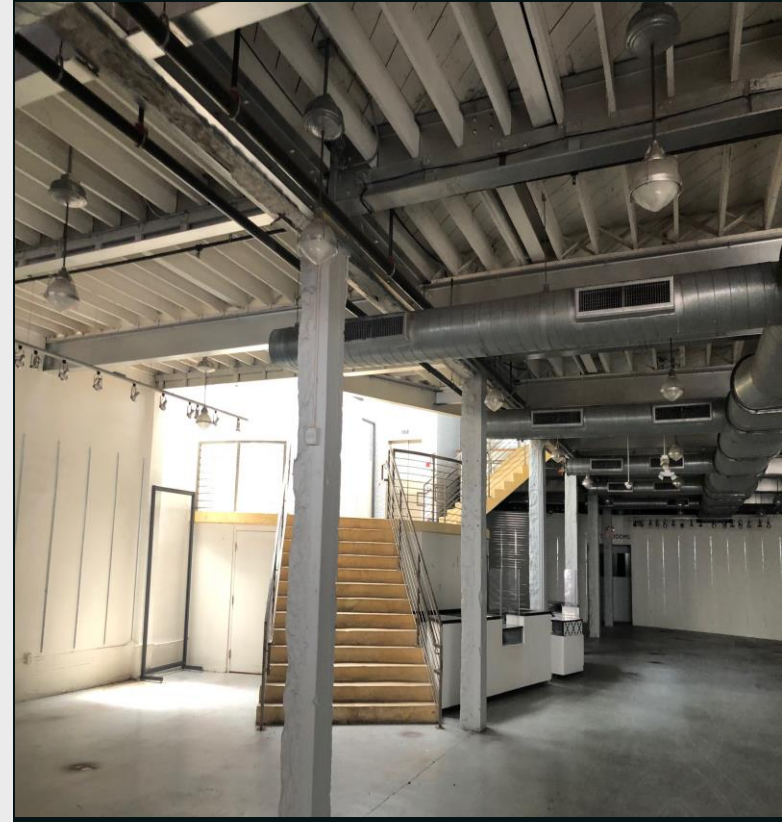
Second Floor



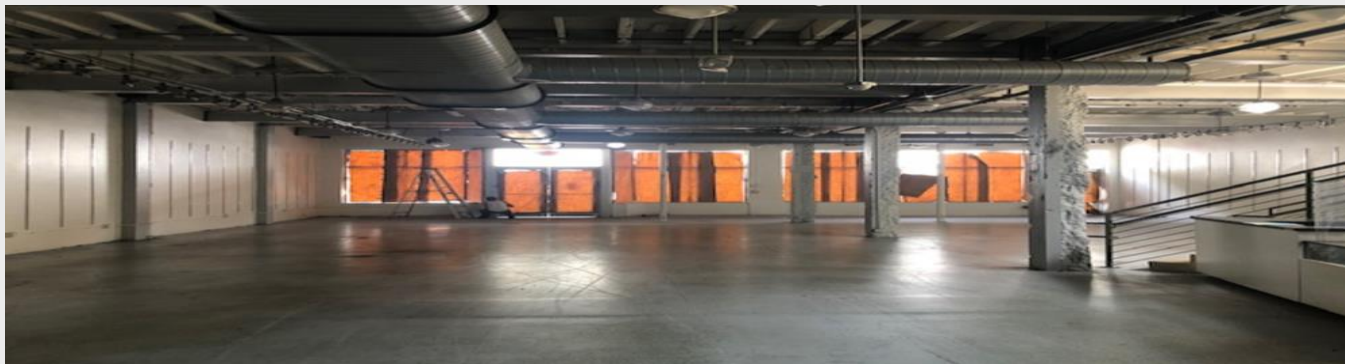
2 Front doors and 1 back door.



653 Collins Avenue!



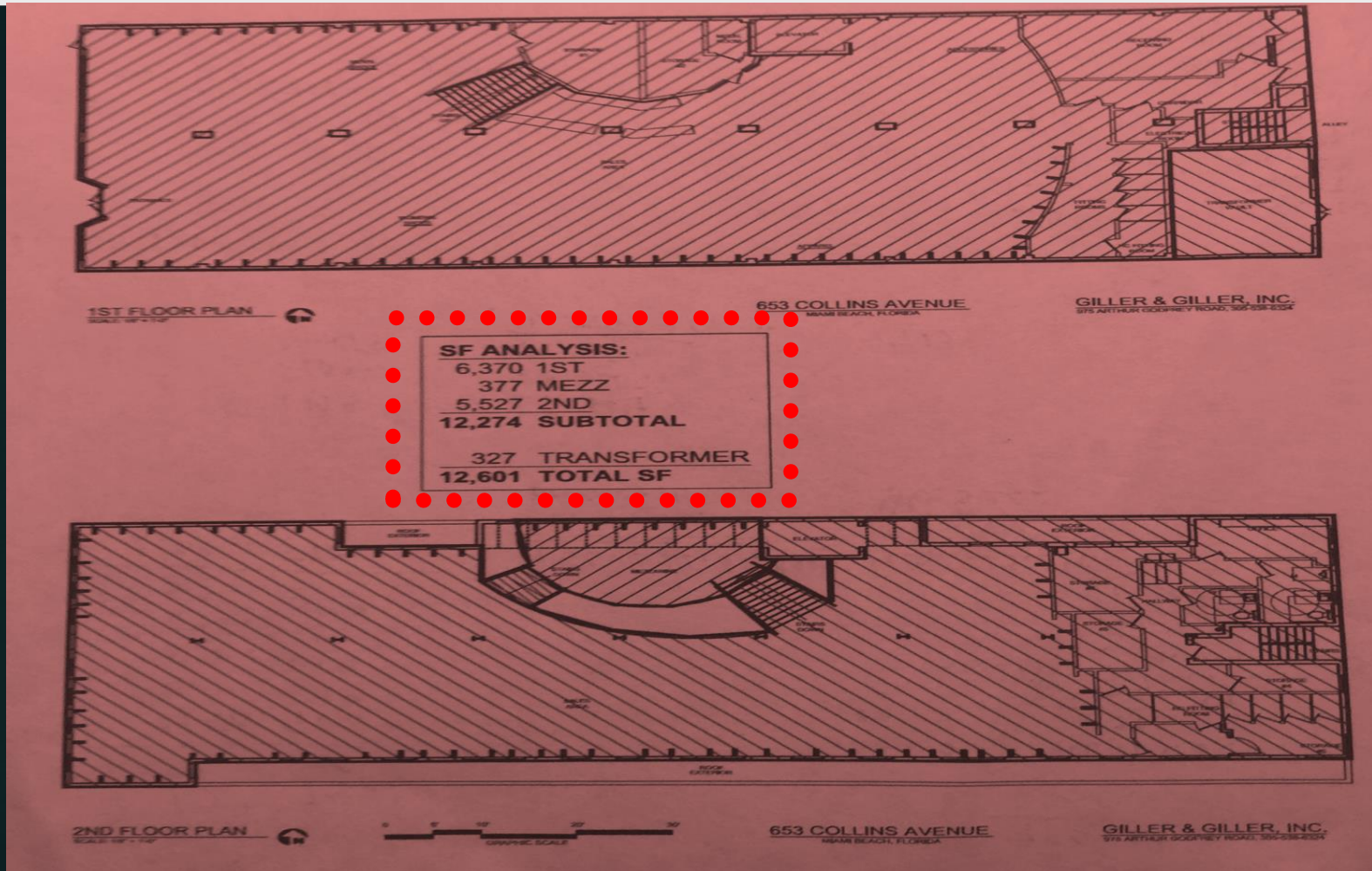
INTERIOR PICTURES



South Beach, Prime Location FOR LEASE



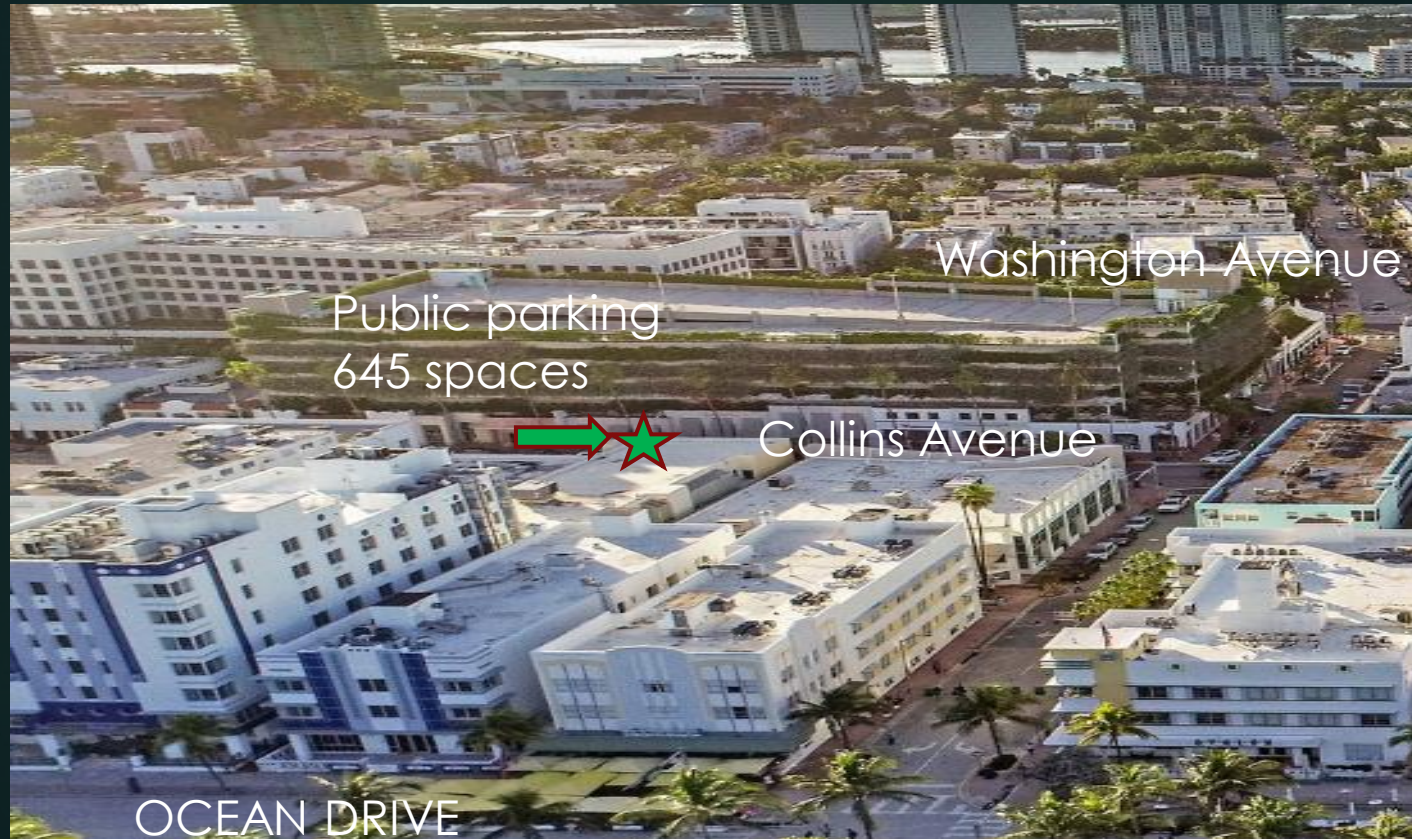
Floor Plan



First floor 6,370 SF
Second Floor 5,527 SF

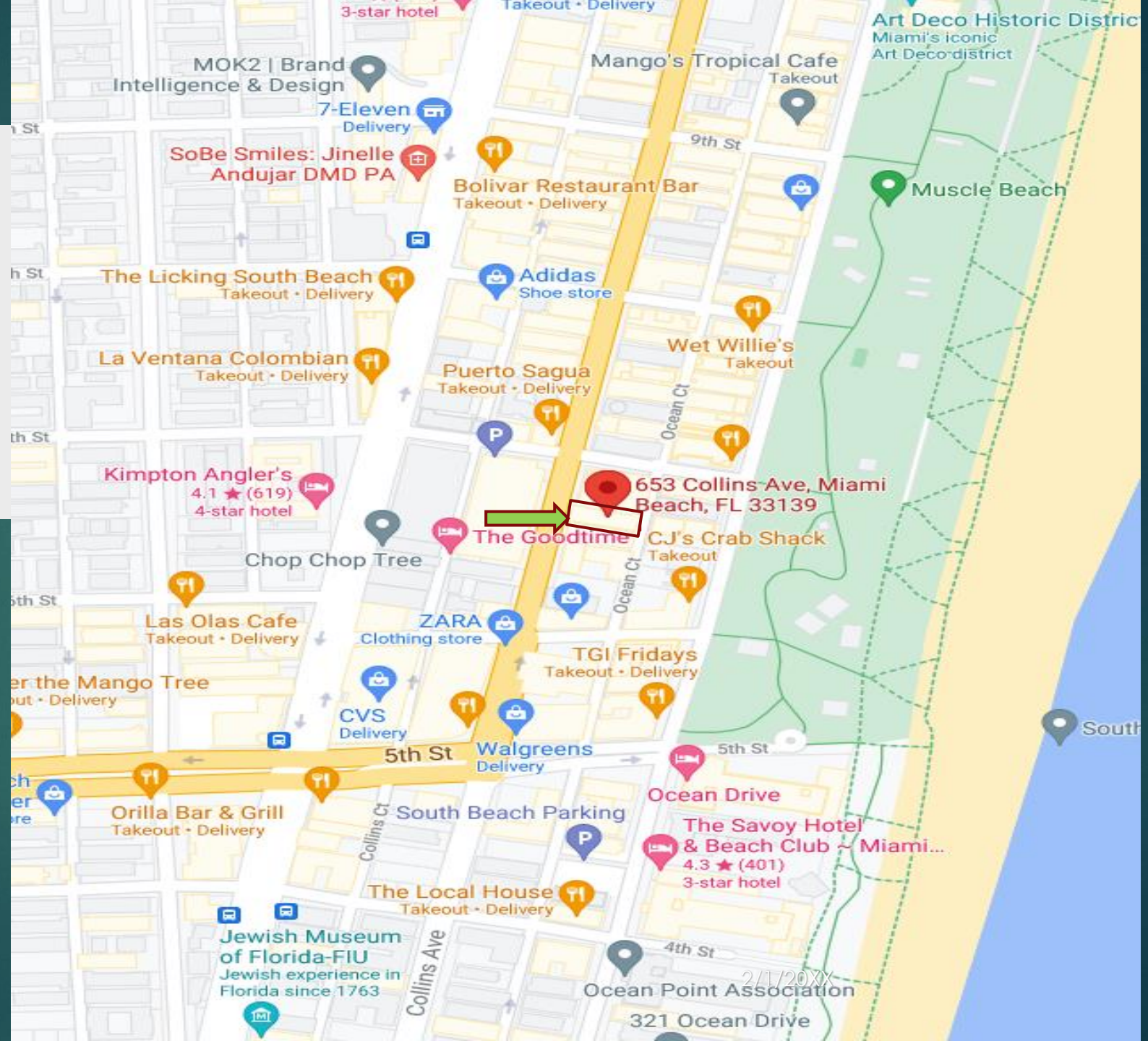
653 COLLINS AVENUE MIAMI BEACH, FL 33139

RARE OPPORTUNITY TO LEASE A FAMOUS LOCATION!



653 COLLINS AVENUE MIAMI BEACH, FL 33139

MAP



MIAMI BEACH PRIME LOCATION

Rent Structure

Ownership is seeking the following:

Term: 10+ Year Lease

National, Regional or Local business

Uses: Retail, Office, Government, Creative uses, and Entertainment.

Delivered: As is.

Co-Broker participation welcome

Ownership will review all offers.



About the space!

SF/GLA: 12,274 SF

Parking ratio and info: Street parking. There is a public garage across the street and most uber and walk from hotels.

Ceiling clear heights: 14 Ft.+ first floor and 11 Ft. second floor

Bathrooms: YES/ See Floor Plan

Frontage: 83' Ft. on the FAMOUS Collins Avenue

Land size: 6,970 SF/ .16AC

HVAC info: Will be delivered in working condition

Condition of roof and AC: Good condition and will be delivered in good working condition at turnover

LOD/floor plan: All electronic plans will be sent to prospective tenant

Asking rent year 1: \$50 NNN/ tenant will be responsible for all expenses insurance and real estate taxes/and sales tax subject to change.

Space condition: Space is vacant and ready for a tenant.

There are fitting rooms, office space, bathrooms, elevator, stairs, and open space. The box was a former Urban Planet.

Features of this prime location!

- This unique prime property in the Miami Beach Fashion District at \$50/SF NNN pricing subject to change. The former tenant was Urban Planet. 653 Collins Ave offers 12,274 SF of retail space with 14+ ft clear heights first floor and 11 ft. on the second floor. Just a block from the ocean, customers can park at the Miami Beach garage or walk from any of the 5,000+ hotel rooms located within 1.5 miles.
- This box is LOCATION, LOCATION, LOCATION.
- Street Parking
- Public parking garage adjacent to property
- Solid traffic counts
- Tremendous walk-by traffic
- High ceilings
- MXE Zoning
- 1940 building but remodeled interior when Urban leased it
- Regular shape 2 floors with elevator
- 1 blocks from the famous South Beach
- Excellent sunlight and windows to make the space very bright!
- Walk to Joe's Stone Crabs, Good Time Hotel, the beach, and all the hot spots!
- Located in Dade County and the famous South Beach!



Please direct all inquires and
Letters of intent to

Charles Silver, President Big Box Broker LLC



Big Box Broker LLC

Charles Silver, Licensed Real Estate Broker

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CHARLES SILVER



FOR LEASE

12,000 SF



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