

555  
WASHINGTON



# The Miami Beach Office Experience.

Class A Office Building

555 Washington Ave | Miami Beach





# WHERE MIAMI BEACH MEETS MODERN

Are you ready to experience a new era of sophistication and style at the newly renovated 555 Washington? Step into our redesigned lobby and common areas to be captivated by the awe-inspiring 80-foot open atrium. This dramatic architectural marvel sets the stage for a contemporary workspace that inspires creativity and collaboration.

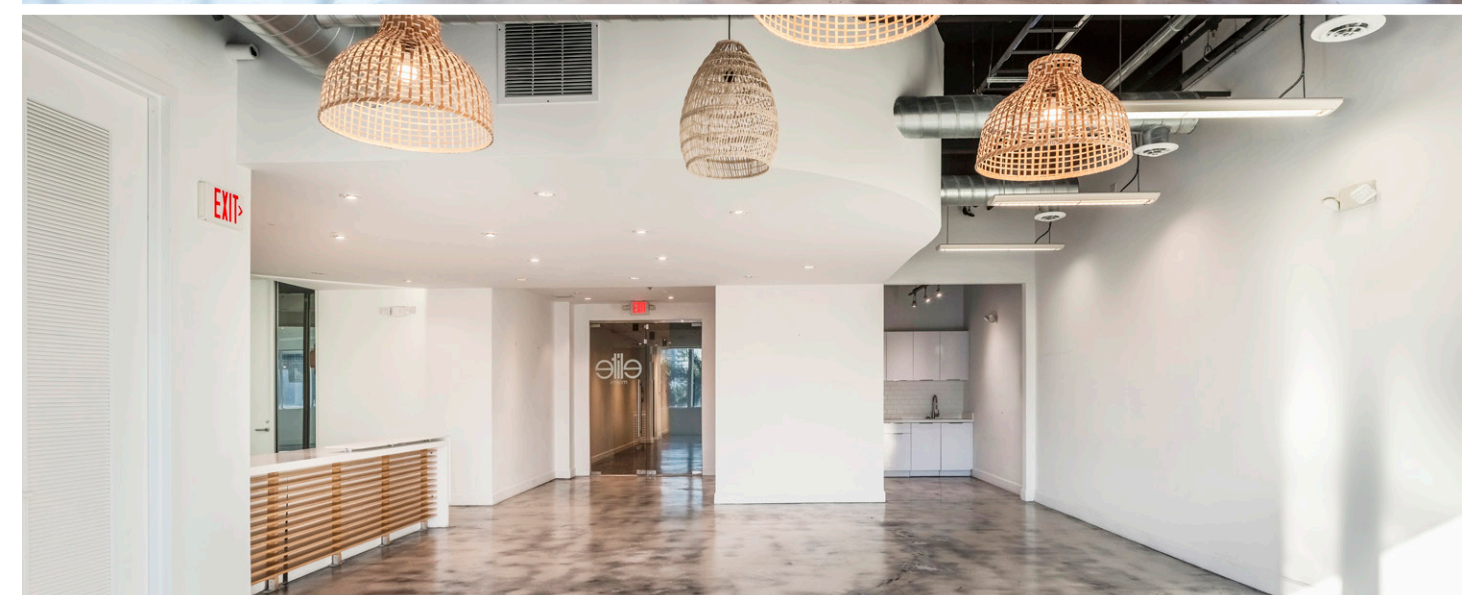
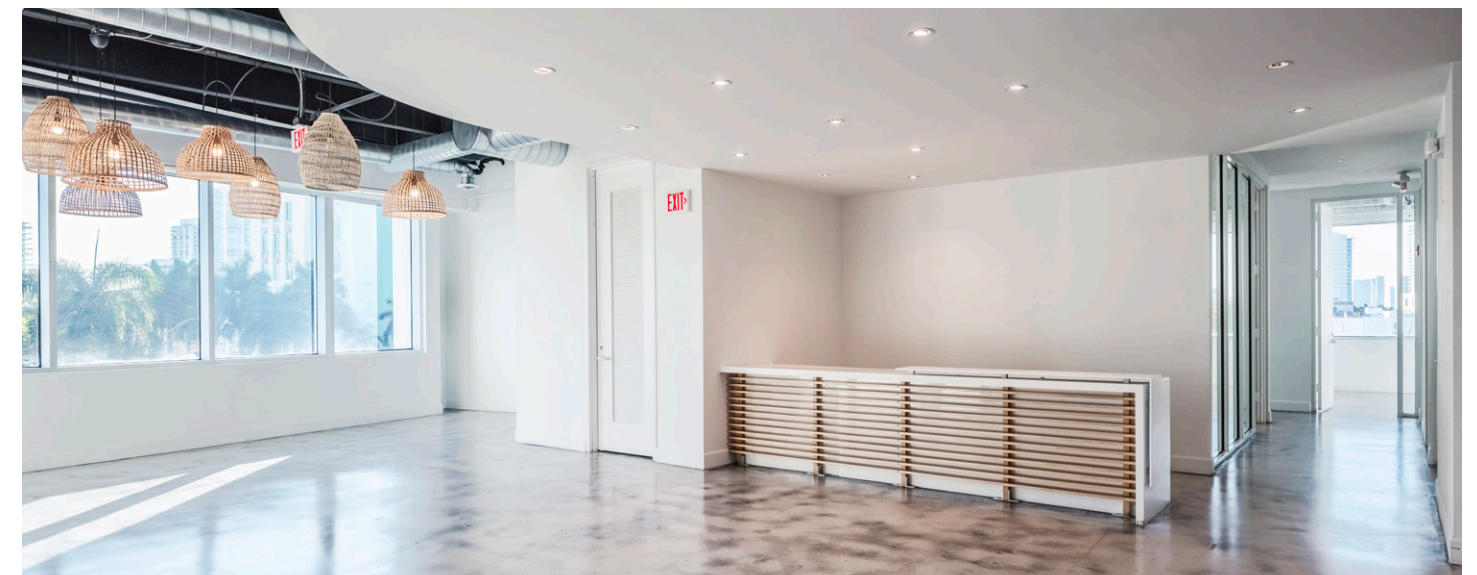






# CONTEMPORARY OFFICES REDEFINING PROFESSIONAL ELEGANCE

At 555 Washington, sleek, modern office suites inspire productivity and efficiency while catering to various business needs. High ceilings and ample windows create a contemporary open aesthetic for comfort and functionality.





# ACCESSIBILITY MEETS BEACHFRONT CHIC

A block north of South of Fifth, 555 Washington boasts exceptional convenience; walkable, bikeable, and at the intersection of one of Miami Beach's busiest thoroughfares, tenants enjoy equal ease of access to the office as world-class amenities.

**1 Min.**

Walk to South  
of Fifth

**3 Min.**

Drive to  
MacArthur  
Causeway

**15 Min.**

Drive to  
Downtown  
Miami

**20 Min.**

Drive to I-195





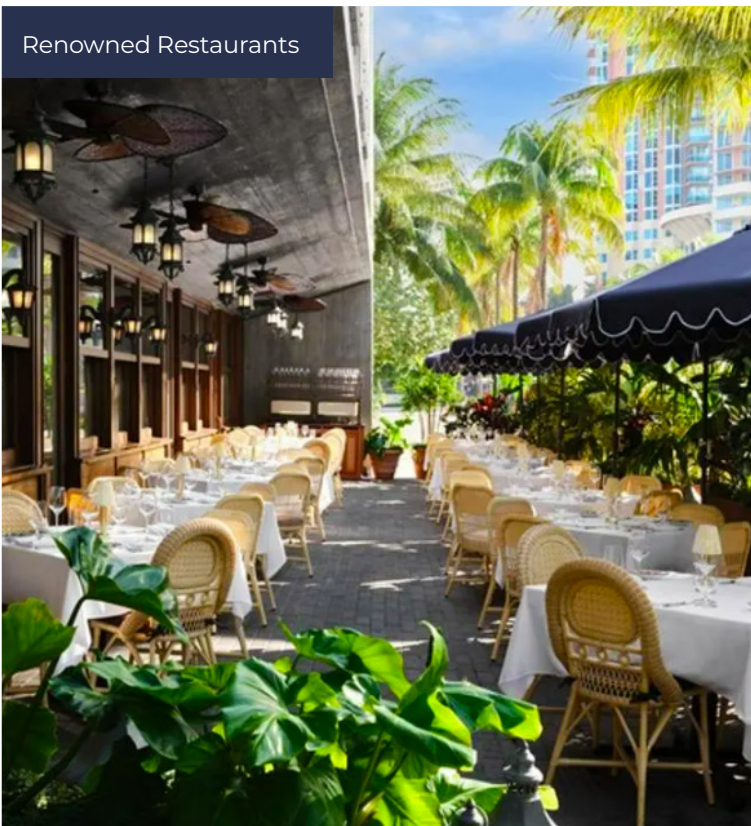
# MIAMI BEACH'S FINEST AT YOUR DOORSTEP

Surrounded by world-class amenities, renowned restaurants, and the vibrant energy of the city, 555 Washington Avenue offers an unrivaled location for your company's success.

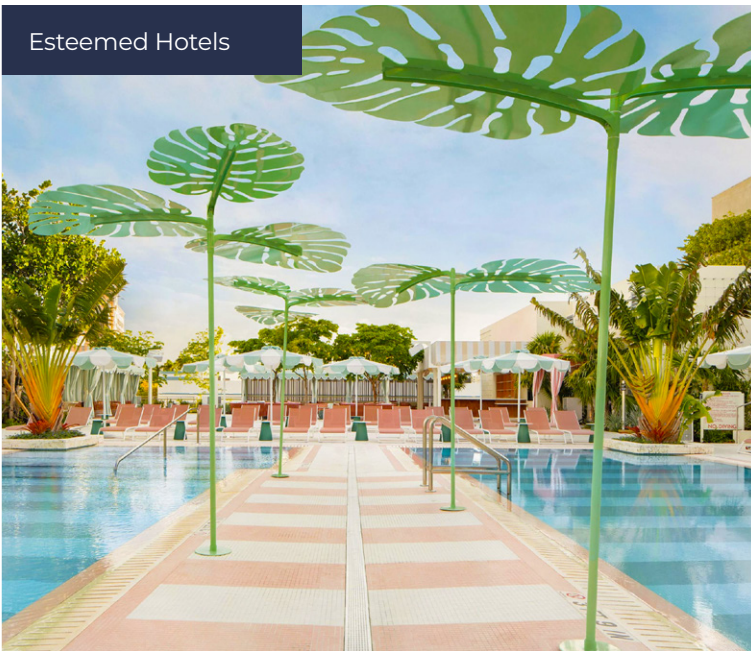
World Class Amenities



Renowned Restaurants



Esteemed Hotels



## Hotels

1. The Goodtime Hotel/ Strawberry Moon
2. The Colony Hotel
3. Kimpton Angler's Hotel
4. The Savoy Hotel & Beach Club ~ Miami Beach
5. The Balfour Hotel Miami Beach
6. Marriott Stanton South Beach
7. Hilton Bentley Miami/ South Beach
8. Century Hotel

## Restaurants

9. Fogo de Chão Brazilian Steakhouse
10. PLANTA
11. RED South Beach
12. Joe's Stone Crab
13. Stubborn Seed
14. Pura Vida
15. Carbone
16. Catch
17. Nikki Beach Miami
18. Prime 112 Restaurant
19. Prime Italian
20. Monty's Sunset
21. Smith & Wollensky - Miami Beach
22. HaSalon Miami
23. Prime Fish
24. Estiatorio Milos by Costas Spiliadis
25. Queen Miami Beach
26. KÓMMA Mediterranean Restaurant
27. Forte dei Marmi
28. Call Me Gaby
29. Abbalé Telavivian Kitchen
30. Papi Steak

## Gyms

31. Equinox South Beach
32. F45 Training South Pointe
33. Orangetheory Fitness
34. Hanu Yoga Studio



# WHY MIAMI BEACH?



## Business Highlights

### FAVORABLE BUSINESS ENVIRONMENT

No corporate income tax on limited partnerships or S-corps and no state income tax.

### ESTABLISHED & EVOLVED INFRASTRUCTURE

Miami International Airport is projected to reach more than 4 million tons of freight by 2040.

### DOMESTIC & INTERNATIONAL CONNECTIVITY

Miami International Airport is projected to reach 77 million travelers by 2040.







555 Washington Ave  
Miami Beach, FL



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