

NEWLY BUILT FITNESS STUDIO FOR LEASE

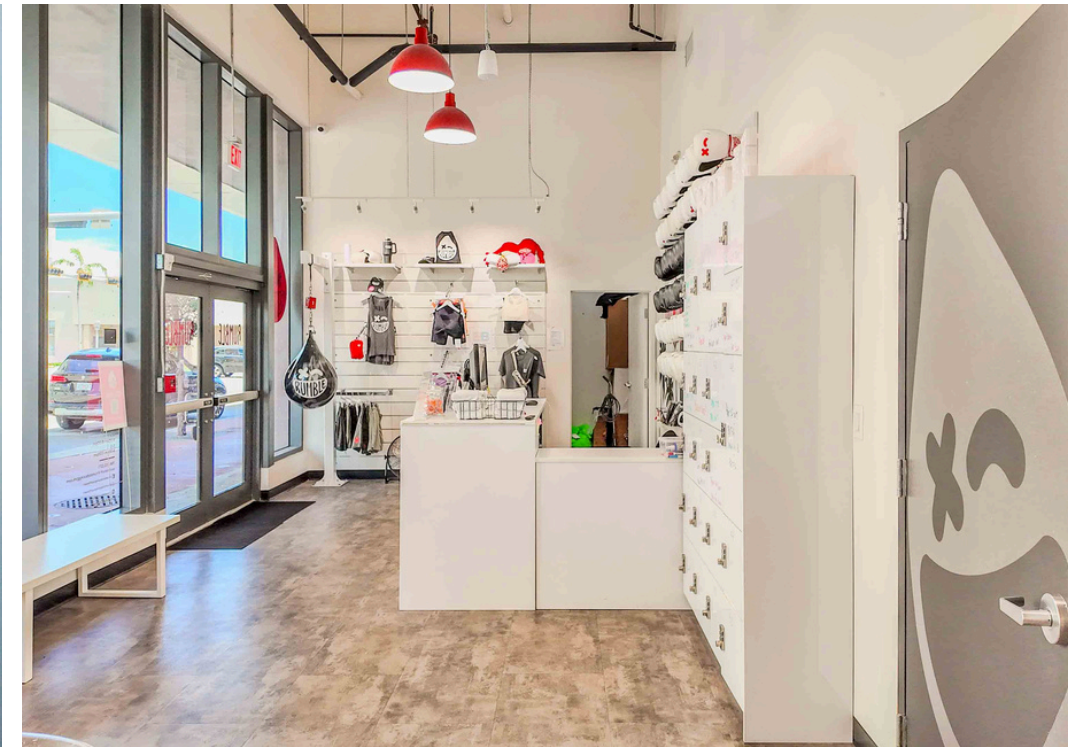


1220 17TH STREET, SUITE 103
MIAMI BEACH, FLORIDA

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INTERIOR PHOTOS



OVERVIEW

Positioned just steps from Sunset Harbour and Lincoln Road, 1220 17th Street #103 offers a rare, move-in-ready fitness studio in one of Miami Beach's most active corridors. Surrounded by wellness destinations this corner space places your brand at the intersection of lifestyle and leisure. The sleek, street-level storefront features expansive glass frontage, inviting natural light while offering premium branding exposure.

ADDRESS 1220 17th Street Miami Beach, FL #103

LOCATION South block between Alton Road and West Avenue

SIZE Ground Floor ± 2,655 SF

POSSESSION Arranged

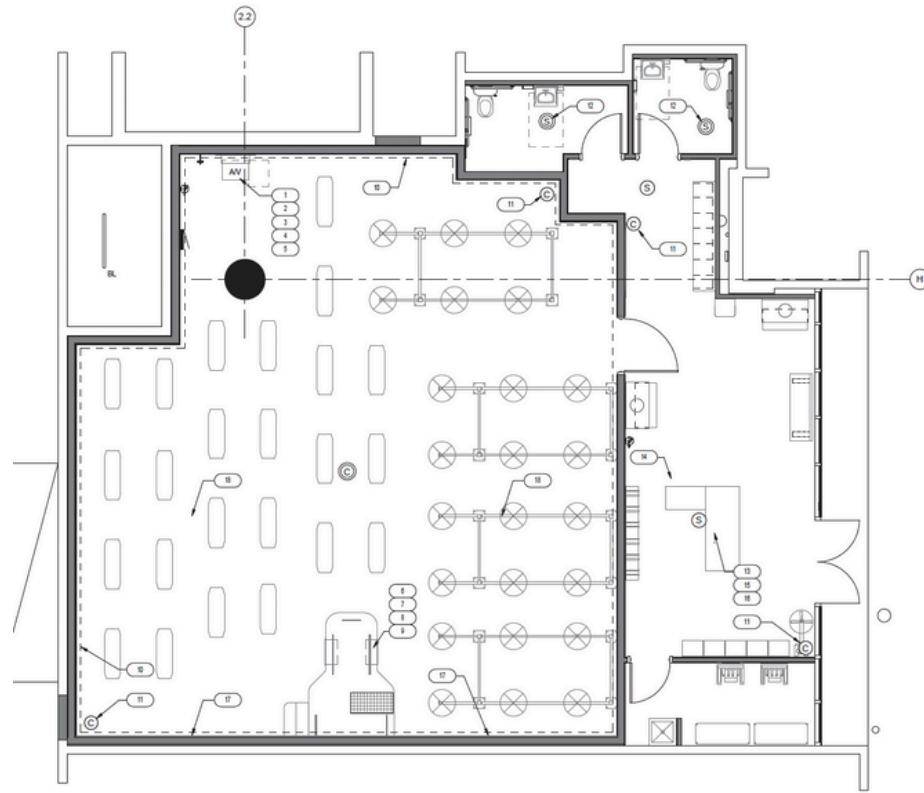
NEIGHBORS Wairua Spa, Trader Joe's, Barry's Bootcamp, Solidcore, sweetgreen, Fresh Market, Maman Cafe and more

- COMMENTS**
- Newly built out fitness studio space in move-in-ready condition
 - Garage located in the building with ample parking spaces
 - Surrounded by residential density, affluent locals, and health-conscious visitors, the perfect demographic for fitness & wellness concepts



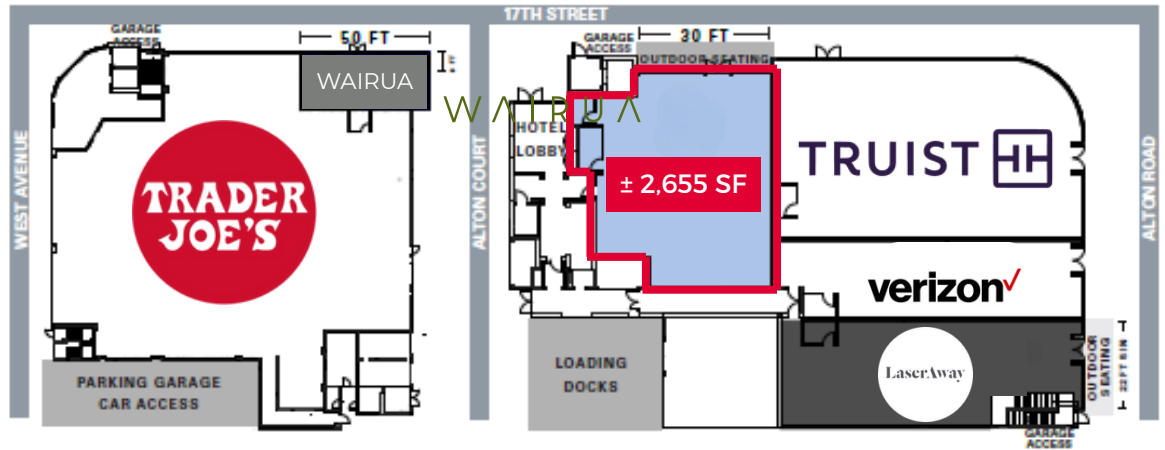
PLANS

GROUND FLOOR
± 2,655 SF



17TH STREET

Ground Floor



SURROUNDING RETAIL MAP



17TH STREET



WAIRUA

1220 17TH STREET

TRUIST 

LaserAway verizon

ALTON ROAD



FUTURE DEVELOPMENT

CVI.CHE 105
SOUTH BEACH



PIZZETTE
PIZZERIA & WINE BAR



T Mobile



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