

# RETAIL SPACE FOR LEASE – ONE SPACE REMAINING



1700 ALTON ROAD • MIAMI BEACH



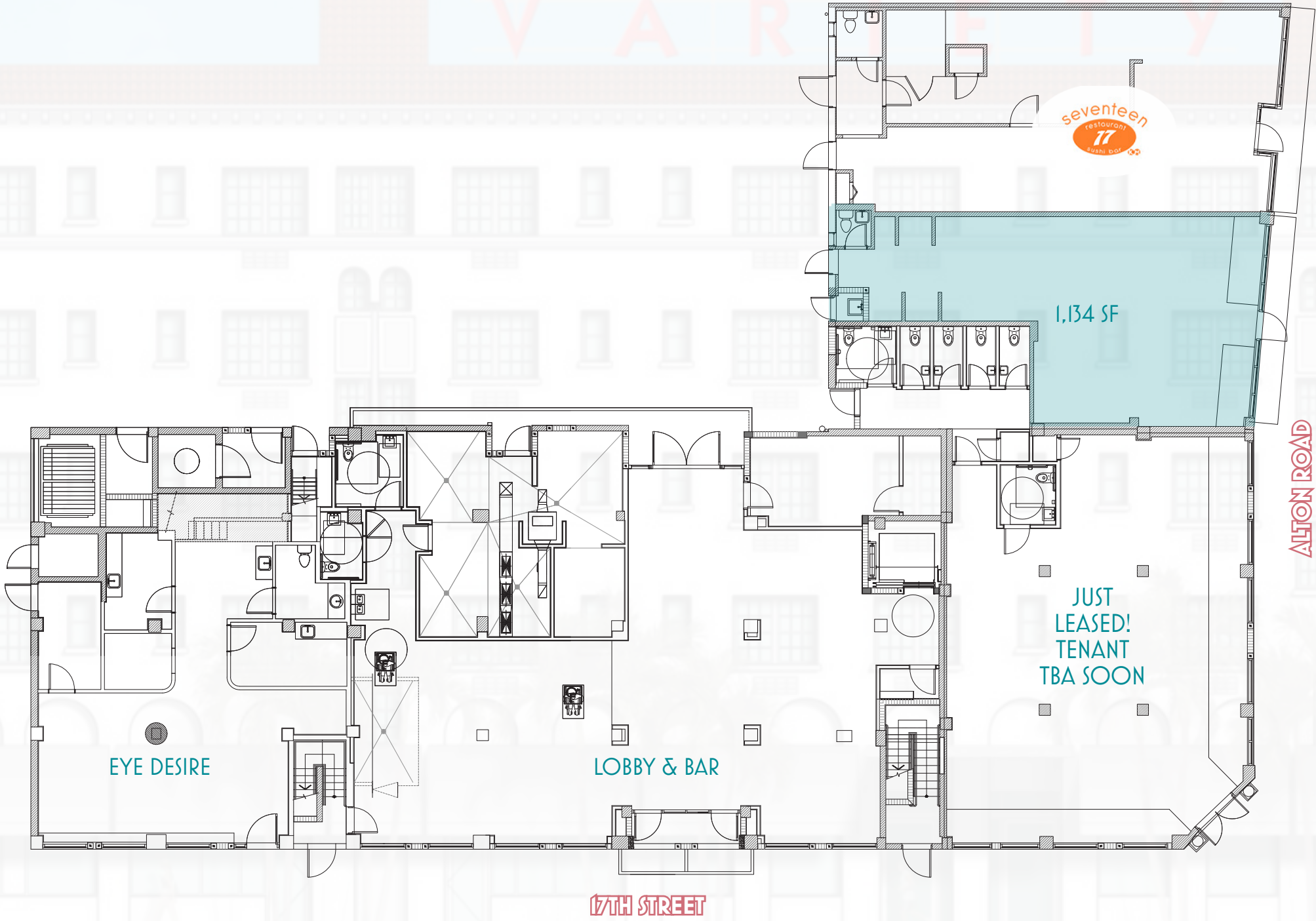


## HIGHLIGHTS

- Prime retail available in the Variety Hotel, undergoing a historical renovation of an existing landmark asset
- 1,134 SF available
- Storefronts recently underwent full renovation to increase glass and visibility
- The Variety will feature 70 rooms, a 5,000 - SF outdoor pool area and an indoor common area with ATBD food concept
- Located in the new heart of South Beach, steps from multiple new projects bringing added retail space, hotel rooms and residential apartments/condos to the area
- Area retailers include Shake Shack, Juvia, Yard House, Regal Cinemas, Sushi Garage, Fresh Market, Publix, Bank United, Barry's Bootcamp, Flywheel, and the soon to open Trader Joe's and SunTrust Bank, both located directly across the street from the site
- Multiple hotels in the immediate area including the new Residence Inn by Marriott Miami Beach, the Standard, the under construction Kimpton Hotel Palomar and the planned Citizen M Hotel



# FLOOR PLAN





# CONCEPTUAL RENDERING

# THE VARIETY







Leasing contacts:  
 Zach Winkler  
 zach.winkler@am.jll.com  
 305 704 1333

Jonathan Rosen  
 jonathan.rosen@am.jll.com  
 305 728 7391

Lee Koniver  
 lee.koniver@am.jll.com  
 305 704 1404

# CONTACT

