

FOR LEASE



COMMERCIAL KITCHEN / RETAIL

300 SW 17th AVE - SUITE 4

MIAMI, FL 33135



ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

tAPEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.



CONTACT US

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OFFERING SUMMARY

300 SW 17TH AVE - SUITE 4, MIAMI FL 33135

GROSS LEASABLE AREA 1,770 SF

PROPERTY TYPE Retail/Food Production Facility

CEILING 17' - 20'

ALLOWABLE USES Commissary Kitchen, Ghost Kitchens, Food Production Facilities

ASKING PRICE **\$40 PSF + NNN**

- Blank Canvas to Build Out your Kitchen or Production Facility
- 3 Phase, 300 AMPS electrical service
- Property Updated/Rehabbed 2022
- 24-Hour Access
- Grade Level/Bay Door Access
- (2) 3.5 Tonnes AC Units (new)

GREASE TRAP READY

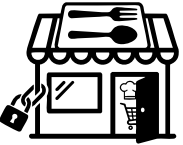


FOOD-INFRASTRUCTURE RETAIL

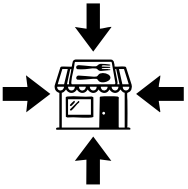
HIGHLIGHTS



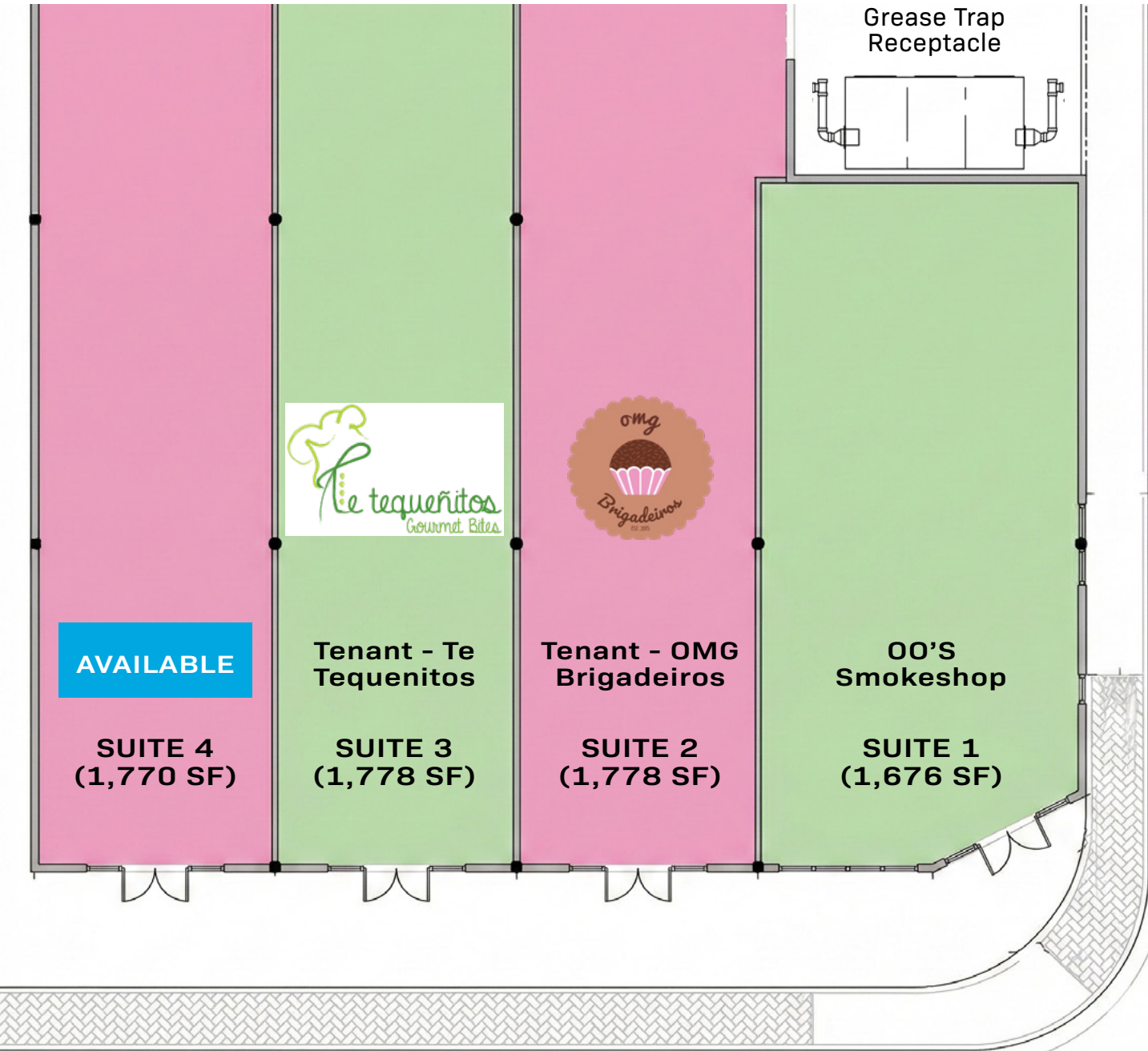
Turnkey Food-Infrastructure Retail Space: Retail units with grease traps, ventilation, heavy power, and food-grade plumbing are difficult and costly to replicate today, supporting premium rents and strong renewal potential.



Sticky, Capital-Intensive Tenants: Food operators invest heavily in equipment and permitting, making relocation costly and increasing renewal likelihood at fair market value.



Infill Location Drives Demand: Proximity to Downtown, Brickell, and dense residential neighborhoods supports delivery-focused and hybrid food concepts.



RETAIL MAP



INTERIOR PHOTOS





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