

Retail for Lease

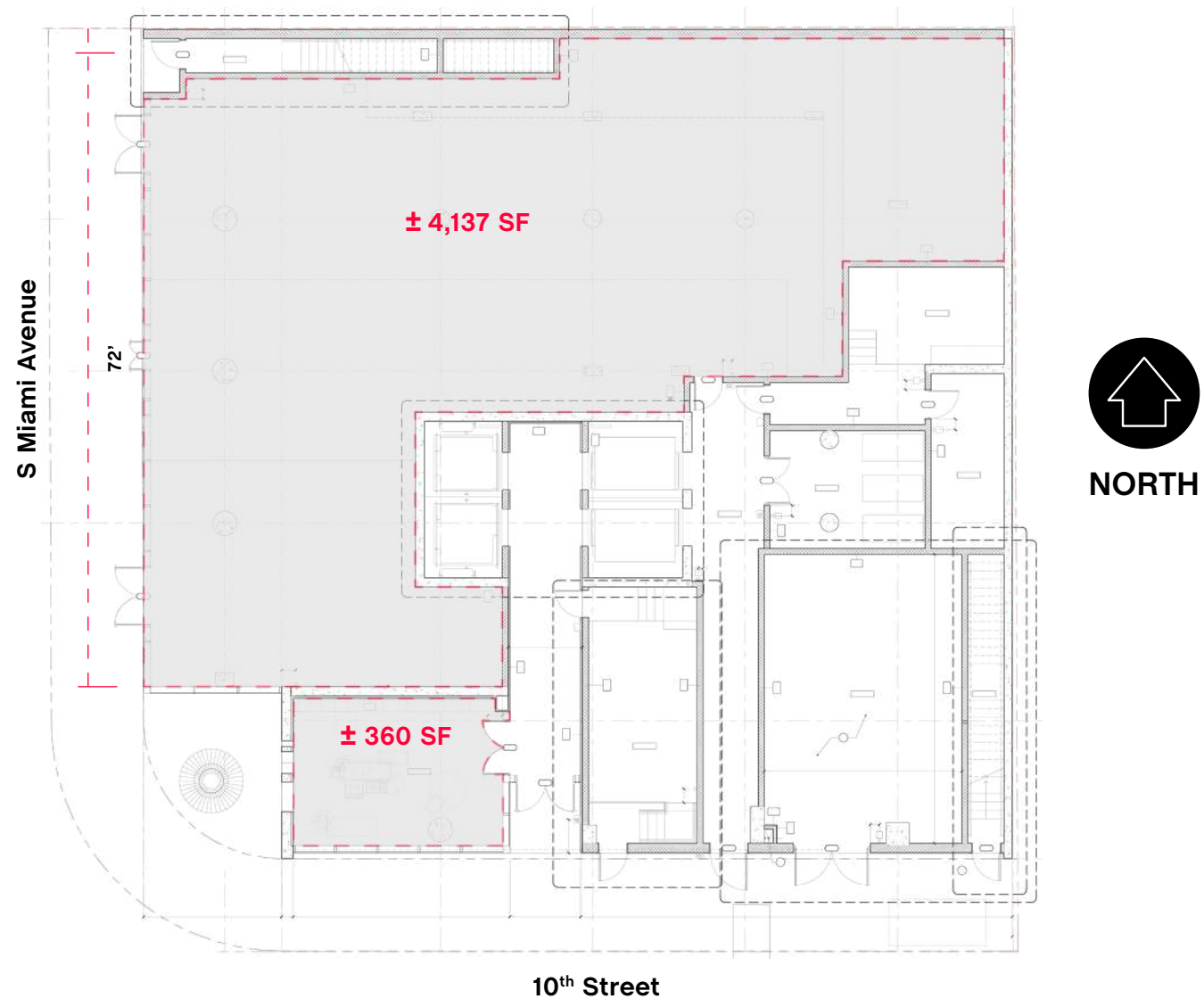


955 S Miami Avenue
Miami, FL

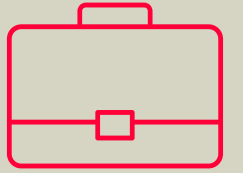


Property Highlights

- 4,137 SF of prime retail space available in the heart of Brickell, additional 360 SF jewel box available
- 29' ceiling heights
- 72' of frontage along South Miami Avenue and 38' of frontage on 10th street
- Floor to ceiling windows
- Situated at the base of the brand new citizenM Brickell hotel with 252 guest rooms, a rooftop deck with bar and pool and meeting rooms
- Anticipated delivery of space in Q4 2020
- Neighboring Mary Brickell Village, a mixed use development with 200,000 SF of retail, across from to the new Brickell Flatiron with 550 units, and two blocks from the Brickell City Centre, a mixed use development with hotel, residential, office, and 500,000 SF of retail
- Nearby tenants include North Italia, Equinox, Soul Cycle, Starbucks, Komodo, Pubblely Sushi, Tacology, CMX Theaters, DIRT, CapitalOne 360 Café, Publix, Shake Shack (coming soon), Moxie's (coming soon)



Market Information



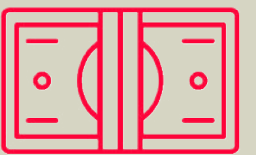
9,109

All Businesses



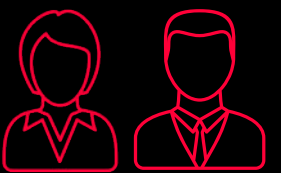
\$18.6B

Estimated Revenues



\$110,658

Income



114,417

Employees



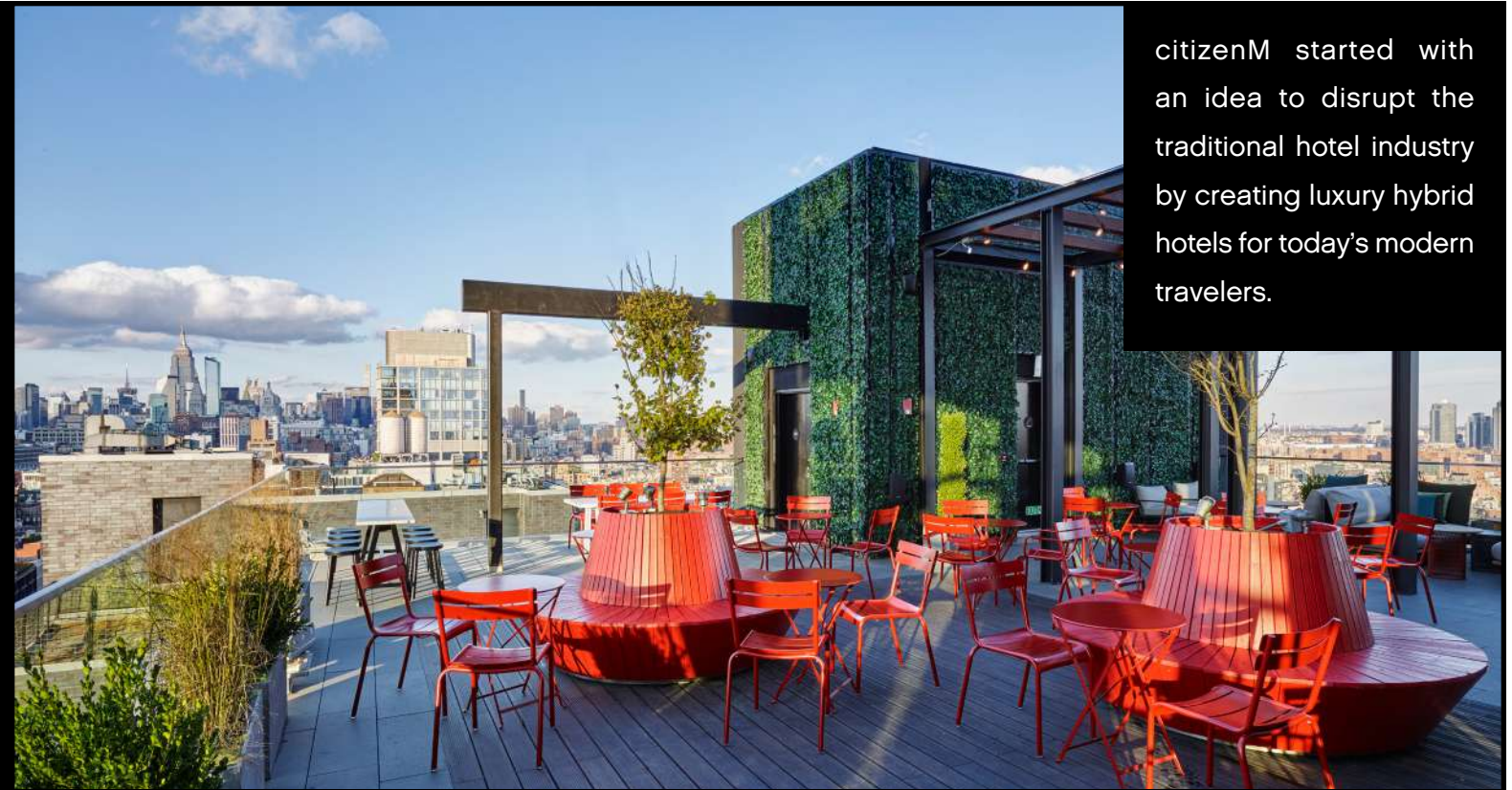
5.4

Million visitors

About



citizenM hotels are more than just a place to sleep, they are somewhere to work, relax, and play. They offer free wifi, comfortable furniture, and a great bed to crash on at the end of a long day. citizenM's public living rooms don't just cater to overnight guests, but also members of the community looking to get a great coffee or cocktail in an inspiring place.



citizenM started with an idea to disrupt the traditional hotel industry by creating luxury hybrid hotels for today's modern travelers.

citizenM was born out of the frustrations experienced by modern travelers. In response, citizenM designed a new type of hotel based around the needs of these travelers – high design hotels located in incredible locations, but at an affordable price point. In 2008, the first hotel opened in Amsterdam and was named after its target audience – “mobile citizens” or citizenM for short.



citizenM now operates 18 hotels globally from Amsterdam to New York City to Shanghai. There are also 20 hotels under development.

Amenities Map

RESTAURANTS | COFFEE | NIGHTLIFE

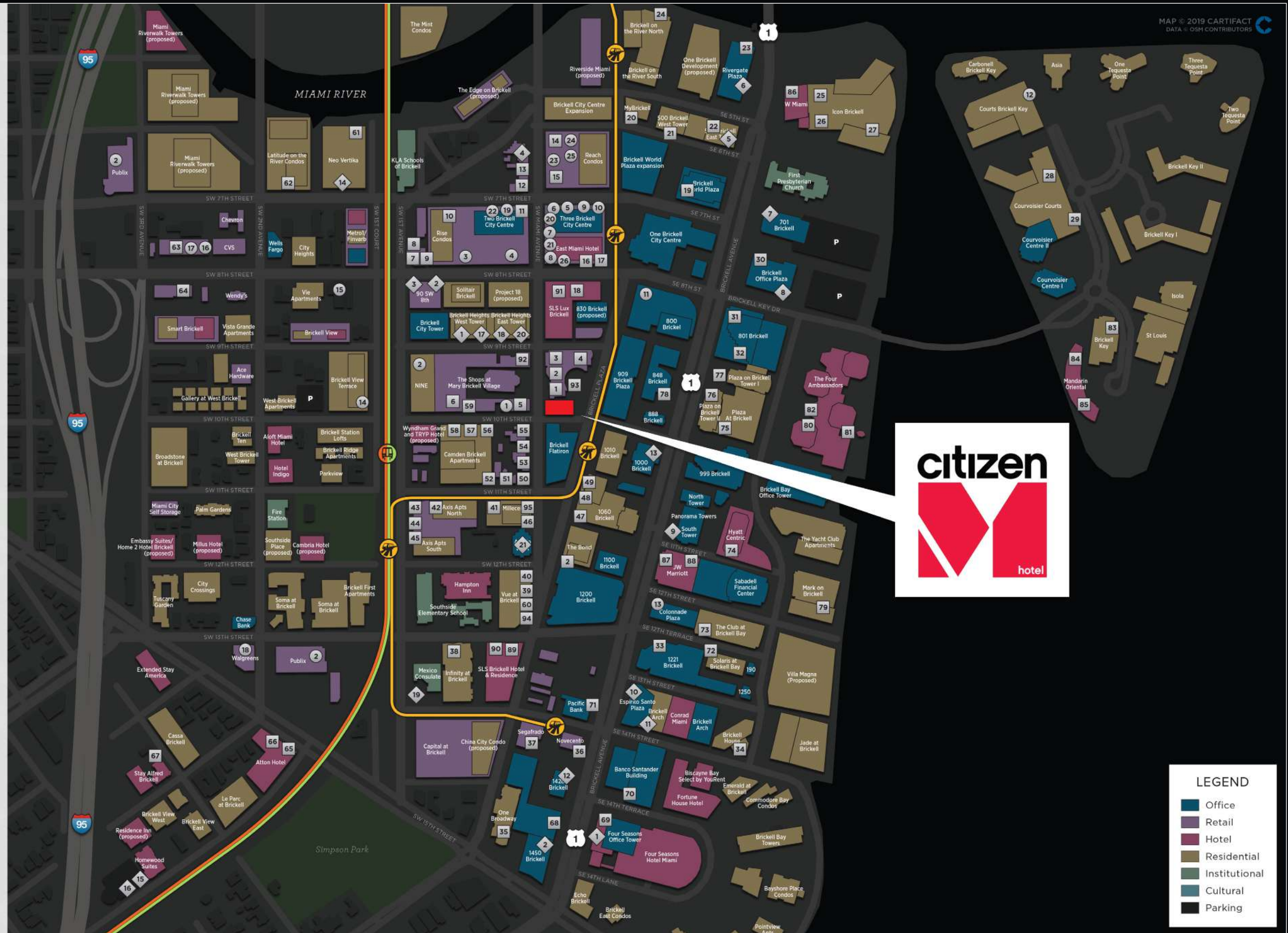
- | | |
|---------------------------------|-------------------------------|
| 1 Balans Restaurant & Bar | 48 La Lupita |
| 2 Starbucks | 49 Latin Cafe 2000 |
| 3 P.F. Chang's | 50 Empanazzo |
| 4 Pepitos' Plaza | 51 Momi Ramen |
| 5 North Italia | 52 SuViche |
| 6 Burger & Beer Joint | 53 Baires Grill |
| 7 La Moon | 54 SoCal Cantina |
| 8 Blackbird Ordinary | 55 Mister O1 |
| 9 Toasted Bagelry & Deli | 56 doghouse |
| 10 Casa Tua Cucina | 57 RedBar |
| 11 Pubblely Sushi | 58 Miami Fresh Cafe |
| 12 The River Seafood Oyster Bar | 59 Eggs And Bakery |
| 13 Bonding | 60 Zuuk Mediterranean Kitchen |
| 14 La Centrale | 61 American Social |
| 15 Dr. Smood | 62 Graziano's |
| 16 Tea Room | 63 Sushi Sake |
| 17 Quinto La Huella | 64 Sabor |
| 18 Katsuya Brickell | 65 Lima |
| 19 B Bistro + Bakery | 66 Santa Fe News & Espresso |
| 20 Friend's Market & Bistro | 67 Le Marché Café |
| 21 Better Days | 68 Valentin Mediterranean |
| 22 Baby Jane Cocktail House | 69 Edge Steak & Bar |
| 23 The Capital Grille | 70 100 Montaditos |
| 24 elcielo | 71 La Estacion Cafe |
| 25 Cipriani | 72 Nikko by Sunshine |
| 26 XO Espresso Bar | 73 Poke Life |
| 27 Cantina La Veinte | 74 Caña Restaurant |
| 28 N By NAOE | 75 Palmas Cafe |
| 29 Brasserie | 76 Amour de Miami |
| 30 Truluck's | 77 Pasion del Cielo |
| 31 KOMODO | 78 Atelier Monnier |
| 32 Palmas Cafe | 79 Crazy About You |
| 33 Vapiano | 80 Sushi Rao |
| 34 La Petite Maison | 81 LOL On The Bay |
| 35 PM Fish & Steak House | 82 Flamingo Theater Bar |
| 36 Novocento | 83 YAKU by La Mar |
| 37 Barsecco | 84 La Mar By Gastón Acurio |
| 38 Gyu-Kaku Japanese BBQ | 85 MO Bar |
| 39 Piola | 86 Wet Deck Lounge |
| 40 Brickell Kitchen | 87 La Terraza Cafe & Bar |
| 41 Pilo's Street Tacos | 88 Drake's Bar |
| 42 1111 Peruvian Bistro | 89 Fi'lia |
| 43 El Tucán | 90 SAAM |
| 44 Marion | 91 S Bar |
| 45 Coyo Taco | 92 Moxie's |
| 46 Yuzi Yakitori | 93 Shake Shack |
| 47 Akashi | 94 My Ceviche |
| | 95 Freddo Gelato |

SHOPPING

- | | |
|--------------------------|----------------------|
| 1 Blush | 14 The UPS Store |
| 2 Publix | 15 Go Run |
| 3 Saks Fifth Avenue | 16 GNC |
| 4 Apple | 17 Sally Beauty |
| 5 Stuart Weitzman | 18 Walgreens |
| 6 M-A-C | 19 Cole Haan |
| 7 Giuseppe Zanotti | 20 PANDORA Jewelry |
| 8 lululemon | 21 AllSaints |
| 9 WoLF Store | 22 SEPHORA |
| 10 Ted Baker | 23 Fabiana Filippi |
| 11 BoConcept Miami | 24 STITCHED |
| 12 Islanders Marketplace | 25 Westime |
| 13 CVS | 26 Victoria's Secret |

FITNESS | ENTERTAINMENT | BANKS

- | | |
|------------------------|----------------------------------|
| 1 Equinox | 12 BankUnited |
| 2 Chase Bank | 13 Ocean Bank |
| 3 Hot Yoga Brickell | 14 CKO Kickboxing |
| 4 EPIC Hybrid Training | 15 Cure Fitness |
| 5 Citibank | 16 Skanda Yoga |
| 6 Soccer Rooftop | 17 Soul Cycle |
| 7 Bank of America | 18 Sweat440 |
| 8 SunTrust Bank | 19 Red Bike |
| 9 TD Bank | 20 Capital one 360 bank and cafe |
| 10 Brickell Bank | 21 Apollo Bank |
| 11 Wells Fargo Bank | |



Developments Map





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