



A concept drawing of the Miami One commercial and residential development

New leasing campaign launched for Miami One

by Tracey McBean
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THE second stage of retail in the \$80 million Miami One commercial and residential project is about to be released to the market.

Construction of the 110sqm retail component is under way with completion due mid-year.

Miami One fronts Gold Coast Highway and takes up an entire city block in Miami where the city council is poised to spend \$900,000 on a beautification program.

The first stage of its retail offering is leased or under negotiation and is anchored by a Coles supermarket, with other tenants including ANZ Bank, Australia Post, Zaffra's Coffee, Sushi Train, newsagency and pharmacy.

The leasing is being handled by Amit Samra, of Rayson & Samra,

and Sharon Schofield, of Raine and Horne Mermaid Miami.

Mr Samra said Miami One filled a gap for convenience shopping on the highway between Broadbeach and Burleigh Heads.

Ms Schofield said the centre was compact, delivering an easy shopping experience, especially for parents with small children and for the elderly who did not want to walk great distances between shops.

Tenants sought include restaurants, cafes, bakery, butcher, seafood, takeaway food outlets, optician, hair and beauty salons, and a discount variety store.

Tenancies range from 20sqm to 200sqm and average 60sqm.

However, configurations can be tailored to suit needs.

Leasing rates range from \$590 a week, depending on size and location within the centre.

When complete, Miami One

will have 4140sqm of ground-level retail and 12 home offices, 76 apartments and basement parking.

Construction of apartments is scheduled to start later this year for completion in early 2007.

The single-level car park has a secure area for residents and 200 car spaces for shoppers.

The project is being developed by Krubar, linked to Sandra Popi and Kyle Wright, whose father is developer Ron Wright.

Miami One has been designed by Brisbane's Giarrola Architects, which designed Lasirens, a five-level 18-unit building at Mermaid Beach with which Krubar made its development debut.

Miami One occupies 8000sqm fronting Gold Coast Highway, Sunshine Parade, Nunnah and Taomahal avenues.

The site was bought by Krubar for close to \$5 million in a deal that settled in February, 2003.