FOR LEASE

RIVERFRONT RESTAURANT & RETAIL OPPORTUNITY IN BRICKELL

THE STANDARD RESIDENCES BRICKELL, MIAMI
690 SW 1ST AVENUE, CU-2, MIAMI, FL 33130

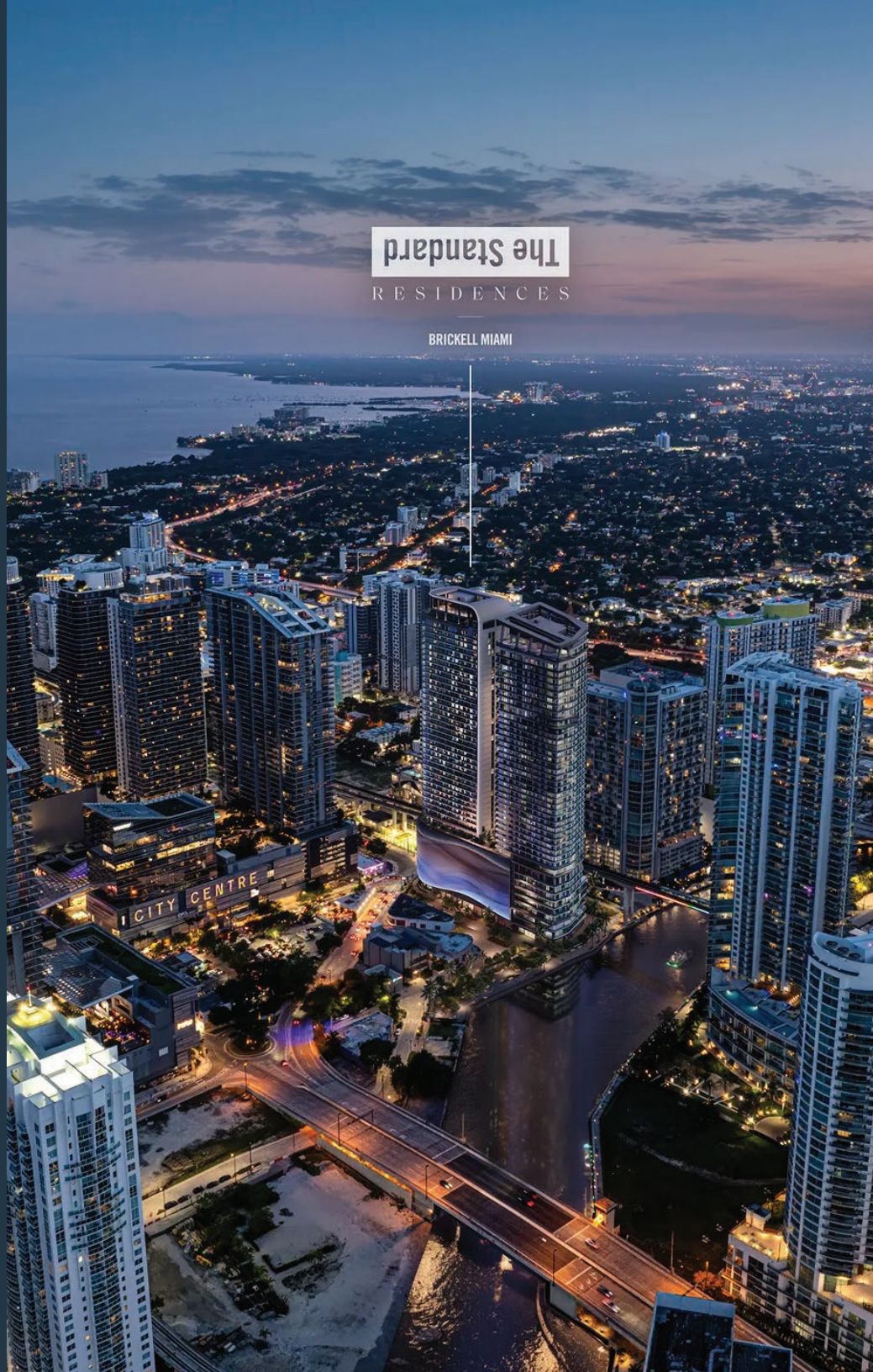
LEGAL UNIT AREA: 7,550 SF

OFFERING MEMORANDUM
Exclusively Presented by

FRANCISCO PAEZ
REALTOR-ASSOCIATE
(786) 731-8510 | fpaez@fir.com

CHRISTINA ALLEN
BROKER-ASSOCIATE
(813) 951-7469 | callen@fir.com

FORTUNE INTERNATIONAL REALTY



PROPERTY DESCRIPTION

RESTAURANT & RETAIL SPACE FOR LEASE

A riverfront restaurant & retail opportunity at The Standard Residences, Brickell Miami.

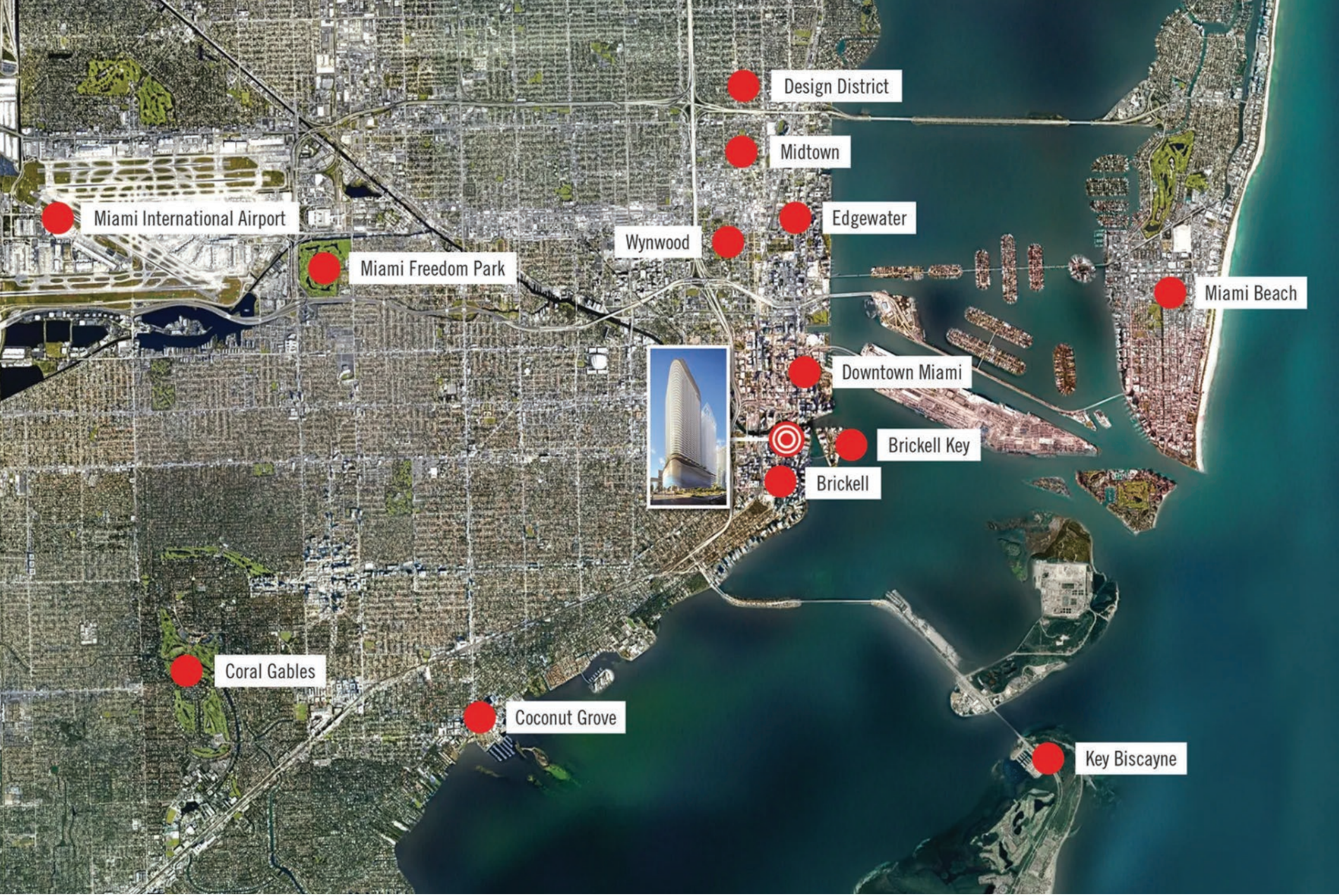
The shell space allows an operator the flexibility to design a restaurant, hospitality, or retail concept, subject to approvals and separate tenant improvement permits and plans.

LEGAL UNIT AREA:	7,550 SF

PROPERTY DESCRIPTION

HIGHLIGHTS

- Riverfront Restaurant & Retail Space at The Standard Residences Brickell Miami
- Connected to Brickell's riverfront, transit and dining core
- Steps away from the Brickell City Centre, the Metrorail and Metromover.
- Proximity to approximately 5MM square feet of Class A office and over ± 53,000 residential units



THE STANDARD RESIDENCES BRICKELL MIAMI / CU-2 / LEASING OFFERING

BY: FRANCISCO PAEZ & CHRISTINA ALLEN

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ART & ENTERTAINMENT

01 PÉREZ ART MUSEUM MIAMI
02 MARLINS STADIUM
03 OLYMPIA THEATER
04 FROST SCIENCE MUSEUM
05 ICA MIAMI
06 CMX AT BCC
07 ADRIENNE ARSHT ART CENTER
08 KASEYA CENTER

PUBLIC PARKS

09 SOUTHSIDE PARK
10 ALICE WAINWRIGHT PARK
11 BRICKELL KEY PARK
12 SIMPSON PARK
13 BAYFRONT PARK
14 MAURICE A. FERRÉ PARK

SHOP

15 BRICKELL CITY CENTRE
16 DESIGN DISTRICT
17 MARY BRICKELL VILLAGE
18 BAYSIDE MARKETPLACE
19 MIAMI WORLD CENTER
20 PUBLIX
21 WHOLE FOODS MARKET
22 THE SHOPS AT MIDTOWN

EAT & DRINK

23 CHATEAU ZZS
24 CIPRIANI
25 DIRTY FRENCH
26 GEKKO
27 JAGUAR SUN
28 LPM (LE PETIT MAISON)
29 MAMA TRIED
30 MANGROVE
31 MASTRO'S OCEAN CLUB
32 MIAMI SOUND BAR
33 NIU KITCHEN
34 SEXY FISH
35 THE RIVER OYSTER BAR
36 TORNO SUBITO

A short stroll from Brickell's most sought-after bars, restaurants and gleaming office towers, as well as the burgeoning riverfront.

With an enviable riverside location just a two-minute walk from both the Metrorail and Metromover, The Standard Residences puts the very best of the neighborhood firmly on your doorstep.

With shops, dining, culture and entertainment all within walking distance, you'll also find Brickell's iconic Underline Park directly adjacent. Meanwhile, the proximity and easy access to places like Wynwood, Miami Design District, Miami Heat's Kaseya Arena and a host of museums, makes Brickell one of the most hyper-connected neighborhoods in the world. Not least thanks to the nearby Miami Central Station, which connects Brickell via the Brightline intercity railway.

DISCLAIMER

By acceptance of this Offering Memorandum (The “Memorandum”), you (The Recipient) agree to the following conditions.

This Memorandum is only provided with the understanding that you (The Recipient) agree to these conditions. If you (The Recipient) do not agree to these conditions, you must promptly return this Memorandum to the address below.

Attention: **FRANCISCO PAEZ & CHRISTINA ALLEN**

Fortune International Realty

1390 Brickell Avenue, Suite 104, Miami, FL 33131

The information contained in the following Offering Memorandum is proprietary.

All information has been secured from sources we believe to be reliable and the accuracy is not guaranteed. Buyer/lessee must verify all the information and bears all risk for any inaccuracies. All information is subject to errors, omissions, change, and withdrawal without notice. Any reference to age or square footage must be verified and are not guaranteed. Buyer/lessee assumes all risks. All product and company names are trademarks™ or registered® trademarks of their respective holders. Use of them does not imply any affiliation with or endorsement by them.

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