



**greenCAPITAL**  
**Realty Advisors**  
 Commercial Real Estate Services

# Turn-Key Restaurant/Nightclub Miami Design District

175 NE 36th Street  
 Miami, FL 33137

## FOR LEASE

For more information  
 please contact:

**Steve Leeds**

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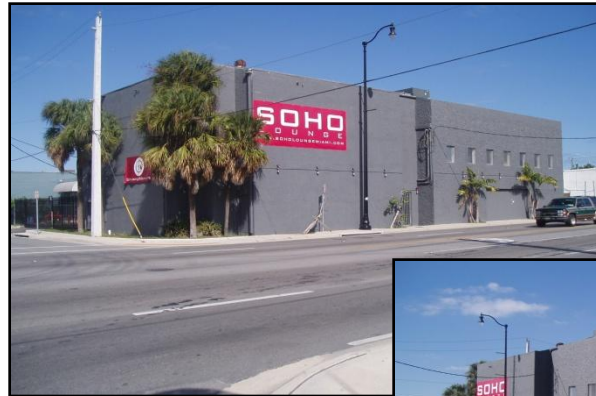
**Green Capital Realty  
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### Building Size

11,500 SF

### Features

- Completely Renovated
- 3 DJ booths completely pre-wired for top-of-the-line sound system
- Fully-operational kitchen
- Valet parking for 2,000+ cars is available & public parking under the Causeway
- Two full-service bars which encompass the first floor
- Second floor includes a mezzanine full-service bar over dance floor
- SRX liquor license included

### Location

- Centrally located between two on/off ramps of I-95 in close proximity to Downtown Miami, South Beach, and Miami International Airport.
- Directly across from Mid -Town Miami and the entrance to Design District.

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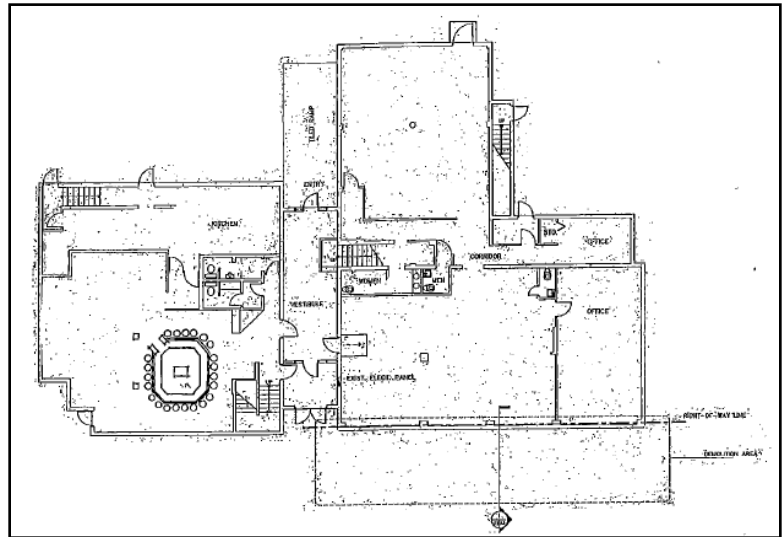
Map



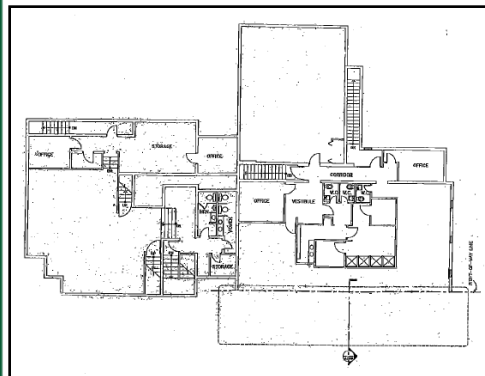
Demographics

2009	1 mile	2 mile	3 mile
Population	24,987	183,043	496,860
Average Income	\$70,873	\$53,710	\$73,838
Average Age	42	43	44

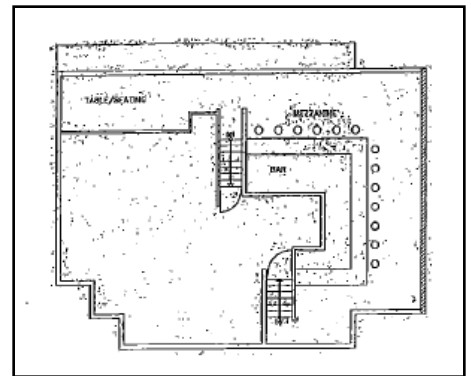
Floor Plans



First Floor



Second Floor



Mezzanine

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