



RESTAURANT · FOR LEASE

La Màrtola

4702 NE 2nd Avenue · Miami, FL 33137 · Buena Vista / Arts & Entertainment District

2,663 SF

Interior

2,291 SF

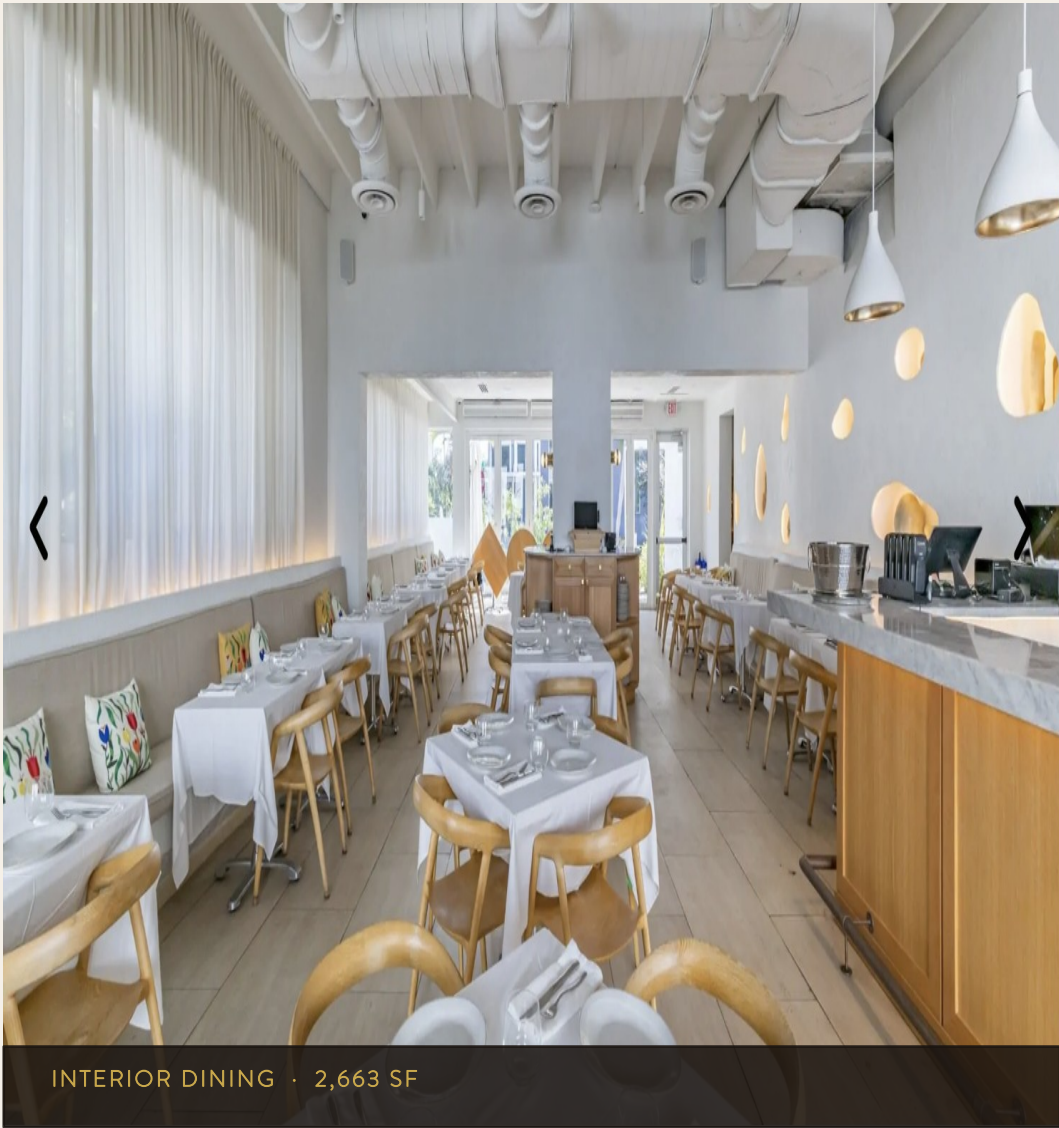
Covered Outdoor

BWOLF@WOLFCO-RE.COM



Wolf Co.
REAL ESTATE

La Màrtola · 4702 NE 2nd Avenue, Miami FL 33137



INTERIOR DINING · 2,663 SF

SPACE

Interior Dining	2,663 SF
Covered Outdoor	2,291 SF
Total Area	4,954 SF
Kitchen	Full Commercial
Bar	Included
FF&E	All Included
Parking	Available

DEAL STRUCTURE

Base Rent	\$85.00 PSF NNN
Est. CAM	~\$10.00 PSF
Key Money	\$400,000
% Rent	6% over \$2.5M

BASE RENT

\$85

Per SF NNN

KEY MONEY

\$400K

Upfront

% RENT

6%

Over \$2.5M breakpoint

Annual Base: \$226,355 / yr · Gross w/ CAM: \$252,985 / yr



COVERED OUTDOOR PATIO

2,291 SF of Covered Outdoor Dining

- Bamboo ceiling with ceiling fans — open-air feel year-round
- Marble-top tables, full outdoor bar, and pizza oven visible from patio
- Glass sliding doors connect seamlessly to interior dining



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LOCATION

Buena Vista, Miami

4702 NE 2nd Avenue, Miami, FL 33137 · Arts & Entertainment District

Steps from	Miami Design District	Concept	Turnkey — all FF&E included
Minutes to	Wynwood Arts District	Building	Built 1972, renovated 2023
Minutes to	Midtown Miami	Subtype	Second-generation restaurant
Corridor	Rapidly developing NE 2nd Ave	Opportunity	Below-market occupancy costs

One of Miami's most active and rapidly developing corridors · Adjacent to the Miami Design District



SPACE SUMMARY

Interior Dining2,663 SF

Covered Outdoor Patio2,291 SF

Total Area4,954 SF

Lot Area5,628 SF

Building Height14'-9" to Roof

Stories1 Story

SEATING CAPACITY

Interior Dining94 Seats

Interior Tables28 Tables

Bar Seats4 Seats

Outdoor Patio56 Seats

Outdoor Tables14 Tables

Total Capacity138 Seats

DEAL STRUCTURE

Base Rent\$85.00 PSF NNN

Est. CAM~\$10.00 PSF

Key Money\$400,000

% Rent6% over \$2.5M

INCLUDED WITH SPACE

- Full Commercial Kitchen
- Outdoor Kitchen / Grill / Oven
- Bar (Indoor)
- All FF&E



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REAL ESTATE

FOR LEASING-SALE OPPORTUNITIES,
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