



# 2ND GENERATION RESTAURANT FOR LEASE

101 Miracle Mile, Coral Gables, FL



Fully built-out restaurant space located on Miracle Mile in the heart of Coral Gables. A major commercial hub, Coral Gables has over 10 million square feet of office space. The location is adjacent and within walking distance to the CBD, top hotels, retail and a large residential population. Within close proximity to the Miami International Airport, Miami Beach and Port of Miami.

Approximately 7,000 SF interior with 776 SF patio

Inside seating - 209; Patio seating - 40 (does not include sidewalk area)

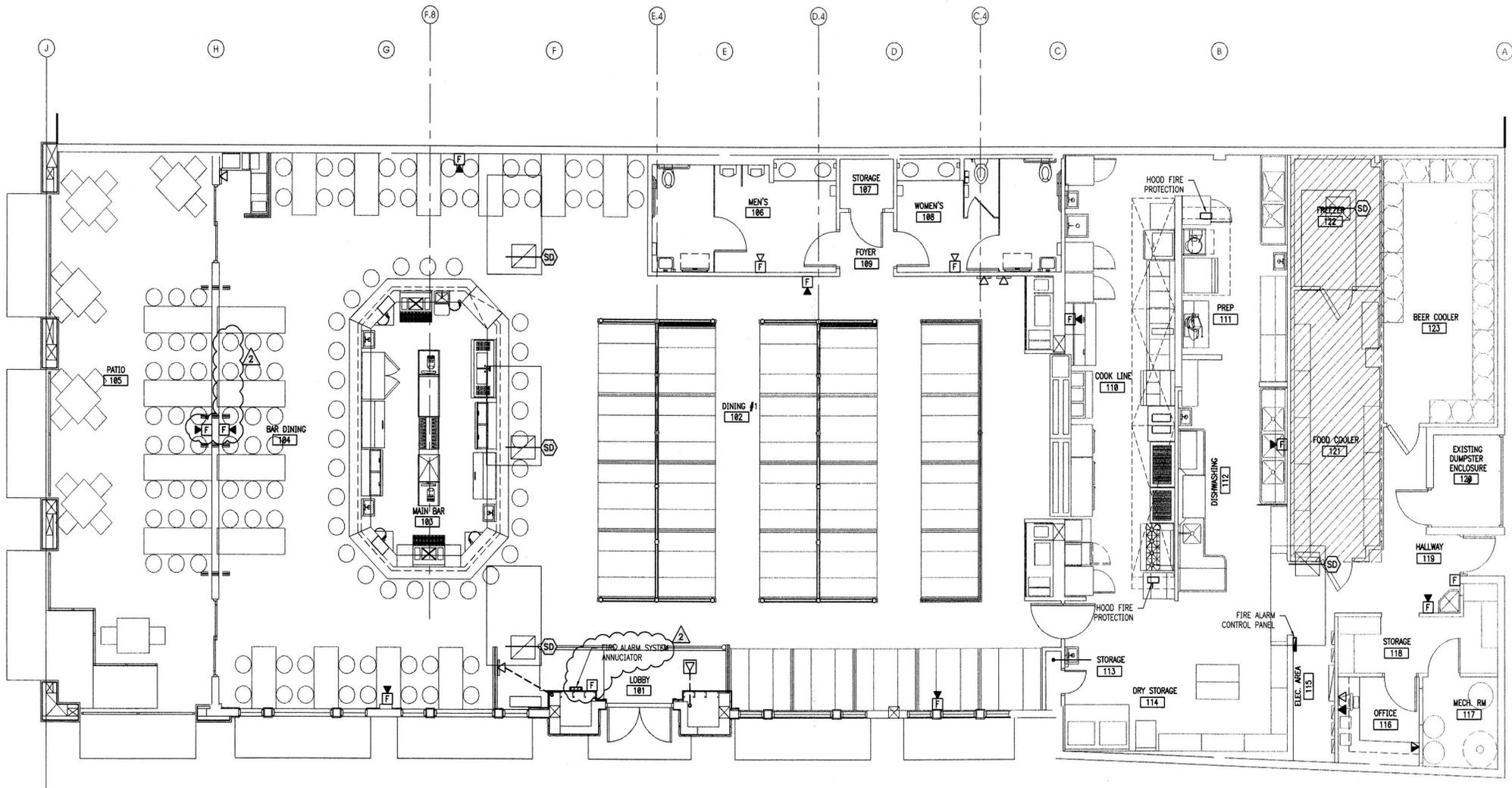
Located at the SW corner of Miracle Mile & Galiano Street

Possession - January 2021

Rent - \$50.00/SF, NNN

# FLOOR PLAN

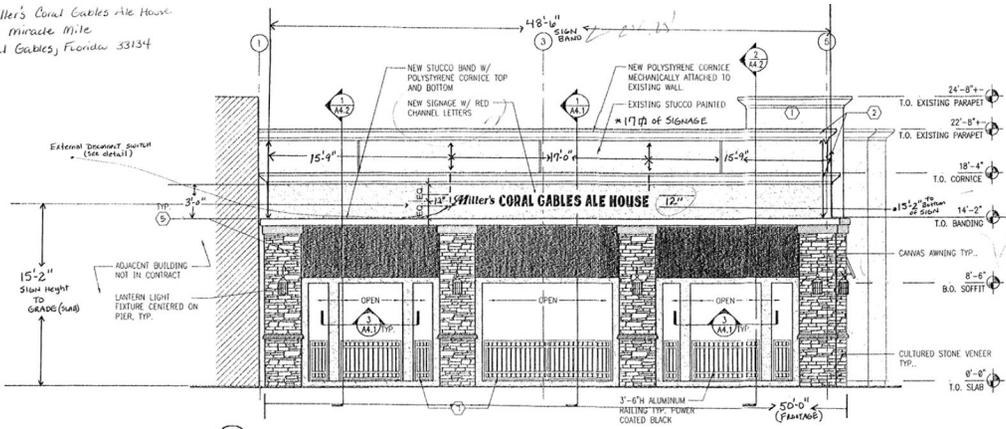
101 MIRACLE MILE  
CORAL GABLES, FL



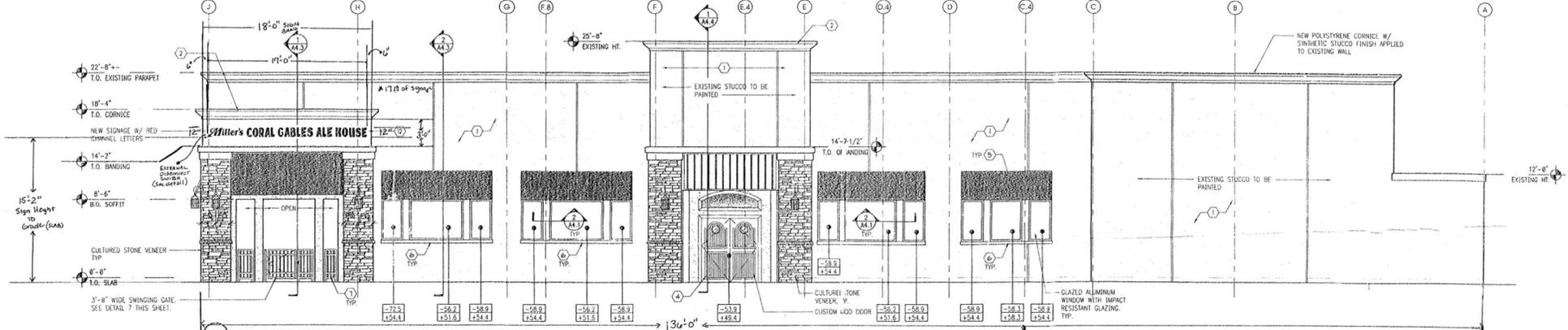
# ELEVATIONS

# 101 MIRACLE MILE CORAL GABLES, FL

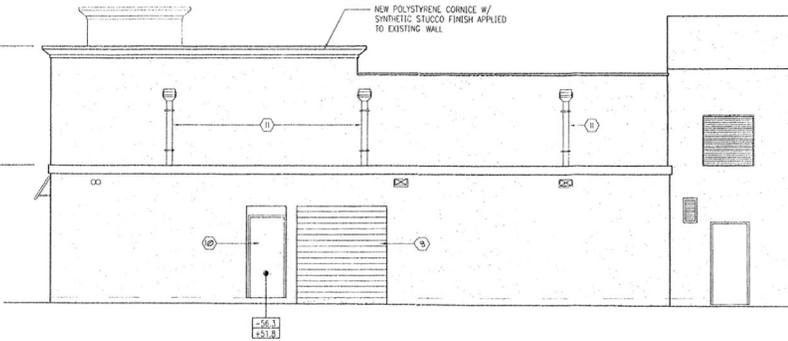
Miller's Coral Gables Ale House  
101 Miracle Mile  
Coral Gables, Florida 33134



1 FRONT EXTERIOR ELEVATION (MIRACLE MILE ELEVATION) 3/16" = 1'-0"



2 SIDE EXTERIOR ELEVATION (GALIANO ST. ELEVATION) 3/16" = 1'-0"



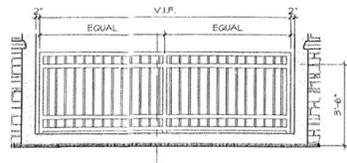
3 REAR ELEVATION 3/16" = 1'-0"

## ELEVATION KEY NOTES

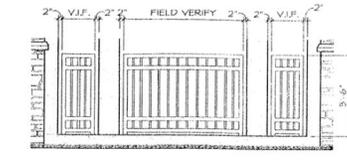
- 1 EXISTING STUCCO SURFACE. REPAIR AS INCLUDED. NEW PAINT COLOR SW6999 "SAND DOLLAR"
- 2 CORNICE AND BANDING. DRYIT # 192 COLOR "BRITTE WHIT"
- 3 REAL STONE. SUPPLIER "QUARRY CUT NATURAL STONE PRODUCTS" COLOR: SWATCH 25. 58% CRYSTAL, 48% MICA BLEND
- 4 CUSTOM WOOD DOORS. MANUFACTURE: NAUTICAL FURNISHINGS. COLOR: "HARTFORD GREEN"
- 5 AWNINGS. CANVAS WITH ALUMINUM FRAME. COLOR: "HARTFORD GREEN"
- 6 WINDOW FRAMES. ALUMINUM POWDER COATED BLACK
- 7 RAILINGS. LIMESTONE SILL AND WATERTABLE. STONE SELEX. COLOR: IVORY
- 8 EXISTING DUMPSTER AREA. RE-PAINT EXISTING OHD COLOR: HARTFORD GREEN
- 9 EXISTING SPRUCE DOOR. RE-PAINT COLOR: HARTFORD GREEN
- 10 EXISTING DOWNSPUTS. RE-PAINT COLOR: HARTFORD GREEN
- 11 SIGNAGE. RED CHANNEL LETTERS. SHOP DRAWINGS TO BE SUPPLIED BY INSTALLER

## STONE VENEER

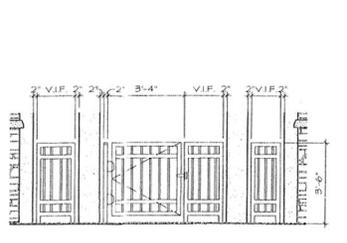
- STONE VENEER: OWENS-CORNING CULTURED COUNTRY LEDGESTONE. BUCKS COUNTRY #C57-3618-03. COORDINATE WITH OWNER FOR FINAL SELECTION 1-800-GET-PINK
- PORTLAND CEMENT PLASTER (CHIEF COAT SYSTEM)
- A. BASE COAT CEMENTS: PORTLAND CEMENT, ASTM C 150, TYPE 1
  - B. JOG-MIXED FINISH-COAT CEMENT: PORTLAND CEMENT, ASTM C 150, TYPE 1. 1. CEMENT COLOR: PRIGMENTED, FACTORY-PACKAGED, WHITE OR GRAY CEMENT COMBINED WITH COLORFAST MINERAL PIGMENTS. COLOR AS SELECTED FROM MANUFACTURER'S FULL RANGE.
  - C. STUCCO FINISH COAT: MANUF. STANDARD FACTORY-PACKAGED STUCCO, INCLUDING PORTLAND CEMENT, AGGREGATE, COLORING AGENT, ANOTHER PROPRIETARY INGREDIENTS.
  - D. ACRYLIC-BASED FINISH COAT: FACTORY-MIXED FORMULATION OF ACRYLIC EMULSION, COLORFAST MINERAL PIGMENTS, AND FINE AGGREGATES SPECIFICALLY RECOMMENDED BY ACRYLIC-BASED FINISH MANUF. FOR USE OVER PORTLAND CEMENT PLASTER BASE COATS.
- PLASTERING ACCESSORIES INSTALLATION
- A. GENERAL COMPLY WITH REFERENCED LATHING AND FURRING INSTALLATION STANDARDS FOR PROVISION AND LOCATION OF PLASTER ACCESSORIES. MIRE OR COPE ACCESSORIES AT CORNERS. INSTALL WITH TIGHT JOINTS AND IN ALIGNMENT. ATTACH ACCESSORIES SECURELY TO PLASTER BASES TO HOLD ACCESSORIES IN PLACE AND IN ALIGNMENT DURING PLASTERING.
  1. EXTERNAL CORNERS: INSTALL CORNER REINFORCEMENT AT ALL EXTERNAL CORNERS.
  2. TERMINATIONS OF PLASTER: INSTALL CASING BRADS UNLESS OTHERWISE INDICATED.
  3. CONTROL JOINTS: INSTALL AT LOCATIONS INDICATED OR, IF NOT INDICATED, AT LOCATIONS COMPLYING WITH THE FOLLOWING CRITERIA:
    - A. WHERE AN EXPANSION OR CONTRACTION JOINT OCCURS IN SURFACE OF CONSTRUCTION DIRECTLY BEHIND PLASTER MEMBRANE.
    - B. DISTANCE BETWEEN CONTROL JOINTS: NOT TO EXCEED 18 FEET IN EITHER DIRECTION OR A LENGTH TO WIDTH RATIO OF 2-1/2 TO 1.
    - C. WALL AREAS: NOT MORE THAN 144 SQUARE FEET.
    - D. HORIZONTAL SURFACES: NOT MORE THAN 180 SQUARE FEET IN AREA.
- NUMBER OF COATS:
1. METAL LATH: THREE COATS.
  2. CONCRETE LINT MASONRY: THREE COATS.
- FINISH COAT:
1. FLOAT FINISH: APPLY FINISH COAT TO A MINIMUM THICKNESS OF 1/8" THICK TO COMPLETELY COVER BASE COAT. UNIFORMLY FLOATED TO A TRUE EVEN PLANE WITH FINE-TEXTURED FINISH MATCHING SAMPLE.
- GENERAL NOTE: ALL WORK AND MATERIALS SHALL COMPLY WITH INDUSTRY STANDARDS FOR MATERIALS AND INSTALLATION.



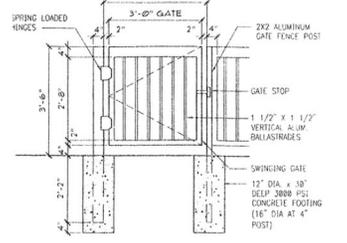
4 PATIO RAILING ELEVATION 3/8" = 1'-0"



5 PATIO RAILING ELEVATION 3/8" = 1'-0"



6 PATIO RAILING ELEVATION 3/8" = 1'-0"



7 GATE DETAIL 1/2" = 1'-0"



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