



RARE BOUTIQUE WATERFRONT RETAIL / OFFICE CONDO

801 Brickell Bay Drive - Unit 4C042
MIAMI, FL 33131

FOR LEASE



EXECUTIVE SUMMARY

The Property: 5,411 SF commercial condominium (Unit 4C042) featuring direct frontage within the historic Four Ambassadors' waterfront commercial concourse along the Brickell Bay Boardwalk - a rare bayfront retail, restaurant, or office setting in the heart of Brickell.

- Liquor reservation has been approved for this property allowing for full liquor license
- Grease trap in place and up to new code
- Utilities stubbed into the space
- Rare waterfront creative office / retail available in Brickell

PROPERTY DETAILS

| | |
|-------------|---|
| ADDRESS | 801 Brickell Bay Drive, Unit 4C042, Miami, FL 33131 |
| BUILDING SF | 5,411 SF |
| PARKING | Dedicated Tandem Parking |



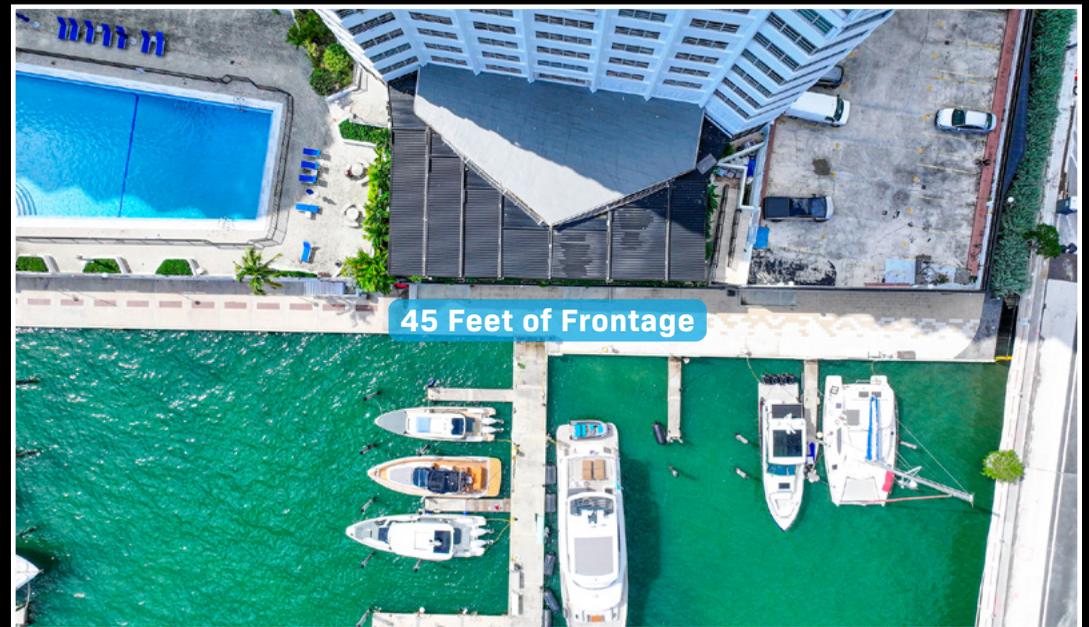
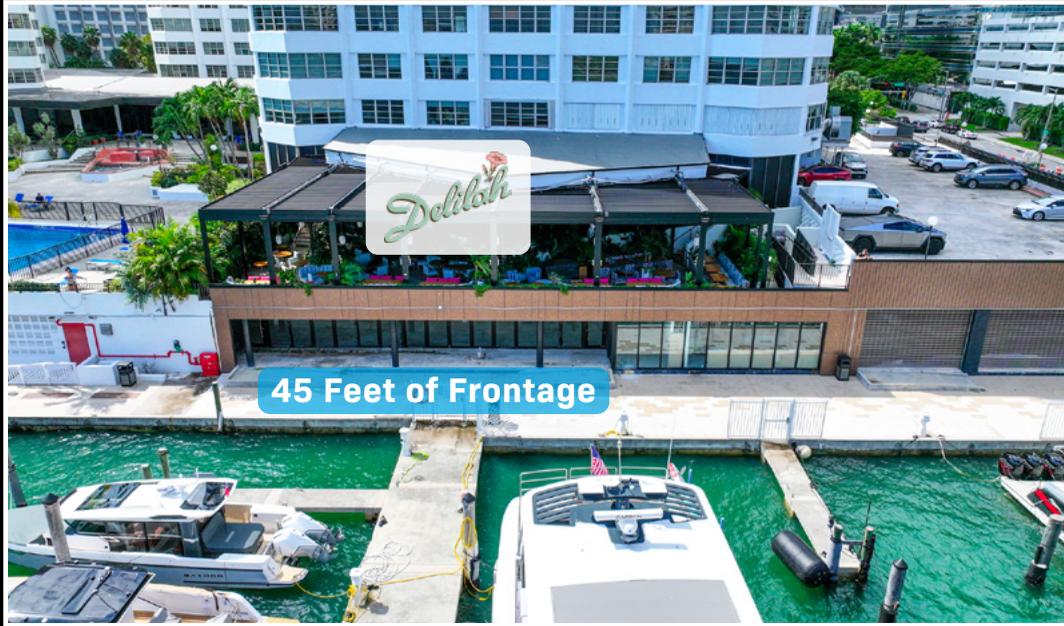
ASKING PRICE

\$55 PSF NNN

EXTERIOR PHOTO - VALET



EXTERIOR PHOTOS



INTERIOR PHOTOS





Creative Office

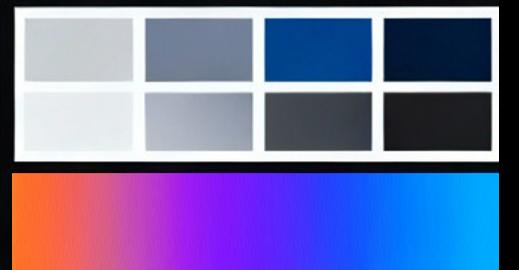
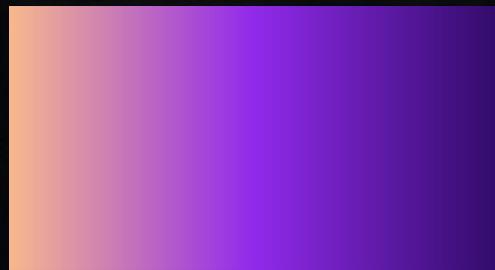
MOOD BOARD POTENTIAL USES

Potential Allowable Uses

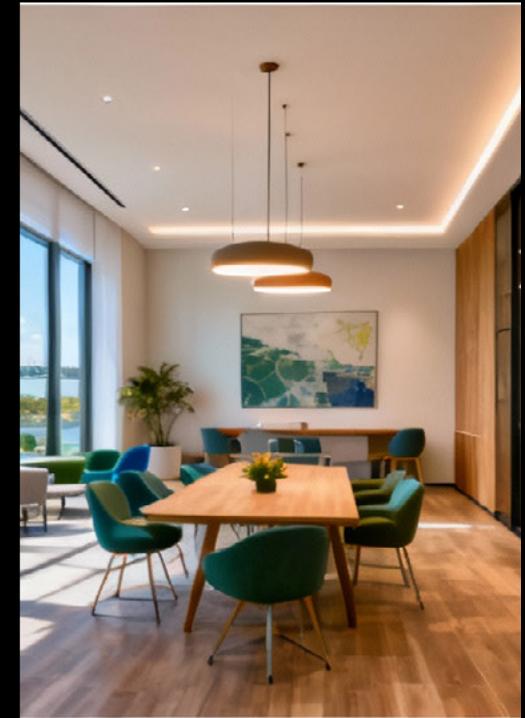
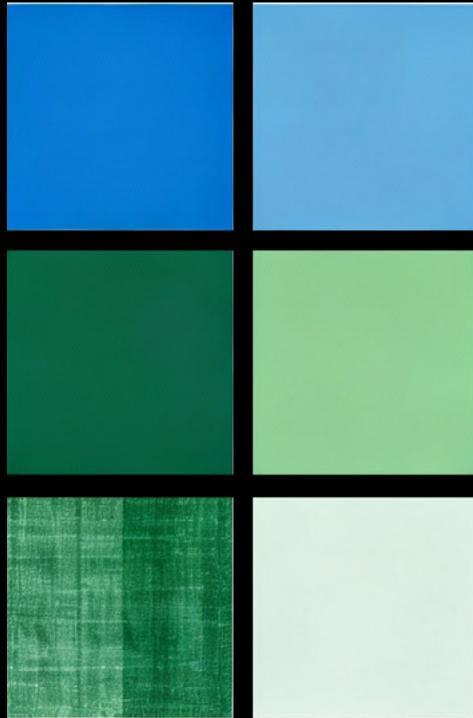
- Boutique Fitness & Performance Studio
- Creative Office & Studio Loft
- Children's Discovery Gym or Play Lounge
- Private Lounge or Members' Club
- Waterfront Event Pavilion
- Signature Restaurant or Café Concept
- Craft Cocktail Bar or Lounge
- Showroom & Experience Gallery
- Golf Lounge & Sports Simulator Studio
- Wellness & Recovery

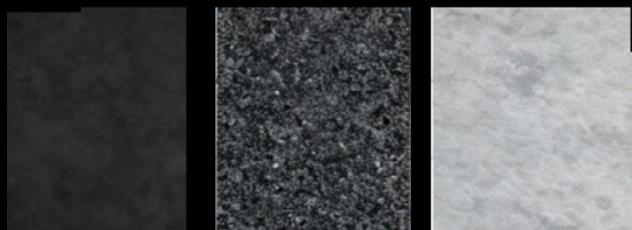
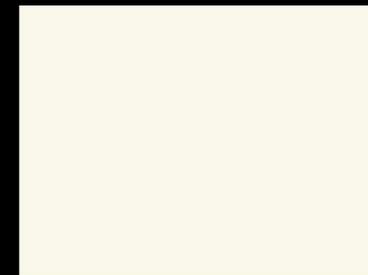


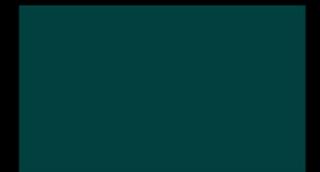
Kids Playroom/Daycare



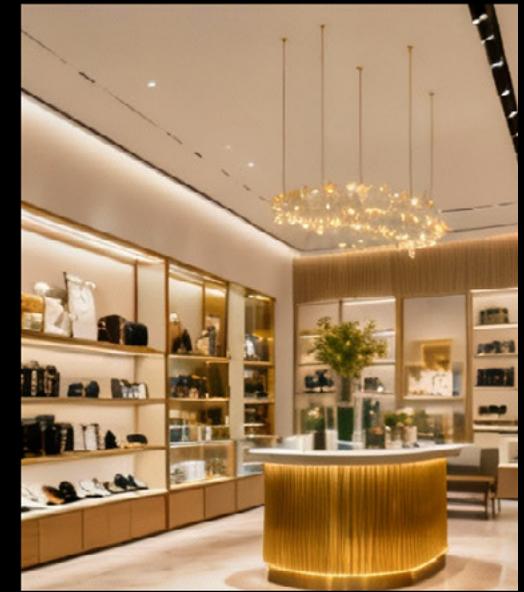
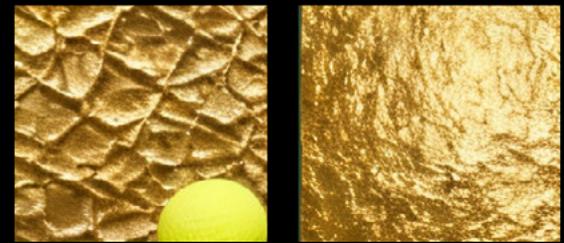




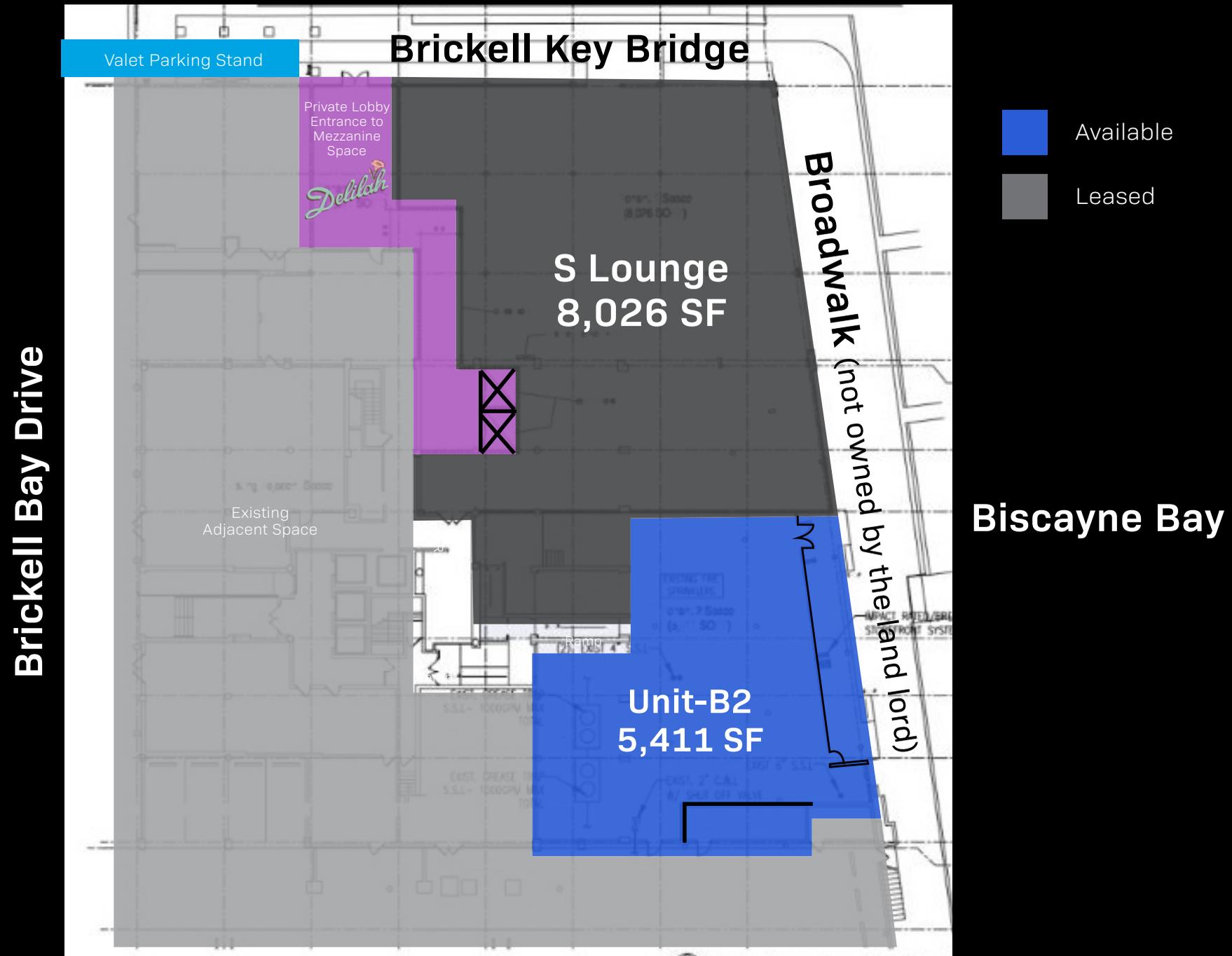








SURVEY



LOCATION MAP





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Miami, FL 33138

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