

555 Washington

MIAMI BEACH | FLORIDA



Cool place.
Serious business.



Class A office space

IN THE HEART OF SOUTH BEACH

The premier Class A office building, 555 Washington offers an unbeatable location in the heart of South Beach and only blocks from the MacArthur Causeway, Ocean Drive, restaurants, boutiques, and the Atlantic Ocean.

Designed by famed Miami-based Arquitectonica, 555 Washington is a highly visible landmark on South Beach, emphasized by cutting edge contemporary design, yet emblematic of the historical Art Deco District for which South Beach is famous.



Highlights

COOL PLACE, SERIOUS BUSINESS

The main building lobby features a dramatic, 80-foot open atrium and a colorful circular motif found throughout 555 Washington's finishes.



Located in the building



Adjacent to the building



67,188 s.f. total building size



Building signage opportunity



Street-level retail and three stories of class A office space



New institutional ownership
Built in 2001/Renovated 2015/2018



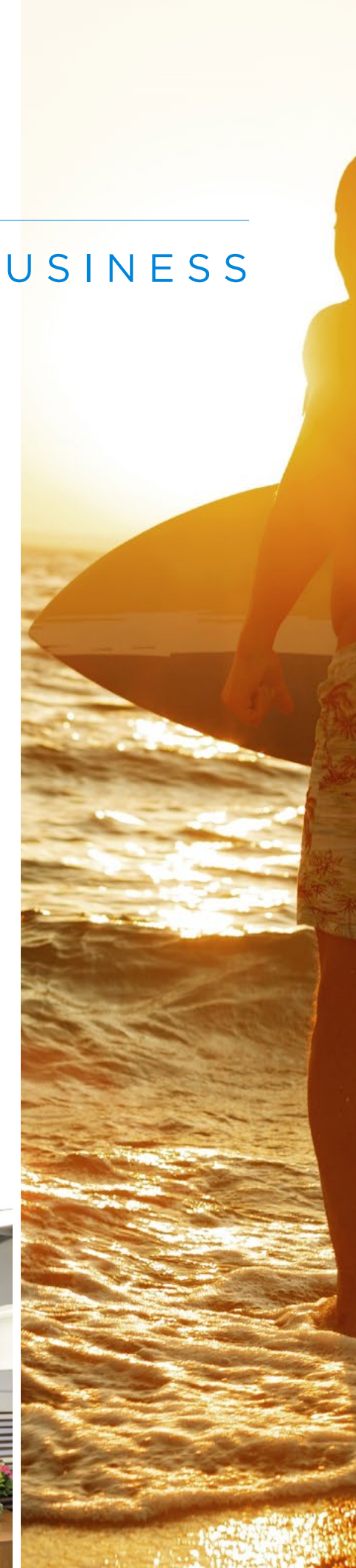
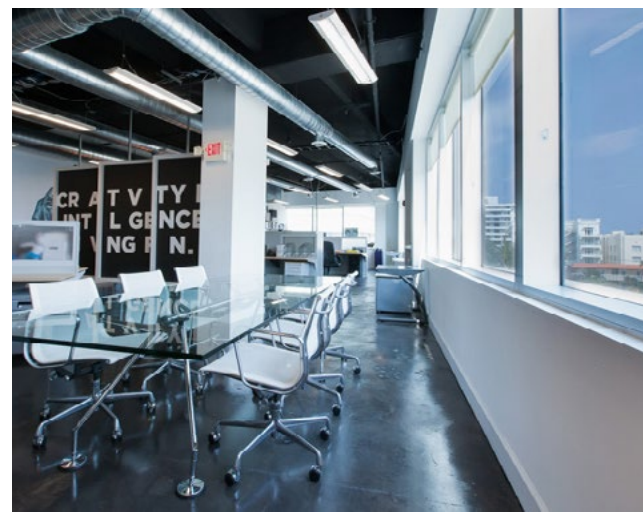
Covered parking - direct access garage with 260 spaces



Parking ratio: 4.0 / 1,000 s.f.

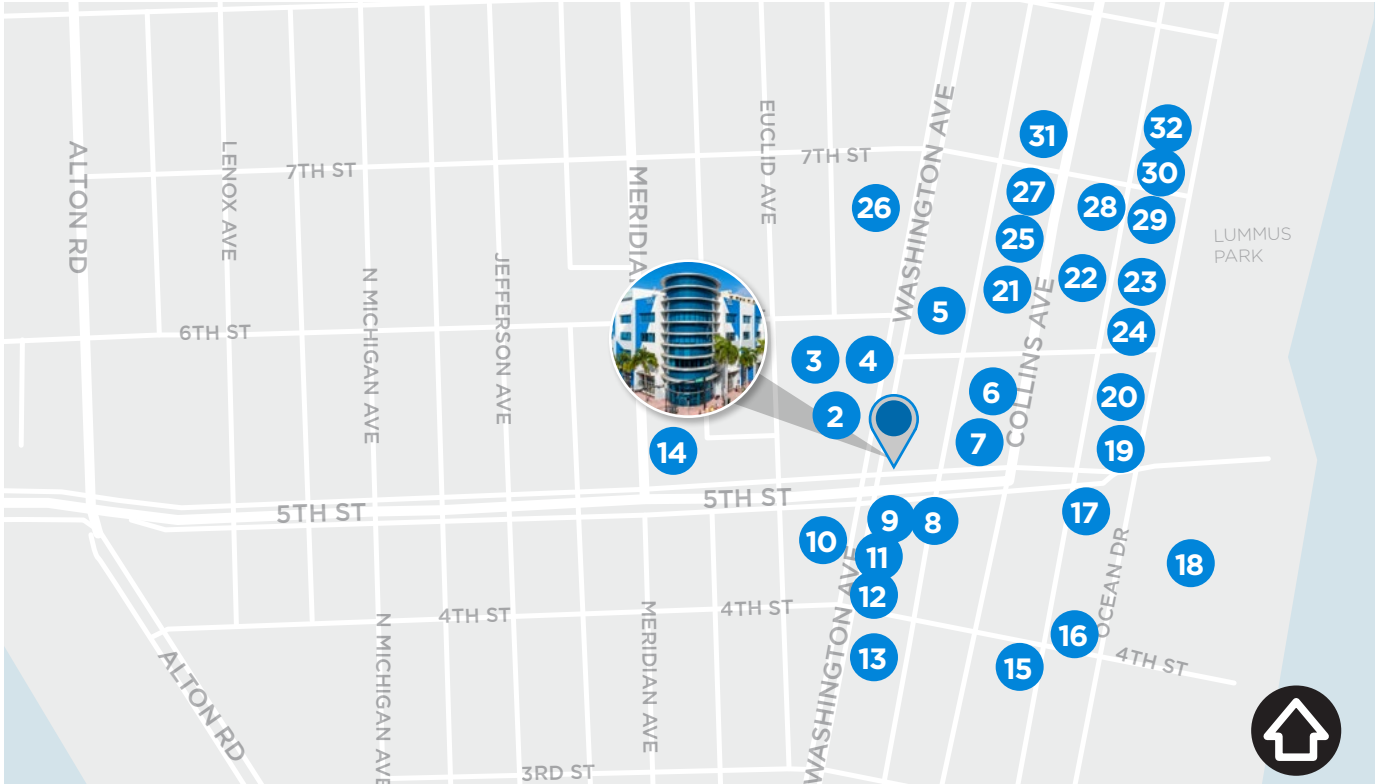



Traffic counts: +50,000 vpd at the intersection of 5th Street & Washington Avenue



Location & Amenities

HIGH ENERGY LIFESTYLE



 **555 Washington**
CVS/Pharmacy
Wells Fargo

- 2.** Otentic Fresh Food Restaurant
- 3.** Las Olas Cafe
- 4.** Babylon
- 5.** Tommy Hilfiger
- 6.** Zara
- 7.** Equinox
- 8.** DIRT
- 9.** Fratelli La Bufala

- 10.** Lobster Bar Sea Grille
- 11.** La Locanda
- 12.** Harrison Hotel
- 13.** Hotel St. Augustine
- 14.** Under The Mango Tree
- 15.** Lord Balfour Hotel
- 16.** The Local House
- 17.** Gelato-Go
- 18.** The Savoy Hotel
- 19.** TGI Friday's
- 20.** Bentley Hotel
- 21.** Tommy Hilfiger

- 22.** Metropole Suites
- 23.** Beach Park Hotel
- 24.** CJ's Crab Shack
- 25.** Club Monaco
- 26.** The Angler's Boutique Resort
- 27.** DASH
- 28.** Gap
- 29.** Majestic Hotel South Beach
- 30.** A Fish Called Avalon
- 31.** Puerto Sagua
- 32.** Avalon Hotel

Think about it. Step out of your offices and into eateries, shops, fitness, culture and all the amenities of Lincoln Road and South Beach.

555 Washington is located within close proximity to a variety of fine dining,

boutiques, and business services such as Zara, DASH, Joe's Stone Crab, Red Steakhouse and Prime 112.

Discerning clients? Accommodate them at the world-renowned Loews, The Ritz Carlton or Delano.




South Beach


A SERIOUS PLACE FOR BUSINESS




119,301
population



49%
college
graduates



\$511,094
median
home value



76,160
employees



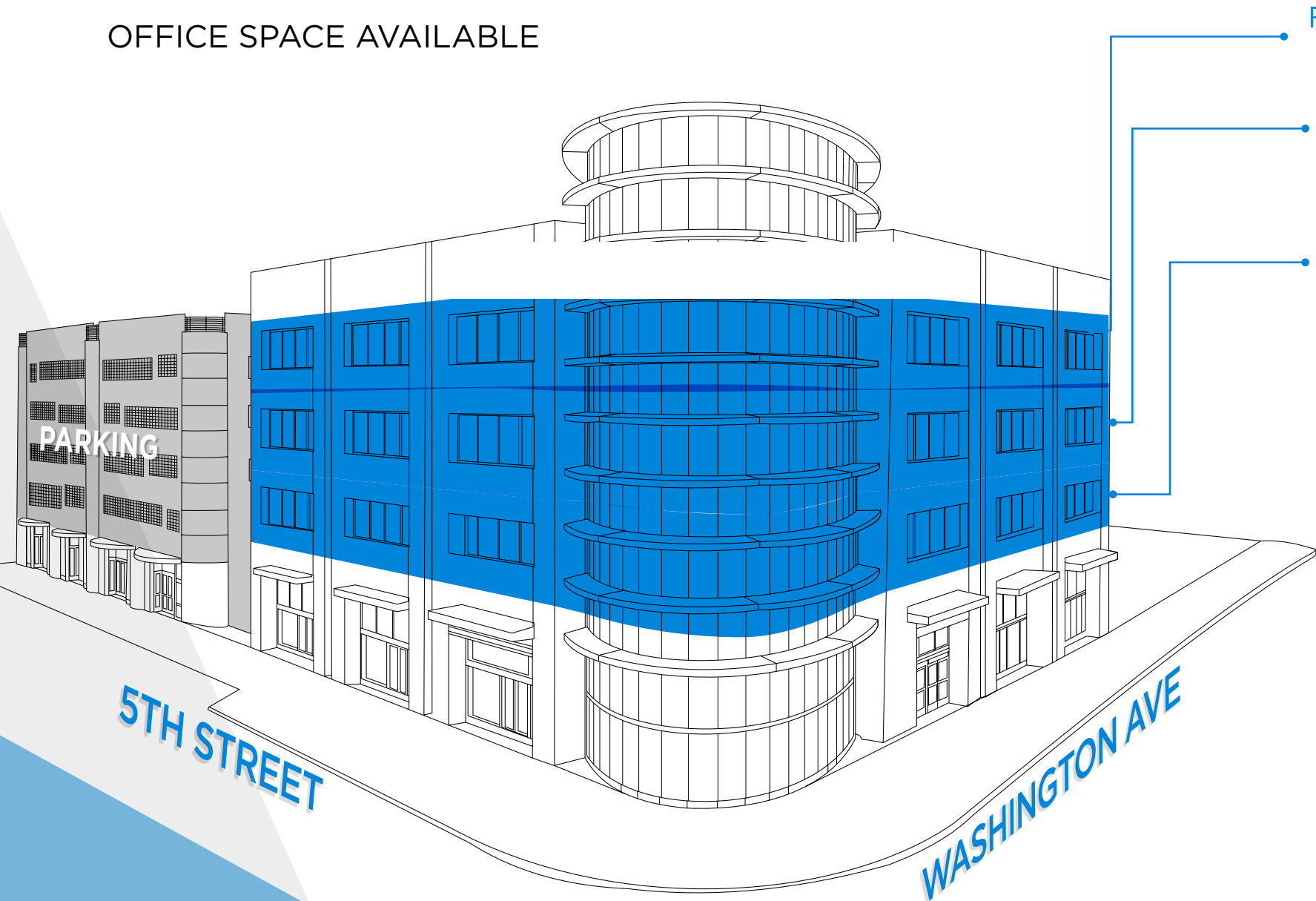
68%
white-collar
employees




MAJOR AREA EMPLOYERS





OFFICE SPACE AVAILABLE



FOURTH FLOOR		
Suite 410		2,183 s.f.
THIRD FLOOR		
Suite 360		1,426 s.f.
Suite 380		882 s.f.
SECOND FLOOR		
Suite 230		1,628 s.f.
Suite 235		1,531 s.f.
Suite 240		2,549 s.f.
Suite 260/270		1,605 s.f.



SUITE 240



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