

# KIMPTON ANGLER'S HOTEL - RETAIL FOR LEASE





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Located at the northwest corner of Washington Avenue and 6th Street, the hotel's expansion will include 2,500 square feet of ground floor retail.

The new tower will also feature a grand arrival lobby and lobby lounge, 1,400 square feet of meeting space, 84 additional guest rooms, new landscaping and a 7,000 square foot rooftop pool deck.

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1665 WASHINGTON AVENUE, PH - MIAMI BEACH - FL - 33139 - 305.532.6100

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

**KONIVER  
STERN** GROUP  
RETAIL REAL ESTATE & BROKERAGE



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EXISTING ANGLER'S HOTEL

OVERALL - 100 LEVEL PLAN

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Located in world famous South Beach, the Kimpton Angler's Hotel enjoys a premiere location on the hard corner of Washington Avenue and 6th Street. The property is surrounded by some of the world's most prestigious retailers including A/X Armani Exchange, Banana Republic and adidas. Washington Avenue is one of the best known streets in South Beach running parallel with Ocean Drive and Collins Avenue. 6th Street is a busy east-west street linking Washington Avenue to Ocean Drive.

The City of Miami Beach has approved an ordinance, based on recommendations by the Mayor's Blue Ribbon Panel, that is designed to breathe new life into Washington Avenue. Multiple parklets are planned — parking spaces converted to temporary patios for outdoor dining. They are designed to increase hotel space and retail and dining opportunities on the street. The parklets can also be used as green open space and creative public space. Additionally, to increase foot traffic during the day, new nightclubs with a maximum of 25 feet of frontage must provide some kind of active use during the day. The addition of 4 new hotels, along with new retail space and parking garages are a huge contribution to the revitalization of Washington Avenue.

One block east of the property is Collins Avenue, which is the main traffic artery of Miami Beach and is occupied by retailers, restaurants and hotels and sits at the center of the Art Deco District. The area has outstanding day and evening, vehicle and pedestrian traffic and is the home of outstanding shopping, dining and museums.

South Beach, or "SoBe", is located at the southern end of Miami Beach. There are approximately 35,500 residents in the immediate area and 400,000 in all of Miami Beach. During both the daytime and at night, South Beach is a major entertainment destination with hundreds of nightclubs, restaurants, boutiques and hotels. The area is popular with both American and international tourists with some having permanent or second homes.



## LOCATION HIGHLIGHTS

*Over 203,000 people living within 5 miles*

*International fashion destination with notable neighboring tenants – Armani, Banana Republic, Victoria's secret and Guess?*

*Each year Miami Beach hosts 35 percent of the ten million tourists who visit Greater Miami*

*South Beach benefits from outstanding vehicle and foot traffic during both day and evening hours*

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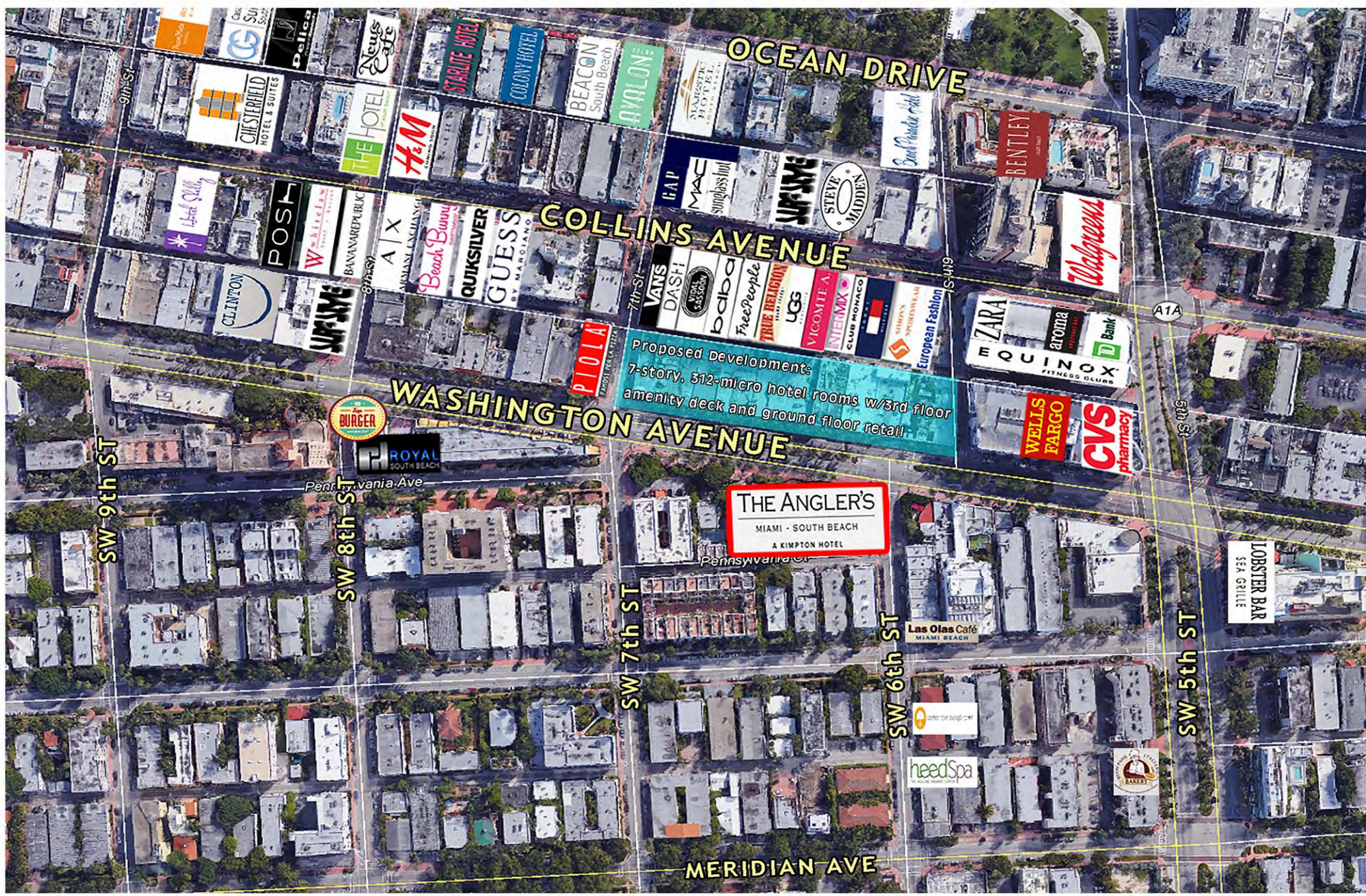
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