

# FOR LEASE

# 6895

## COLLINS AVENUE MIAMI BEACH, FL



Outstanding opportunity to be part of one of the world's most luxurious spa, residences and hotel located in Miami Beach. Located at the Base of the Carillon Condominium with approximately 50 feet of frontage along Collins Avenue at the southeast corner of Collins and 69th Street, this 1624 sf retail space is a great space for boutiques, jewelry stores, sunglasses stores, specialty goods, select restaurants, and financial institutions.



### PROPERTY HIGHLIGHTS

- Located at the Base of the Corillon Condominium with 158 residential units
- 350 feet from the beach.
- Across from Publix Supermarket
- Within walking distance to many retailers
- One of S. Florida's buzziest streets.
- AADT: 17,000
- 1,624 SF
- Vanilla Shell, built out with one ADA Bathroom and HVAC
- Asking Rate: \$70.00 psf NNN
- CAM: \$22.00 psf (2023 Estimate)

For additional information contact:

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**Wendy Raizin**  
**954-871-9448**

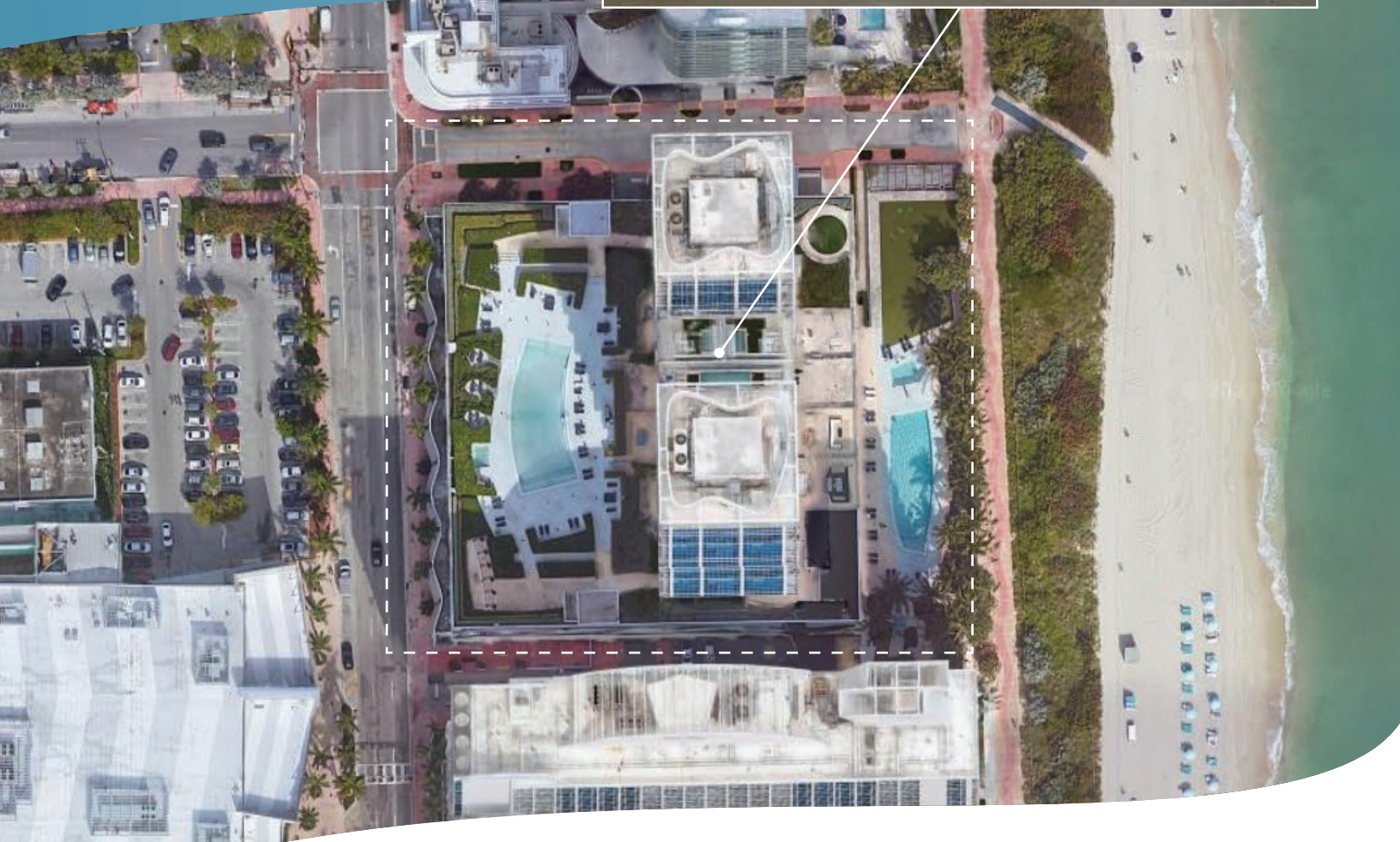
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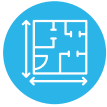
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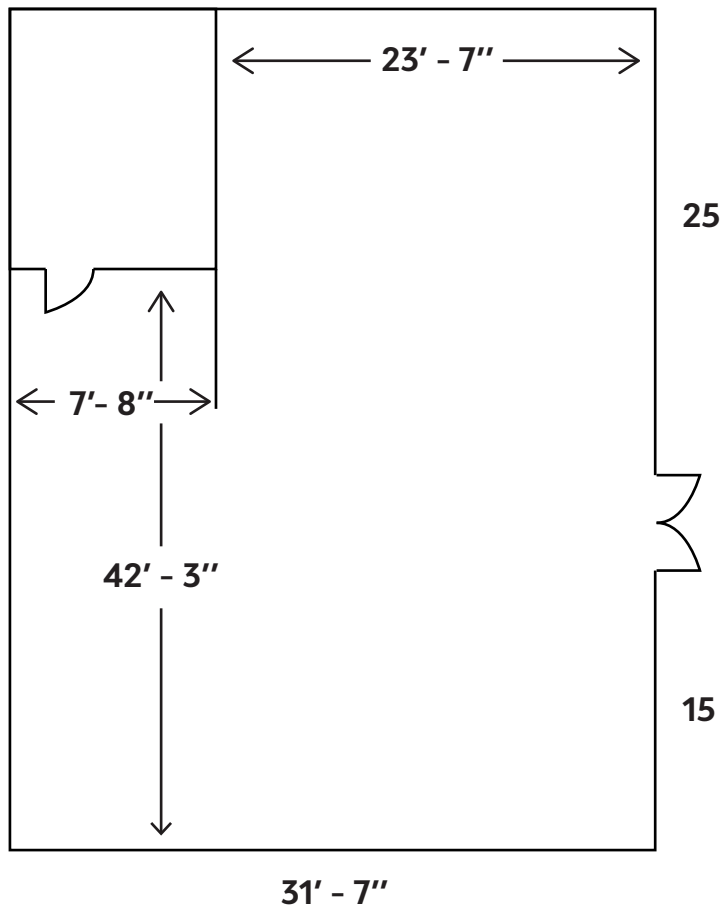
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**CONCEPTUAL FLOOR PLAN**

**WINDOWS 3' - 7" X 7' - 7"**  
**13 WINDOWS**



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