

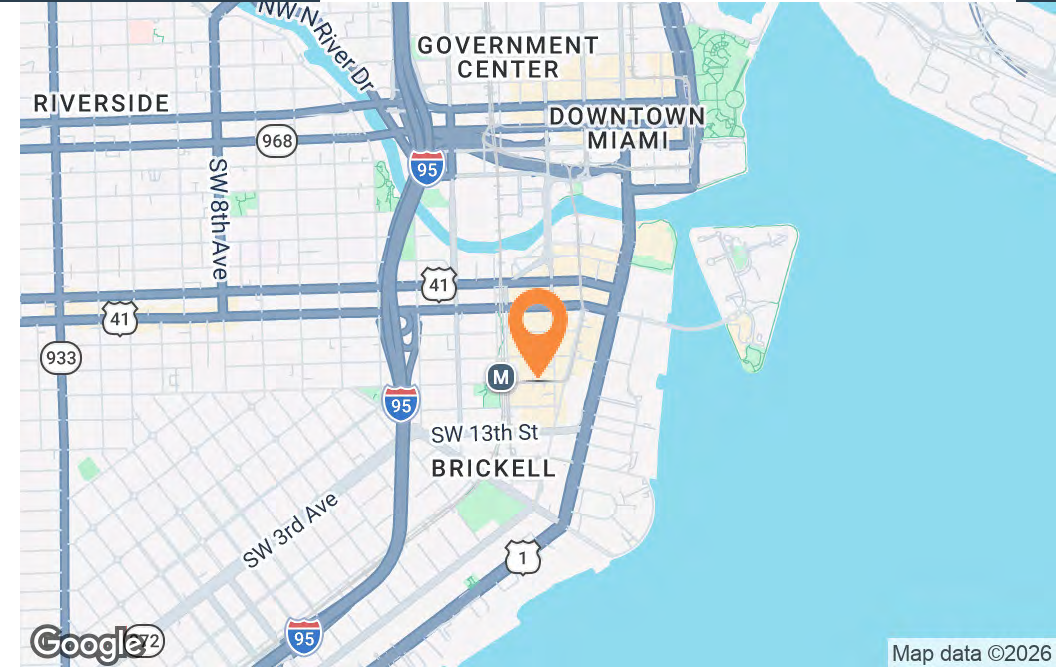
PASEO BRICKELL 2ND GEN. RESTAURANT



RETAIL PROPERTY FOR LEASE



1100 SOUTH MIAMI AVENUE



+ TOTAL SF
8,630 SF

+ LEASE TYPE
NNN

+ DIVISIONS
6,130 SF-2,500 SF

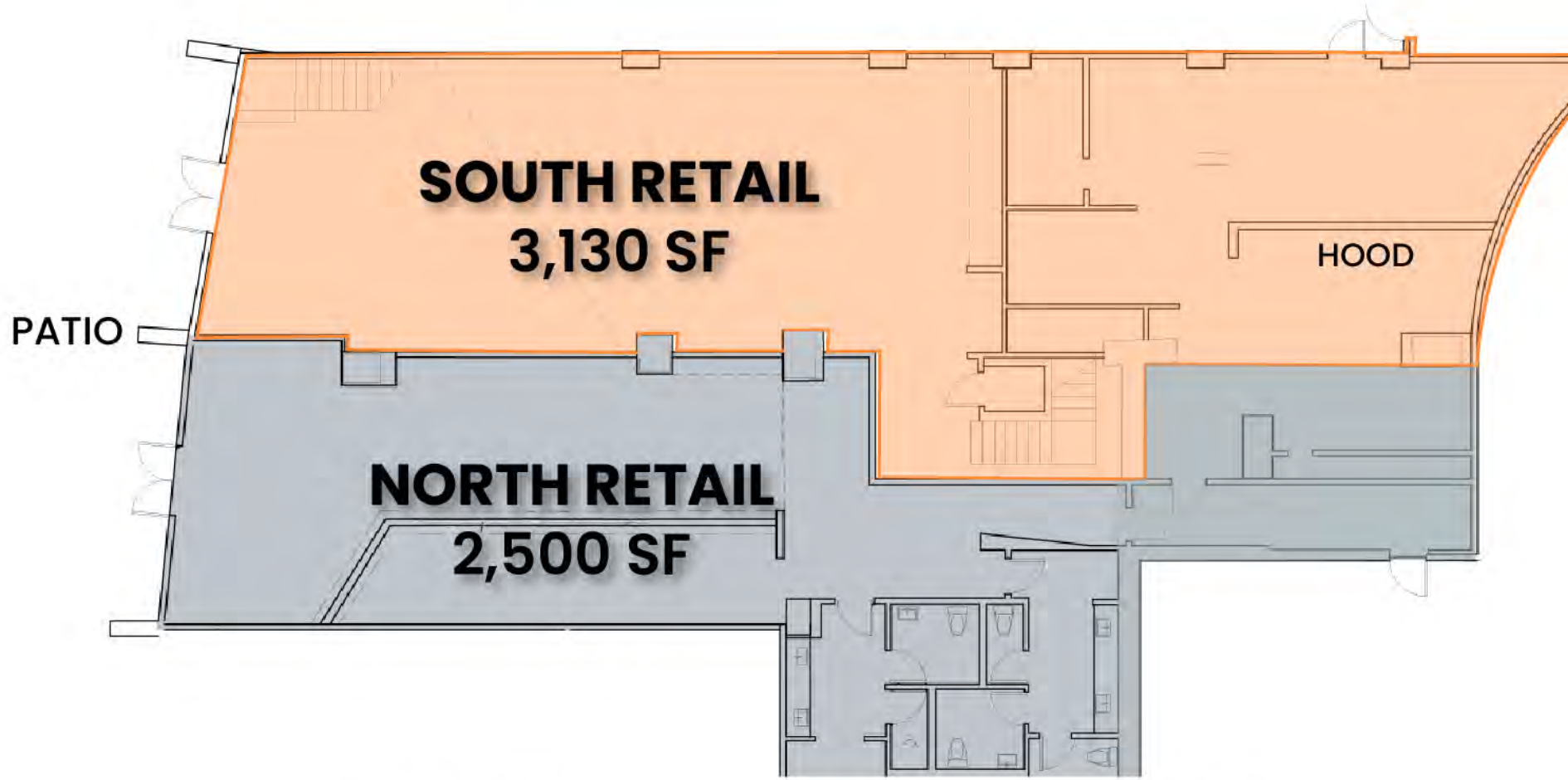
PROPERTY OVERVIEW

FA Commercial is pleased to present this prime opportunity available for lease; A 2nd generation restaurant space in the 1100 Millecento Building. The space is located on South Miami Avenue, in the hub of Miami's financial & entertainment. The subject property is only two blocks from the new Brickell City Centre & Brickell Bay Boardwalk and one-block walk to Mary Brickell Village's exciting new leisure and lifestyle center.

PROPERTY HIGHLIGHTS

- **Total Size: 5,630 SF ground floor + 3,000 SF mezzanine**
- **North Division: 2,500 SF** ground floor outdoor area.
- **North Division of the space includes fully built-out bathrooms and grease traps.**
- **South Division: 6,130 SF** (3,130 SF ground floor + 3,000 SF mezzanine + outdoor area)
- **South Division includes fully built-out hood & grease traps in place.**
- Long-term lease potential fully built out with electrical, plumbing, HVAC/AC, grease trap & hood.

S MIAMI AVE



**SOUTH RETAIL
3,130 SF**

HOOD

PATIO

**NORTH RETAIL
2,500 SF**

TOTAL SF

- South Retail: 6,130 SF**
- Outdoor Patio/Terrace
 - Includes 3,000 SF Mezzanine
 - Kitchen space with existing hook

TOTAL SF

- North Retail: 2,500 SF**
- Outdoor Patio/Terrace
 - Includes bathrooms

South Retail:

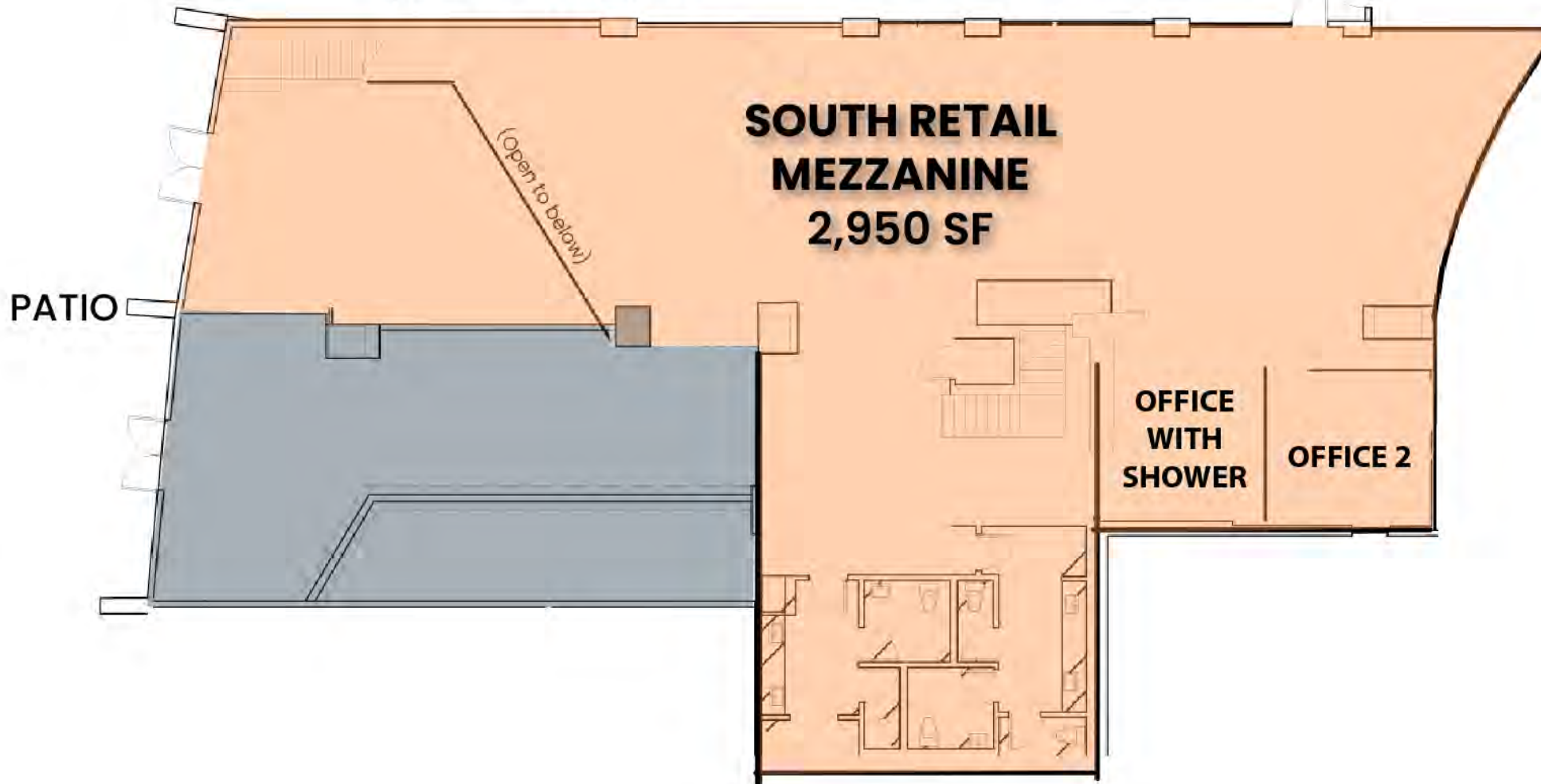
- Outdoor Patio/Terrace
- Includes 3,000 SF Mezzanine
- Kitchen space with existing hook

6,130 SF TOTAL SF

North Retail:

- Outdoor Patio/Terrace
- Includes bathrooms

2,500 SF TOTAL



S MIAMI AVE



1100 Millecento

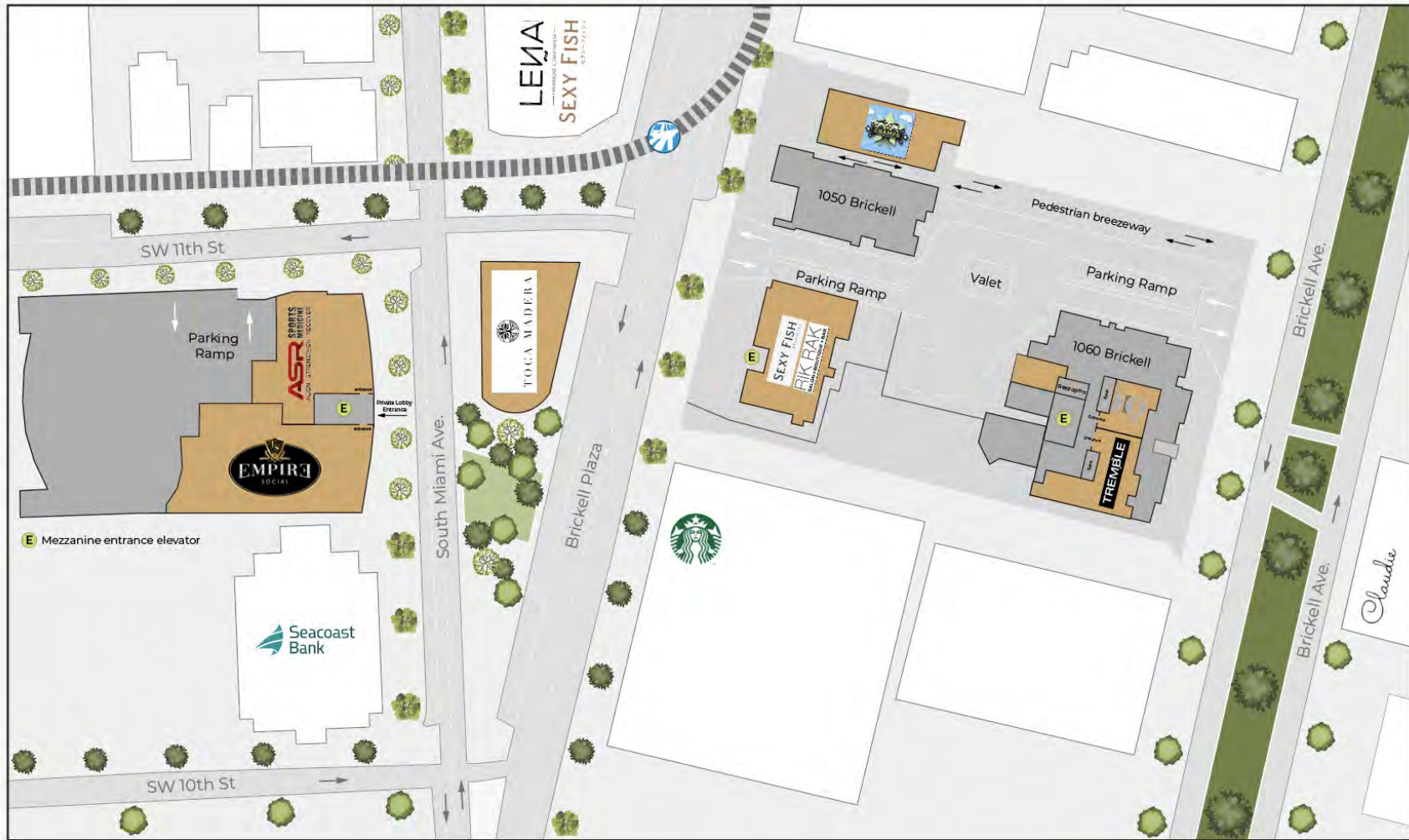
| | | | |
|------|------------------|-------|----|
| CU-1 | Freddo Gelato | 1,057 | SF |
| CU-2 | Pura Vida | 2,115 | SF |
| CU-3 | Subject Property | 8,750 | SF |
| CU-4 | Tortilla Madre | 990 | SF |

The Hub

| | |
|---------------|----------|
| Toca Madera | |
| Ground floor: | 4,000 SF |
| Second floor: | 4,000 SF |
| Rooftop: | 4,000 SF |

1060 Brickell

| | | | |
|------|-----------------|-------|----|
| L-1A | Ockap Caviar | 2,138 | SF |
| L-1B | Bondi Sushi | 1,004 | SF |
| L-2 | Tokyo Tuna | 2,297 | SF |
| L-3 | Carrot Express | 2,060 | SF |
| L-4 | SnapCrack | 722 | SF |
| L-5 | Latin Cafe 2000 | 3,250 | SF |



1100 Millecento

| | | |
|---------|----------------------|----------|
| M-North | ASR Physical Therapy | 3,354 SF |
| M-South | Empire Social | 4,763 SF |

The Hub

Toca Madera
 Ground floor: 4,000 SF
 Second floor: 4,000 SF
 Rooftop: 4,000 SF

1060 Brickell

| | | |
|-----|------------------------|----------|
| M-1 | MyLocksmith | 400 SF |
| M-2 | HQ Dental | 1,550 SF |
| M-3 | TREMBLE | 2,320 SF |
| M-4 | Rik Rak & Sexy Fish HQ | 5,204 SF |
| M-5 | Champs | 3,760 SF |











Outdoor Area









31,000+
Residents

\$107,000
Avg HHI

3,700+
Hotel Rooms

230,000+
Daytime Pop.

THE DISTRICT TODAY

Brickell today boasts the title of being the financial district of Miami and South Florida, with some of the largest corporations in Florida located within this 1.1 Square Mile area. The area is one of the true live-work-play communities with its Class A residential apartments and condos, Class A office fabric, and a vibrant retail and restaurant scene.

Brickell Overview

ON THE HORIZON

Brickell keeps growing with world-class developments underway, like OKO Group's 830 Brickell, JDS Development's 1 Southside Park, Related's Baccarat Residences, the Underline Park, among others. With the highest density zoning in the City of Miami and an already existing community of transnational corporations, high-income demographics, and world-wide destinations, Brickell has cemented its reputation as the go-to destination for CEOs, executives, entrepreneurs, and elites.

THE LONG TERM VISION

Developers are quickly transforming the area from what used to be a predominantly office submarket, to a residential hotspot, and a global destination for travelers seeking an exciting, young, and fast-paced ecosystem much like New York City. The next iteration of Brickell will further activate its streets with the likes of The Underline Park and 1 Southside Park, while elevating the shopping and dining experience to meet the demand of the growing office and residential population to be in places that excite and inspire.



NEARBY DEVELOPMENTS

RETAIL PROPERTY FOR LEASE



Miami Worldcenter



Nobu Residences



Cipriani Residences



Brickell City Centre



Dolce & Gabbana Residences



The Shops at Mary Brickell Village

MORE BRICKELL DEVELOPMENTS

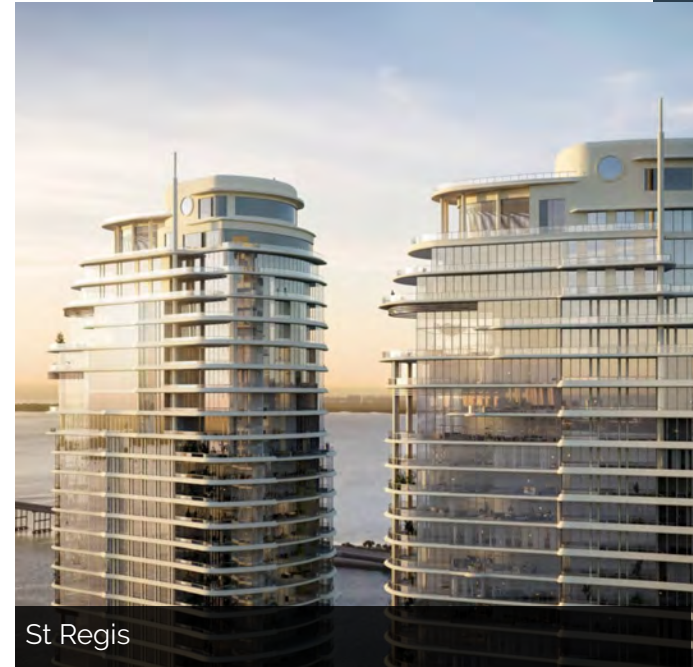
RETAIL PROPERTY FOR LEASE



Ora By Casa Tua



1428 Brickell



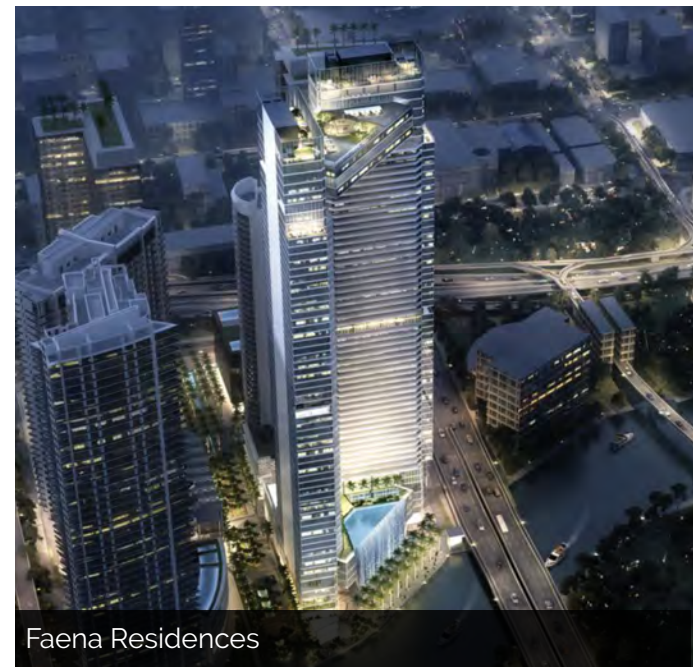
St Regis



One Brickell City Centre



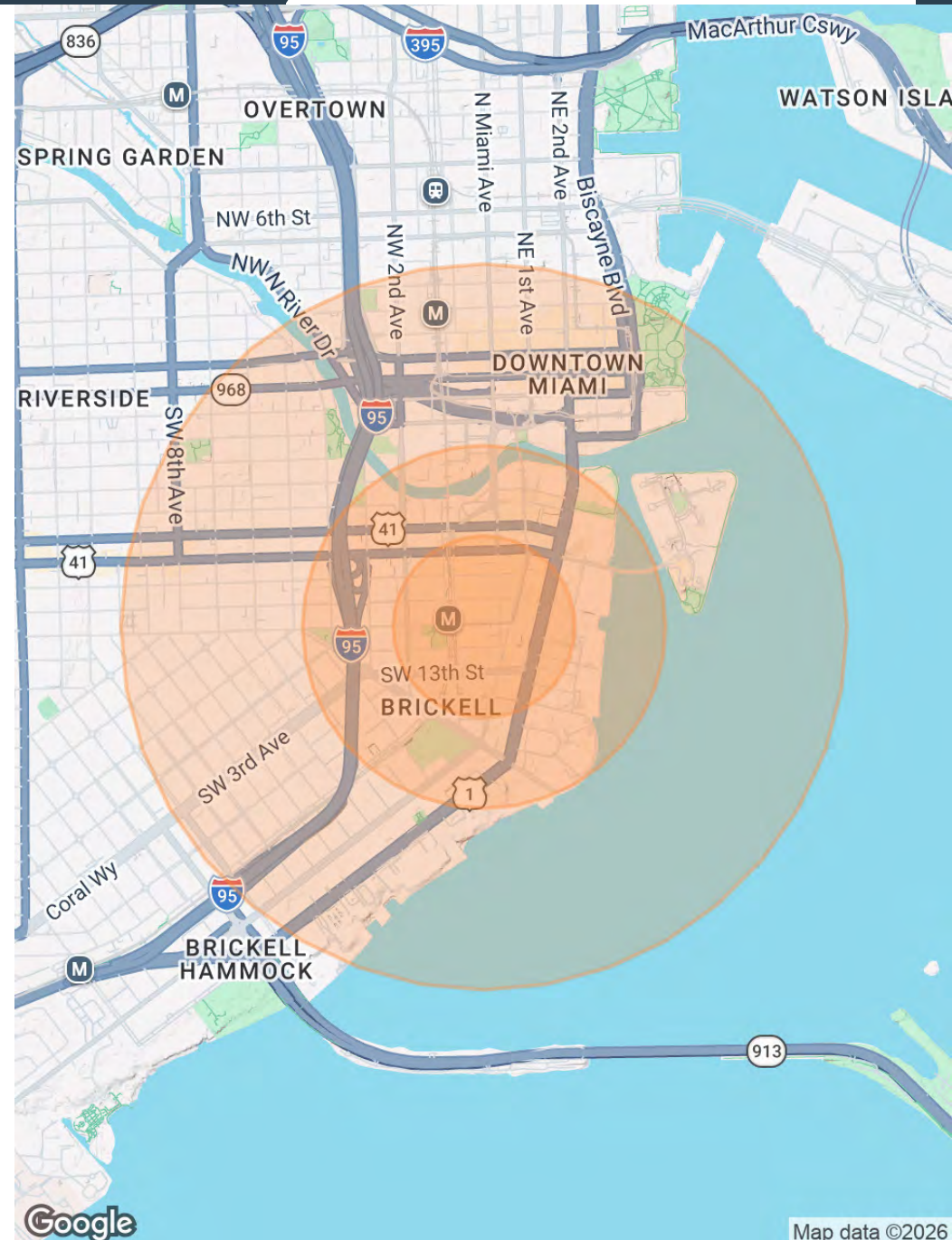
Una Residences



Faena Residences

| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|------------------------------------|------------|-----------|-----------|
| Total Population | 11,388 | 27,582 | 57,493 |
| Average Age | 33.9 | 36.7 | 39.4 |
| Average Age (Male) | 37.6 | 38.3 | 40.0 |
| Average Age (Female) | 32.2 | 35.8 | 39.1 |
| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
| Total Households | 8,428 | 20,330 | 39,393 |
| # of Persons per HH | 1.4 | 1.4 | 1.5 |
| Average HH Income | \$92,979 | \$96,572 | \$88,592 |
| Average House Value | \$177,883 | \$257,037 | \$300,234 |
| ETHNICITY (%) | 0.25 MILES | 0.5 MILES | 1 MILE |
| Hispanic | 56.5% | 60.2% | 66.4% |
| RACE | 0.25 MILES | 0.5 MILES | 1 MILE |
| Total Population - White | 7,960 | 20,834 | 44,707 |
| Total Population - Black | 227 | 687 | 2,109 |
| Total Population - Asian | 491 | 1,013 | 1,496 |
| Total Population - Hawaiian | 0 | 0 | 0 |
| Total Population - American Indian | 145 | 146 | 176 |
| Total Population - Other | 414 | 1,168 | 1,990 |

2020 American Community Survey (ACS)



Map data ©2026

OUR SERVICES

FA Commercial is a specialized team led by Fabio & Sebastian Faerman focusing on investment sales, landlord & tenant representation, market analysis, site selection, strategy selection, and portfolio overview.

Furthermore, our approach is distinctive, comprehensive, and thorough. We capitalize on opportunities and provide clients with strategies for their real estate properties.

Fabio Faerman is the director of the commercial division at Fortune International Realty where he has been the top producer 10 years in a row. Since 2002 Fabio and his team have sold over \$1 Billion in assets across South Florida.

INVESTMENT SALES

Mitigating risk and maximizing value for clients using holistic commercial real estate services plus implementing robust and personalized marketing strategies.

OWNER REPRESENTATION

Providing unparalleled representation for property owners, connecting owners with tenants, enhancing the tenant mix, and creating property specific solutions.

TENANT REPRESENTATION

Advising tenants on market trends, demographic analysis, site selection and lease negotiation tactics to assist clients when deciding on their investment.

FA Commercial is the expert leading with both **landlord and tenant representation.**





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by FA Commercial Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

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