



scott robins companies

COMMERCIAL LEASE & SALE *

SOUTH BEACH • WYNWOOD 4-4-18

FOR SALE -- Development Sites

930-960 ALTON ROAD	\$30,000,000 (\$956/sf)	LOT 31,350sf	BUILDABLE 62,700sf
1000 17 TH STREET	\$25,000,000 (\$1,388/sf)	RETAIL/COMMERCIAL BUILDING 18,000sf	
WYNWOOD LAND	\$10,000,000 (\$252/sf)	LAND 39,550sf (35 NW 27 th Street)	
WYNWOOD BLOCK	\$30,000,000	LAND 36,300sf VACANT WAREHOUSES 27,406sf (170 NW 23 Street.....NW22 to NW23 STREETS, on NW 1 st Place)	

FOR LEASE -- SOUTH BEACH

QUALIFY FOR APPOINTMENT, CALL/EMAIL: (1) Who Prospect Is (2) Type of Business/Menu, and (3) Experience

RENT + 2 MONTHS SECURITY + ELECTRIC + 7% SALES TAX
"MODIFIED GROSS" already includes ALL Pass-Throughs/NNN for Base Year

RETAIL & RESTAURANT SPACES

		SIZE	RENT (MONTHLY)	RENT (\$/SF)
431 WASHINGTON AV	RESTAURANT SPACE w/Covered Front Porch, Key \$200k	4,000sf	\$16,000 mod gross	-- --
441 ESPANOLA WAY	Retail	600sf	\$ 7,500 mod gross	
520 WEST AV, #1	WATERFRONT RESTAURANT SPACE & MARINA DOCKAGE	5,000sf + 7,000sf PATIO + DOCKAGE	\$25,000 NNN	-- NNN (\$19/sf)
1000 17 TH STREET	Seats 200+, Parking 32+, Waterfront Patio 7000sf, Key \$400k	6,812sf (sub-dividable)	varies NNN	\$100-125 NNN (\$15/sf)
	FLOOR 1, sub-dividable	7,068sf (sub-dividable)	varies NNN	\$ 50-60 NNN (\$12-15/sf)
1935 WEST AV #102	CAFÉ SPACE	975sf	tbd mod gross	
1935 WEST AV #106	Retail	1,235sf	\$ 7,500 mod gross	--

COMMISSION to Brokers

LEASE: 3.0% (Base Rent , Base Term..... max term up to 5 yrs)
SALE: Please inquire within

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*Measurements/Dates/Seats/NNN approximate & subject to change
*Offer subject to error, omission, sale, lease, withdrawal, price change