



# AVENUE

URBAN RETAIL BROKERAGE

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# AVENUE

Avenue Real Estate Partners is an innovative Commercial Retail Real Estate Brokerage Company based in Miami Beach. The Principals of Avenue have over 25 years of experience in South Florida Commercial Real Estate and have been involved in over 1 Billion dollars in South Florida Real Estate transactions.





# AVENUE



MILÁ

800 LINCOLN ROAD  
+/- 8,409 SF



SHOWFIELDS

530 LINCOLN ROAD  
+/- 14,300 SF



sweetgreen

1929 PURDY AVE  
+/- 3,027 SF



Sofia

PALM COURT - DESIGN DISTRICT  
+/- 5,173 SF



FRANCINE

1101 BRICKELL AVE  
+/- 7,860 SF



BAKAN

2850 TIGERTAIL AVE  
+/- 4,600 SF



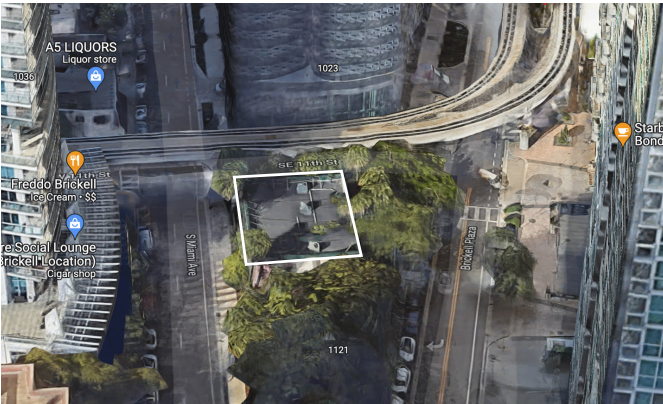
WHITMANS  
NEW YORK

WYNWOOD 25  
+/- 2,600 SF



CASA NEOS

40 SW N RIVER DRIVE  
+/- 28,000 SF



TOCA MADERA

1001 S MIAMI AVE  
+/- 7,886 SF (GROUND LEASE)

COMPLETED TRANSACTIONS





AVENUE

COMPLETED TRANSACTIONS



SWEAT 440

1919 PURDY AVE  
+/- 3,965 SF



1834 BAY ROAD  
+/- 2,050 SF



959 WEST AVENUE  
+/- 1,400 SF



429 LENOX AVE  
+/- 43,500 SF



1200 OCEAN DR  
+/- 4,400 SF



2325 COLLINS AVE  
+/- 3,000 SF



900 LINCOLN RD  
+/- 4,454 SF



2000 COLLINS  
+/- 2,400 SF



728 OCEAN DRIVE  
+/- 9,852 SF



# AVENUE

## FEATURED LISTINGS



1935 WEST AVENUE



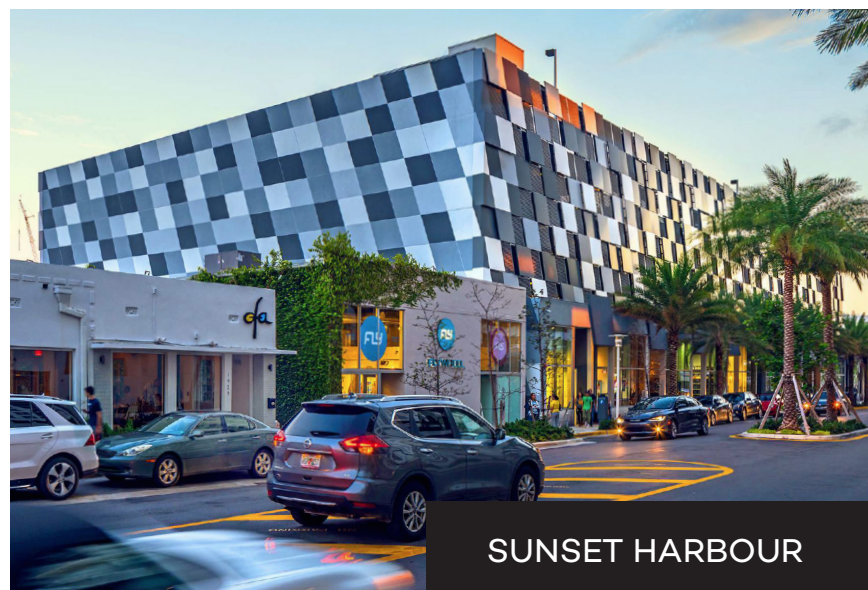
830 BRICKELL



CAMDEN BRICKELL



2850 TIGERLTAIL



SUNSET HARBOUR



W FORT LAUDERDALE





LANDLORD REPRESENTATION

TENANT REPRESENTATION





AARON J. BUTLER

**Aaron J. Butler** is the founder and Chief Executive Officer of AVENUE. Headquartered in Miami Beach, AVENUE is at the forefront of retail real estate.

Aaron has more than 20 years of experience in commercial real estate and has personally been involved in over \$1 billion in transactions. AVENUE has established itself as a market leader in the competitive South Florida real estate market. AVENUE and Aaron have developed the market knowledge and relationships to deliver unrivaled service in landlord and tenant representation, ground up construction, leasing, sales and market analysis.

During his career, Aaron has spearheaded the transformation of the high street retail markets in Miami, including South Beach’s Lincoln Road, Collins Avenue, Midtown, Design District, Wynwood, Downtown, Brickell, Coconut Grove and South Miami.

Aaron has worked with the nation’s top retailers and restaurant groups, including CVS Pharmacy, Soul Cycle, Equinox, Blink Fitness, Uniqlo, Scotch and Soda, Custo Barcelona, WeWork, Sprint, Coltorti, Waterworks, JP Morgan Chase, Rosa Mexicano, Sugar Factory, Toca Madera Group, PACHA Group, Sushi Samba Group, Serendipity, Meininger Hotels, Opium Group, Anthony’s Coal Fired Pizza, Salsa Fiesta and Baires Restaurant Group.

Aaron has also served as representative for an extensive list of prestigious developers, landlords and institutions for their real estate interests, including Tristar Capital, RFR Realty, Wynn Resorts, KBS Realty, PLC Investments, Camden Realty Trust, Time Equities, Urban Investment Advisors, Goddard Investment Group, Grouper Financial, Gideon Asset Management, Nakash Holdings and Centurion Realty. Premier mixed use and retail projects in which Aaron has been involved include 1111 Lincoln Road, 1100 Lincoln Road, 800 Lincoln Road, 647 Lincoln Road, 500 Lincoln Road, 420 Lincoln Road, 1058 Collins Avenue, 555 Washington, 728 Ocean Drive, 888 Biscayne Marina Blue, 167 NE 39th St Design District and Palmetto Bay Village Center.

Prior to founding AVENUE, Aaron served as Vice President of Comras Company for three years. Comras Company is a retail leasing and development company based in Miami Beach. Prior to Comras, Aaron served as Executive Vice President of Grouper Financial, Inc., a real estate investment company with extensive real estate holdings in retail, office, industrial and residential.

Aaron graduated from Pepperdine University Magna Cum Laude with degrees in Economics and Political Science and obtained his Juris Doctorate from the University of Miami School of Law.

Aaron is a licensed real estate broker in the state of Florida, a licensed attorney in the state of Florida, a member of ICSC and the Urban Land Institute.







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