

301 ARTHUR GODFREY

301 Arthur Godfrey, Miami Beach, FL 33140



PORTFOLIO
COMMERCIAL

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Portfolio Commercial

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PROPERTY INFORMATION

ANNUAL RENT

\$30.00/ per SQ. FT.

PROPERTY ADDRESS

*Suite 550. 301 Arthur Godfrey, Miami
Beach, FL 33140*

RENTABLE AREA

1,700 Sq. Ft.

301 Arthur Godfrey Miami
Beach, FL 33140

Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

PROPERTY OVERVIEW

Located in the heart of Miami Beach, this office boasts a modern build-out within a prestigious building and prime location. The space features floor-to-ceiling windows offering stunning views that are sure to impress any potential clients. This office is a standout and a must-show for those seeking an impressive professional setting.



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PROPERTY DETAILS

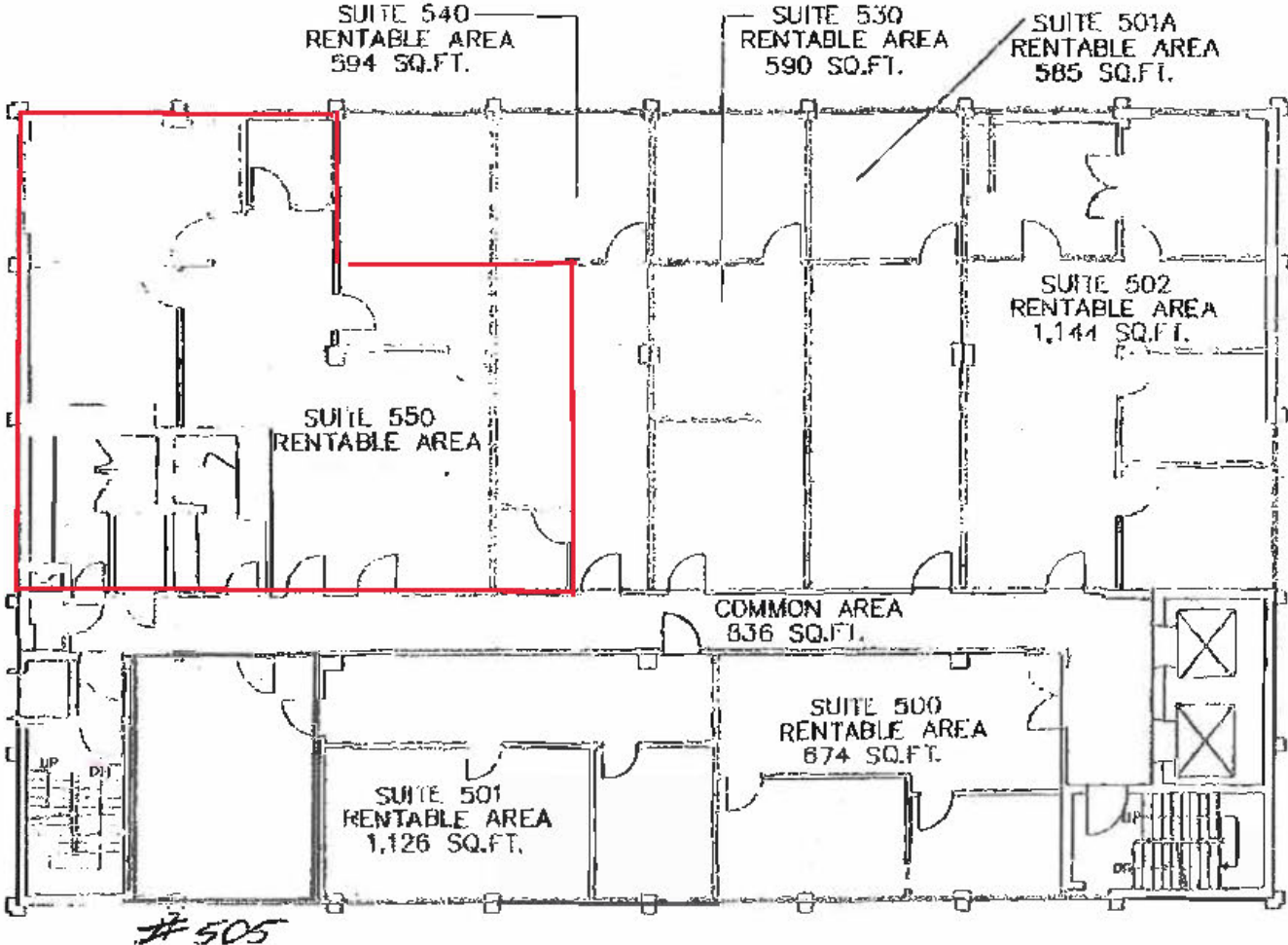
Miami Beach is known for its vibrant community, rich culture, and numerous amenities that can serve as significant attractions for businesses and their clients.

Location Highlights:

- **Beaches and Parks:** The office is a short distance from the world-famous Miami Beach, offering easy access to beautiful beaches and a variety of water activities. Nearby parks, such as the Miami Beach Botanical Garden and South Pointe Park, provide serene environments for relaxation and outdoor meetings.
- **Dining and Entertainment:** The area is renowned for its diverse dining options, ranging from casual eateries to upscale restaurants, catering to a wide range of culinary tastes. The Lincoln Road Mall, a pedestrian road lined with shops, restaurants, and cafes, is a perfect spot for business lunches and after-work gatherings, and only minutes away
- **Arts and Culture:** The Art Deco Historic District, with its unique architecture and history, offers cultural enrichment and entertainment options. The area also hosts various art galleries, museums, and the annual Art Basel, attracting art lovers and collectors.
- **Retail and Services:** There are multiple shopping destinations within a short distance, including luxury boutiques and designer stores, meeting both personal and professional needs. Services such as banks, fitness centers, and wellness spas are also readily available, providing convenience for employees and clients alike.
- **Accessibility and Transportation:** The location offers convenient access to major roadways, facilitating easy travel to and from the office. Public transportation options, including buses and trolleys, are readily available, making it accessible for employees and visitors.

These features make the HSBC Building at 301 Arthur Godfrey Rd an attractive option for businesses looking to lease office space in a dynamic and thriving part of Miami Beach. The blend of professional amenities with leisure and lifestyle options nearby creates a compelling proposition for potential tenants.

FLOOR PLAN



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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

224,823

Population



2.0

Average Household Size

39.8

Median Age

\$60,506

Median Household Income

EDUCATION

12%

No High School Diploma



19%

High School Graduate



22%

Some College



47%

Bachelor's/Grad/Pr of Degree

BUSINESS



22,109

Total Businesses



161,379

Total Employees

EMPLOYMENT



White Collar

70%



Blue Collar

13%



Services

17%



Unemployment Rate

INCOME



\$60,506

Median Household Income



\$47,736

Per Capita Income



\$41,536

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (16.7%)

The smallest group: \$150,000 - \$199,999 (6.1%)

Indicator	Value	Difference	
<\$15,000	13.6%	+0.4%	
\$15,000 - \$24,999	8.3%	-1.3%	
\$25,000 - \$34,999	8.8%	-1.4%	
\$35,000 - \$49,999	10.7%	-1.6%	
\$50,000 - \$74,999	16.7%	-1.5%	
\$75,000 - \$99,999	11.0%	-0.4%	
\$100,000 - \$149,999	13.2%	+0.5%	
\$150,000 - \$199,999	6.1%	+0.7%	
\$200,000+	11.6%	+4.6%	

Bars show deviation from 12086 (Miami-Dade County)

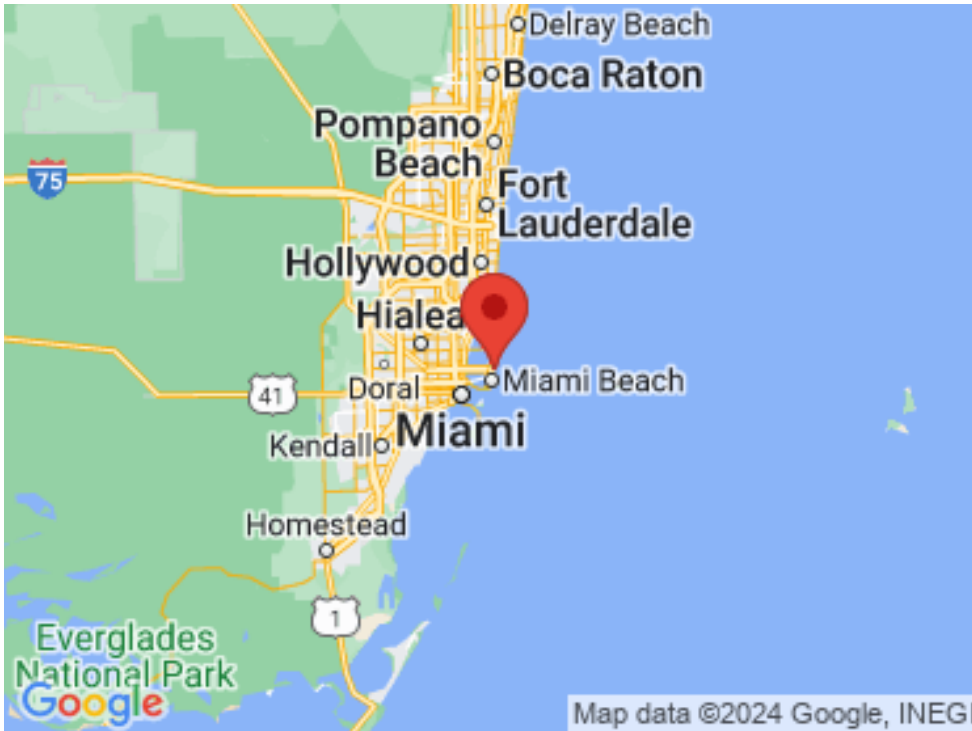
This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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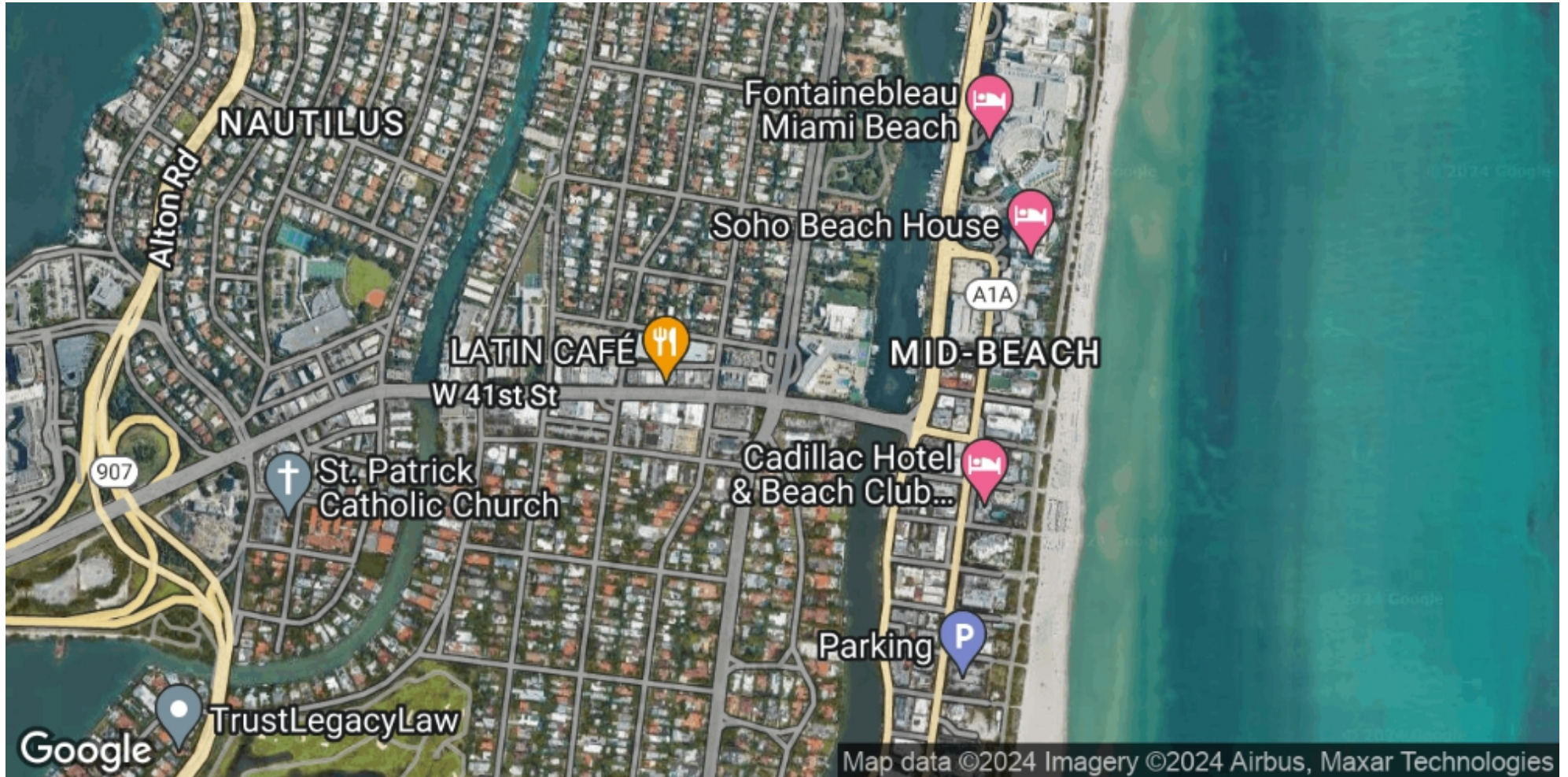
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AREA LOCATION MAP



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AERIAL ANNOTATION MAP



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CONTACT



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