

1688

MERIDIAN Boutique Class A Office

MIAMI BEACH, FL





1688 MERIDIAN

Jones Lang LaSalle (“JLL”) is pleased to exclusively offer the opportunity to acquire 1688 Meridian (the “Offering” or the “Property”), a boutique Class A, 88,419 SF creative office tower and two land parcels of approximately 0.2 acres and 0.5 acres, in the heart of Miami Beach, Florida.

Prominently located steps away from Lincoln Road, the Property stands out as a rare value-add investment opportunity with significant leasing and development upside. Rarely do offerings with this potential become available, especially in a market such as Miami Beach, where real estate rarely changes hands and is often passed down from one generation to the next.

ASSET OVERVIEW

OFFICE BUILDING

1688 Meridian	
Address	1688 Meridian Avenue, Miami Beach, FL 33139
Year Built	1961, renovated 2019
Net Rentable Area	88,419 SF
Occupancy	77.2%
Weighted Average Lease Term	6.0 Years
Stories	10 Stories
Parking	The Property contains a total of 78 surface parking spaces and is adjacent to a City-owned public lot. Additionally, there are numerous public and private parking garages nearby.

DEVELOPMENT LAND PARCELS

1699 Jefferson Ave		1709 Jefferson Ave
Address	1699 Jefferson Avenue, Miami Beach, FL 33139	1709 Jefferson Avenue, Miami Beach, FL 33139
Current Use	Parking Lot (25 Spaces)	Parking Lot (53 Spaces)
Lot Size	7,500 SF	22,500 SF
Zoning	CD-3 (Commercial, High Intensity)	RM-1 (Residential Multifamily, Low Intensity)

KEY INVESTMENT HIGHLIGHTS

EXCEPTIONAL CREATIVE OFFICE VALUE-ADD OPPORTUNITY

1688 Meridian offers a unique creative office value-add opportunity in the heart of Miami Beach. Currently 77% leased with a WALT of 6.0 years, it presents a new owner the immediate opportunity to lease up vacant space and realize significant income growth. Additionally, the Offering includes two highly desirable land parcels of approximately 0.2 acres and 0.5 acres that are currently used as parking lots and may be developed with commercial and residential uses.

LOCATED IN THE HOTTEST CITY IN THE WORLD!

Capital, companies, and people are moving to Miami in droves! New-to-market tech companies, billionaires, and financial firms can't get enough of Miami. People are moving because of the city's lack of state and local income taxes, pro-business environment, fast growing economy, affordability vs. other major cities, and the beautiful sunny lifestyle. The Magic City was thriving pre-pandemic and is now burgeoning at an unprecedented pace!

MIAMI CLASS A OFFICE MARKET IS RED HOT

JLL is currently tracking 1 million square feet of new-to-market office tenant requirements, consisting of 20+ companies, more than half being financial firms from New York. Miami currently leads the nation in office utilization and daily physical occupancy, at 52.1%.

MIAMI'S LUXURY HOUSING MARKET IS BOOMING

Miami home sales have more than doubled year over year, and new single-family home contracts over \$1 million saw a 122% increase compared to last year – driving median sale prices up by \$70,000! Exodus from other cities and Miami's open economy have led inward migration to accelerate by roughly 70% compared to the rolling 3-year annualized average – creating a significant price growth in the housing market.





RECENT RENOVATIONS DRIVE LEASING MOMENTUM

Significant capital improvements have gone into modernizing 1688 Meridian’s art deco lobby, elevators, as well as corridors and restrooms on several floors. These upgrades, along with the soon-to-open New York City-based Tacombi Mexican restaurant on the ground floor, will continue to drive the strong leasing momentum at 1688 Meridian.

LANDMARK CORNER PROPERTY – EXCELLENT VISIBILITY, ACCESS, AND PARKING

1688 Meridian’s high-profile corner location at the intersection of 17th Street and Meridian Avenue, provide it with excellent visibility - and easy accessibility to both executive housing and young professionals living within South Beach’s luxury waterfront residences and mainland Miami. The Property additionally benefits from ample parking, which is a rare amenity for office buildings in Miami Beach.

SUPPLY CONSTRAINED, ULTRA HIGH BARRIER TO ENTRY MARKET

Protected historical districts have been established to preserve the integrity of the “Art Deco” and “Miami Modernist” architectural styles for much of the area surrounding the Property. As a result, the Miami Beach office submarket is severely supply constricted. There has been no new office inventory delivered since 2007, with the exception of Starwood Capital’s HQ which is set to deliver in 2021 and is already nearly 100% leased. Additionally, the recent proliferation of residential and retail development has eliminated prime sites that could have been developed for office use. This lack of supply, coupled with occupancy at near capacity, is expected to put upward pressure on rental rates for the foreseeable future.

◀ KEY BISCAYNE

PORT MIAMI

BRICKELL

STAR ISLAND

ALTON ROAD

LINCOLN ROAD

1688
MERIDIAN



KEY INVESTMENT HIGHLIGHTS

SUPERIOR OFFICE MARKET FUNDAMENTALS

Historically, the Miami Beach office submarket has demonstrated exceptional market fundamentals and consistently outperforms almost every other submarket in the Southeastern United States. Class A office space in Miami Beach has averaged 93% occupancy over the last decade and has maintained a 94% or higher occupancy for the last five years. The submarket has demonstrated robust rental rate growth, increasing 60.8% since 2013.

WALKING DISTANCE TO THE CULINARY EPICENTER OF MIAMI

Officing at 1688 Meridian is a dream for food lovers! The Property is situated just 400 feet from the world-renowned Lincoln Road open-air pedestrian retail corridor, and diagonal to the Lincoln Eatery - Miami Beach's recently inaugurated food-hall containing 16 fast-casual restaurants. Amenities within a short 3-minute drive include luxury hotels and spas, Miami Beach Convention Center, Sunset Harbour, New World Symphony, The Fillmore, Whole Foods and Trader Joe's.

POTENTIAL FOR OFFICE CONDO EXIT

The office condo market in Miami has become reinvigorated with a large influx of local and international investors looking for a secure place to invest their money. As a result, there is opportunity for a new owner to convert suites or entire floors at 1688 Meridian into office condos, which are currently pricing from \$500 to \$900 per square foot in Miami Beach.

UNENCUMBERED BY EXISTING DEBT

The Property is being offered on a free and clear basis, which allows an investor to take advantage of today's strong lending markets to generate significant levered returns.

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