

# VACANT SUITES AVAILABLE FOR LEASE

**235 LINCOLN**  
MIAMI BEACH, FL 33139

**AVAILABLE IMMEDIATELY**

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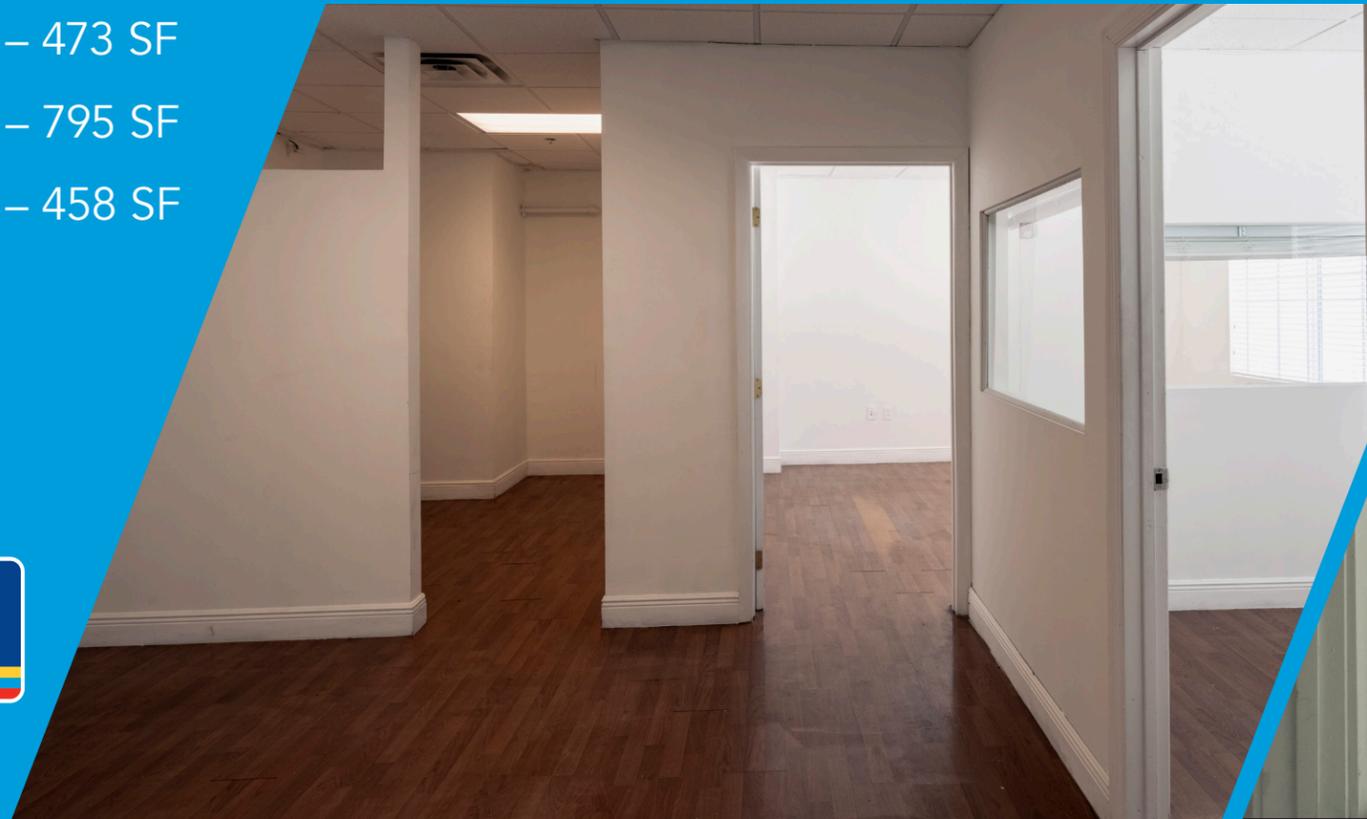
# AVAILABLE SUITES

## 2nd FLOOR

- Suite 200 – 1,048 SF
- Suite 201 – 975 SF
- Suite 207 – 1,050 SF
- Suite 212 – 855 SF

## 3rd FLOOR

- Suite 302 – 298 SF
- Suite 303/305  
(combined) 922 SF
- Suite 304 – 449 SF
- Suite 306 – 473 SF
- Suite 308 – 795 SF
- Suite 309 – 458 SF

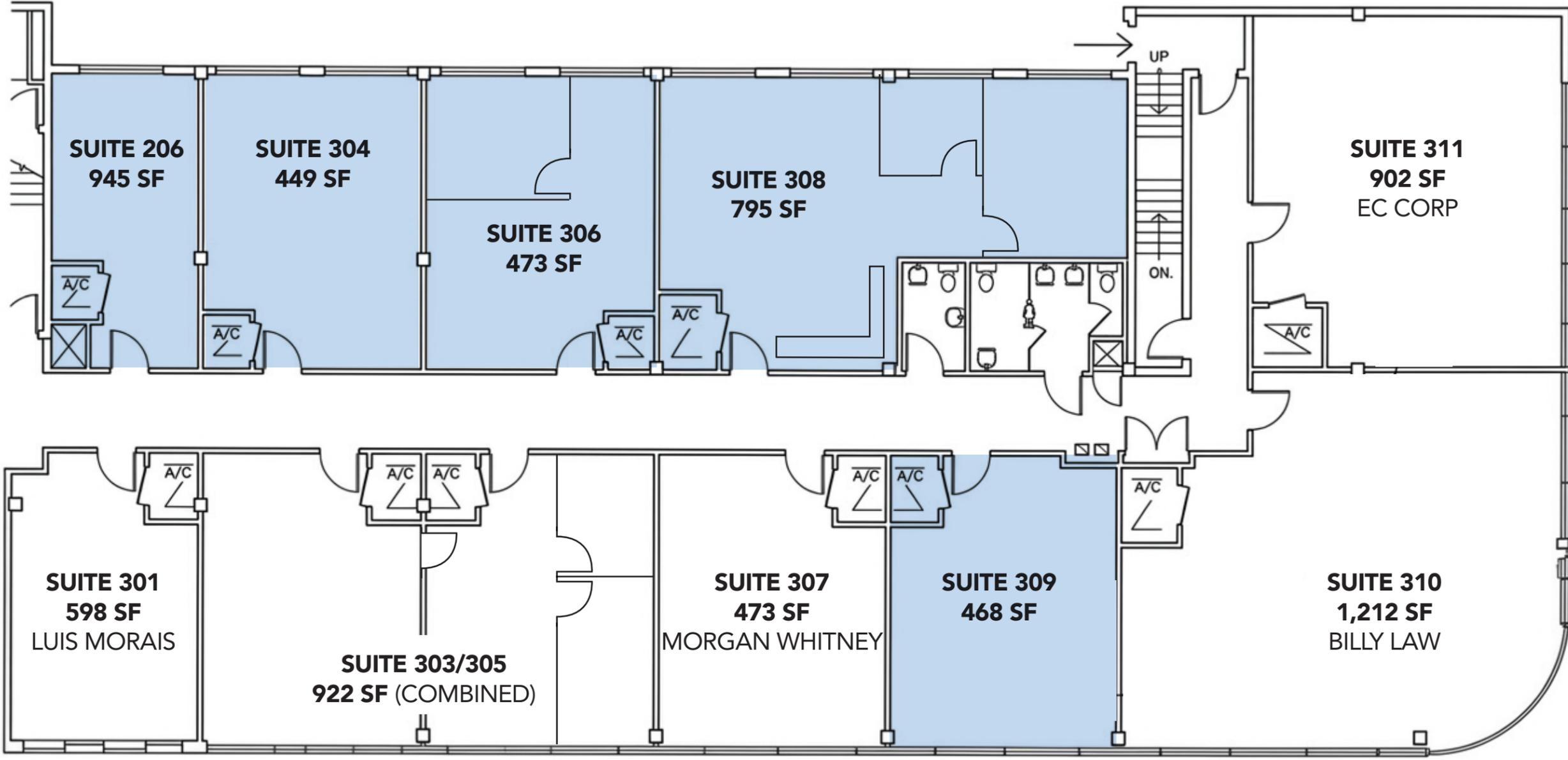




# 3RD FLOOR SITE PLAN



■ AVAILABLE SUITES



<< LINCOLN ROAD >>

<< JAMES AVE >>

# THE NEIGHBORHOOD

- Boutique office suites located above Lincoln Road retail
- Flexible suite sizes ideal for professional users
- Walkable location surrounded by restaurants, retail, and hotels
- Steps from the Lincoln Road pedestrian promenade
- Located in the heart of South Beach



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