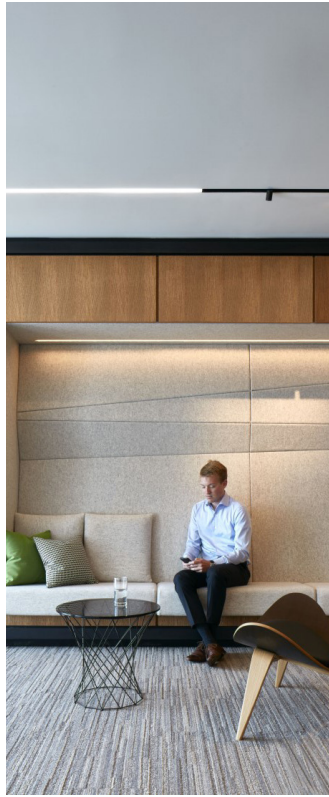


CLASS A OFFICE SPACE FOR LEASE

1674 *Meridian Ave*

MIAMI BEACH, FL 33139





Property overview



PRIME LOCATION

JUST STEPS AWAY FROM LINCOLN ROAD, A WORLD FAMOUS SHOPPING DISTRICT WITH SHOPPING, DINING AND ENTERTAINMENT OPTIONS



COMPLETELY RENOVATED

CURRENTLY THE BUILDING IS UNDERGOING A TRANSFORMATIVE RENOVATION INCLUDING EXTERIOR ENHANCEMENTS, NEW LOBBY, COMMON AREAS, AND ELEVATOR



SPEC SPACES AVAILABLE

PLUG AND PLAY STATE OF THE ART SPACES BEING DELIVERED FALL 2023 RANGING FROM 800 - 3,800 SF.



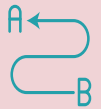
BUILDING SIGNAGE

POTENTIAL SIGNAGE AND NAMING RIGHT OPPORTUNITY WITH EXPOSURE TO MERIDIAN AVENUE AND LINCOLN ROAD



PARKING

VALET PARKING AVAILABLE. ABUNDANCE OF PUBLIC AND PRIVATE PARKING ADJACENT TO THE BUILDING

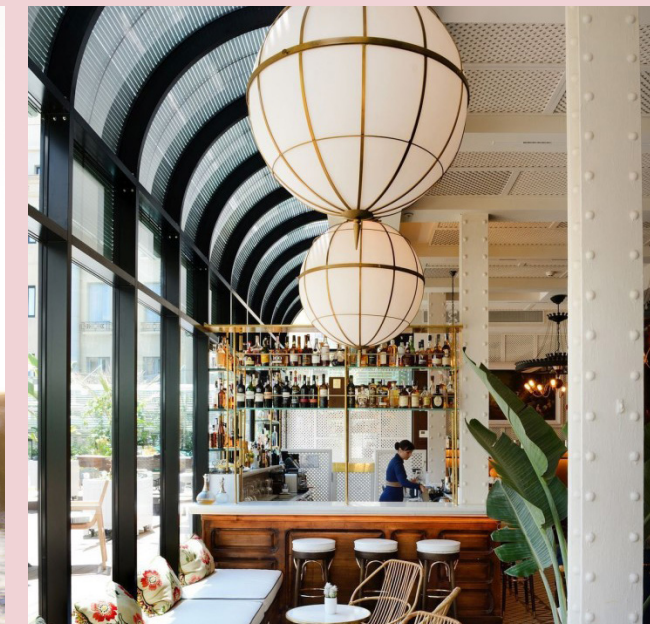


CONNECTIVITY

EASILY ACCESSIBLE BY CAR AND PUBLIC TRANSPORTATION. LOCATED WITHIN MINUTES OF DOWNTOWN MIAMI AND FINANCIAL DISTRICT



MODERN & *inviting*



Because ideas flow from tranquility

1674 Meridian will undergo a full renovation encompassing state-of-the-art floor to ceiling impact resistant windows that will transform the building façade.

Alongside, a complete interior transformation will be done including new HVAC systems on each floor and relocation of the lobby entrance to the more visible southern building face.



Located steps from the world famous Lincoln Road, 1674 Meridian is situated in Miami Beach's most desirable neighborhood, within walking distance from the new Miami Beach Convention Center, the Fillmore Miami Beach entertainment hall, New World Symphony and the Soundscape Park.

With access to an abundance of outdoor cafes, shopping, eateries and hotels, 1674 Meridian epitomizes the live, work and play lifestyle!



IMMEDIATE NEARBY PARKING

CITY OF MIAMI BEACH

- (a)** 1755 Meridian Ave 667 spaces
- (b)** 640 17th St 1490 spaces
- (c)** 1661 Pennsylvania Ave 577 spaces

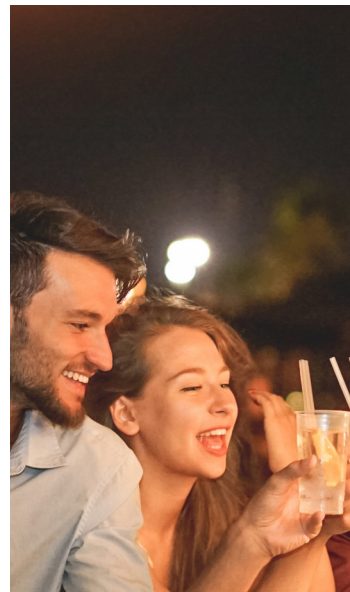
TRU PARK USA

- (d)** 1691 Michigan Ave 760 spaces

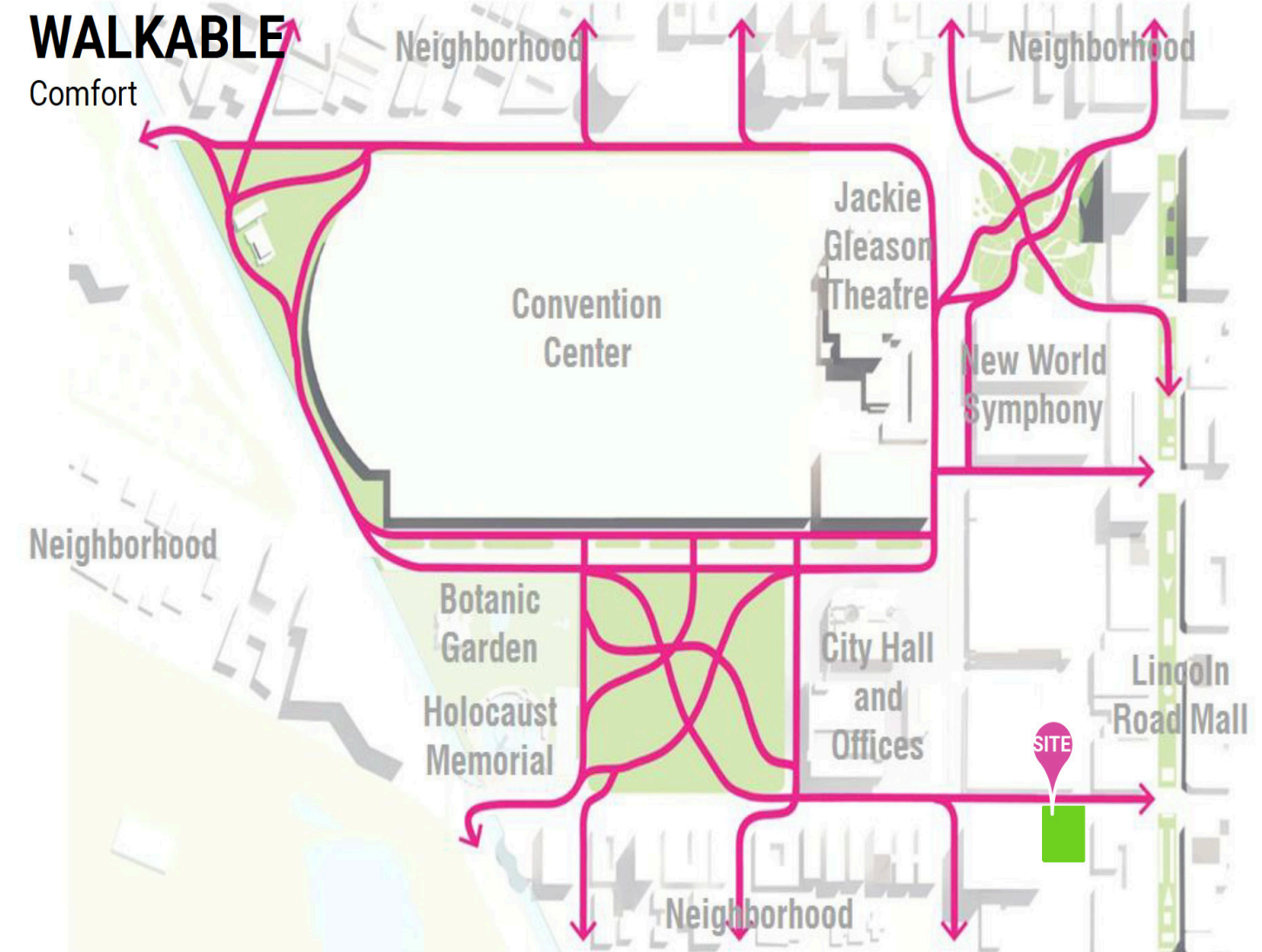
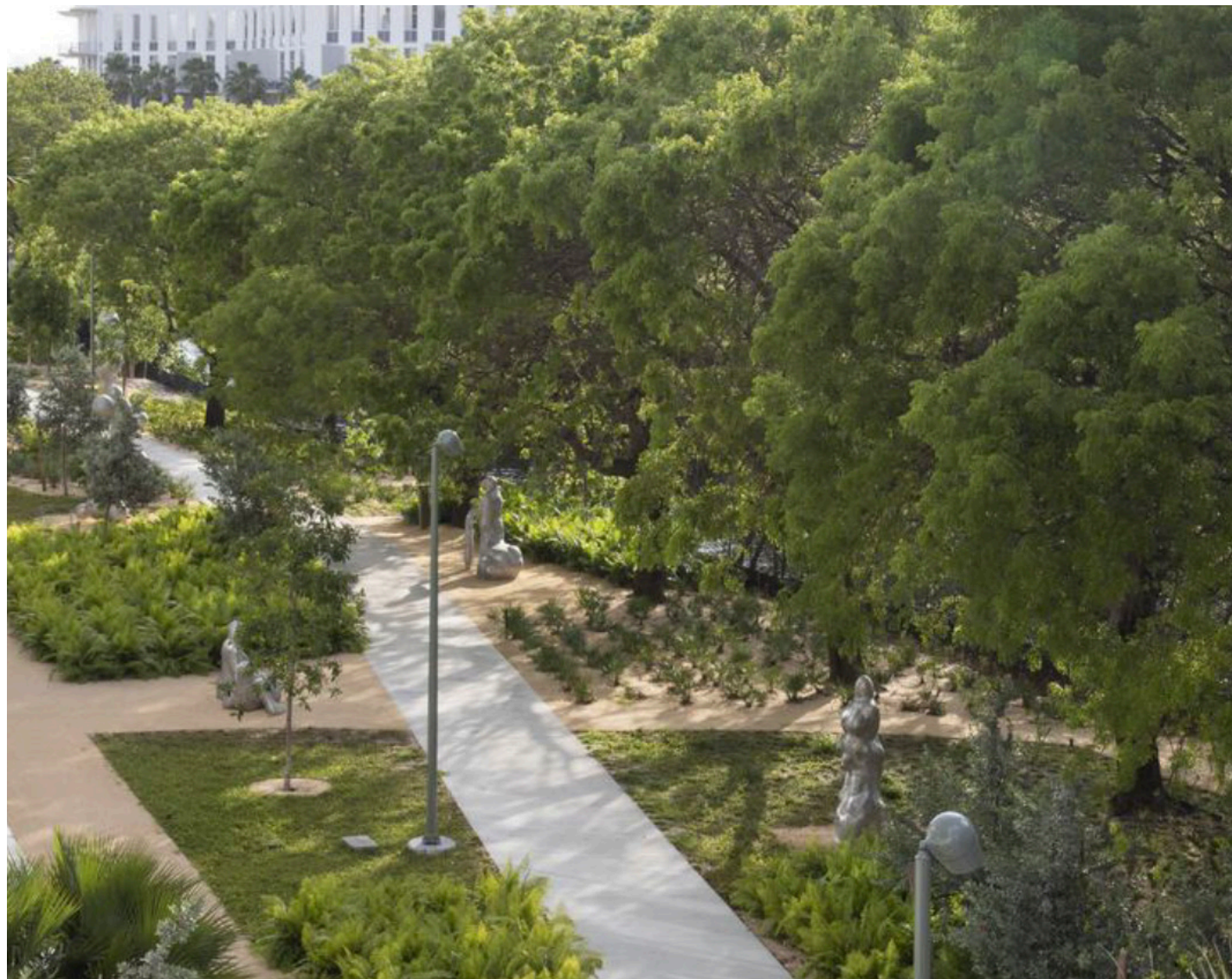


Area amenities

- | | |
|----------------------------|---------------------|
| 1. ANTHROPOLOGIE | 15. YUCA |
| 2. LINCOLN EATERY | 16. ZARA |
| 3. MARSHALLS | 17. FINNEGAN'S ROAD |
| 4. ARMANI | 18. GAP |
| 5. MACY'S | 19. NIKE |
| 6. STARBUCKS | 20. EXPRESS |
| 7. ICE BOX CAFE | 21. BANANA REPUBLIC |
| 8. HOFBRAU | 22. MAC COSMETICS |
| 9. MEAT MARKET | 23. REGAL CINEMA |
| 10. VAN DYKE CAFE | 24. PIOLA PIZZERIA |
| 11. PIZZA RUSTICA | |
| 12. BAROLO CUCINA ITALIANA | |
| 13. H&M | |
| 14. GUESS | |



Planned streetscape upgrades to Meridian Avenue will integrate a multi-use pocket park with walkable access to Lincoln Road, Botanical Garden, and the recently renovated Miami Beach Convention Center —carefully designed, a refreshing view and escape of the ordinary— right on our backyard at 1674 Meridian Avenue.



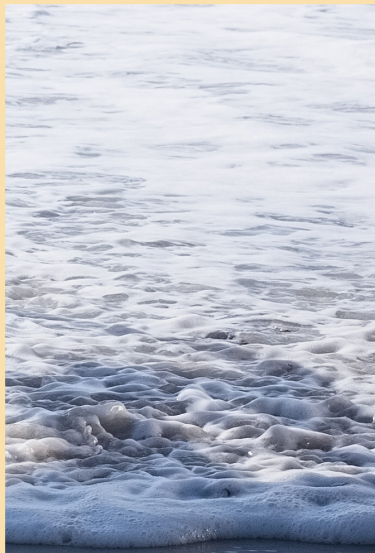
EXPERIENCE

Miami Beach



*Experience Miami Beach
the right way*

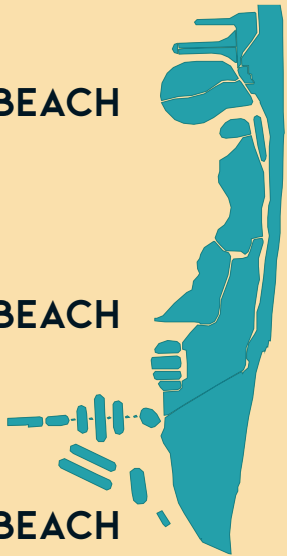
Office space with panoramic views within a
block of Lincoln Road.



NORTH BEACH

MIDDLE BEACH

SOUTH BEACH



TOTAL CITY AREA **18.7 SQ. MILES**

TOTAL LAND AREA: **7.7 SQ. MILES**

TOTAL WATER AREA: **11.0 SQ. MILES**

27

ISLANDS

13

NEIGHBORHOODS

3

AREAS

BICYCLISTS AND PEDESTRIANS



25.5

BICYCLE ROUTES **7.0** MILES

BICYCLE LANES MILES

SHARED PATHS MILES

11%



RESIDENTS BIKING
AND WALKING AS A
PRIMARY MODE OF
TRANSPORTATION

3.5%



PEOPLE RIDING
BIKES TO WORK

9.9%



PEOPLE WALKING
TO WORK

LEASING TEAM

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