

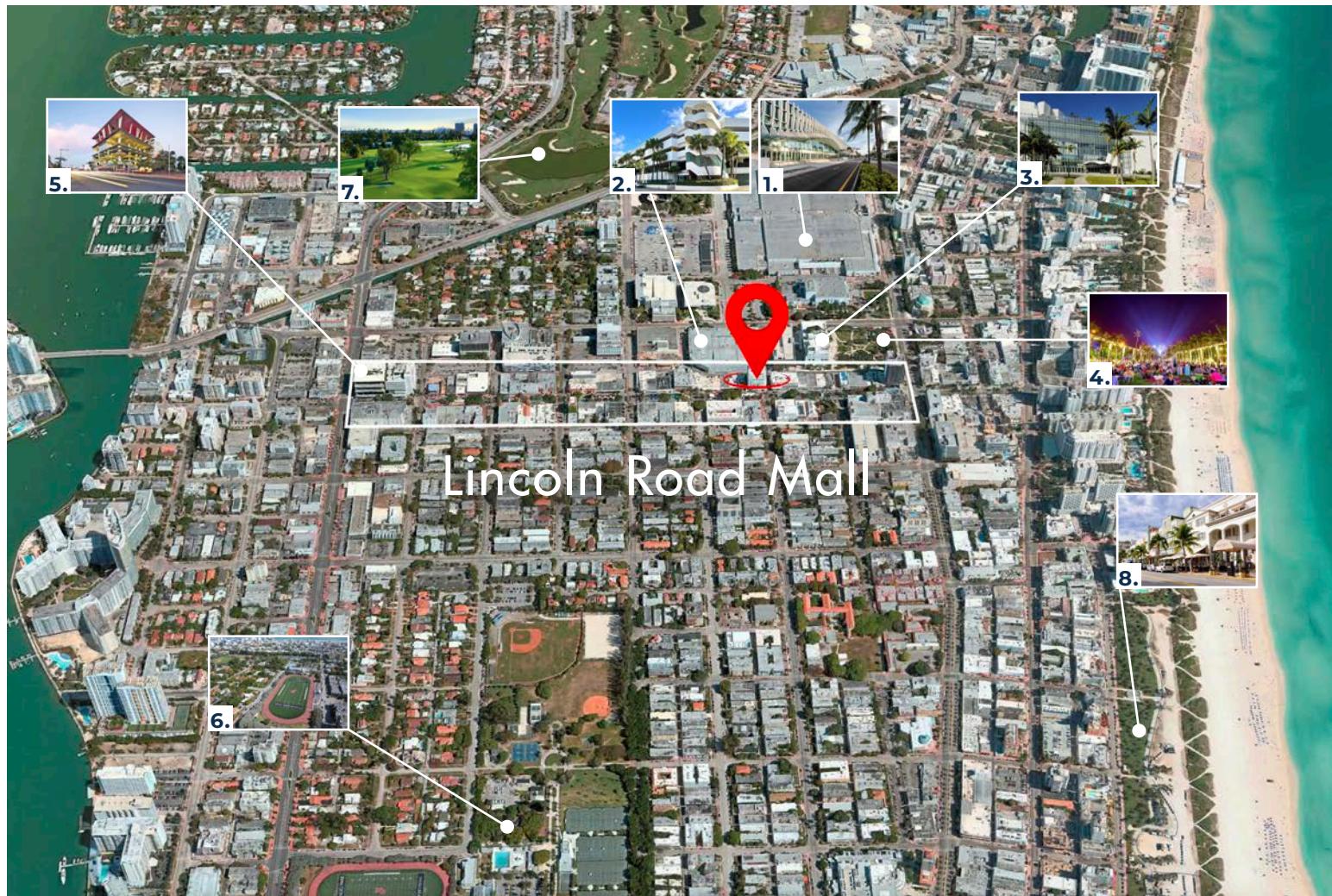
CLASS A OFFICE SPACE WITH INCREDIBLE LOCATION

# FOR LEASE

605 LINCOLN ROAD, SUITE 303  
MIAMI BEACH, FL 33139



← SCAN TO SEE UNBRANDED  
LISTING SITE



Located in the heart of *Art Deco District*

1. Miami Beach Convention Center	5. 1111 Lincoln Road
2. Public Parking Garage	6. Flamingo Park
3. New World Center	7. Miami Beach Golf Club
4. Soundscape Park	8. Ocean Drive

**OTHER STRATEGIC LOCATIONS:**

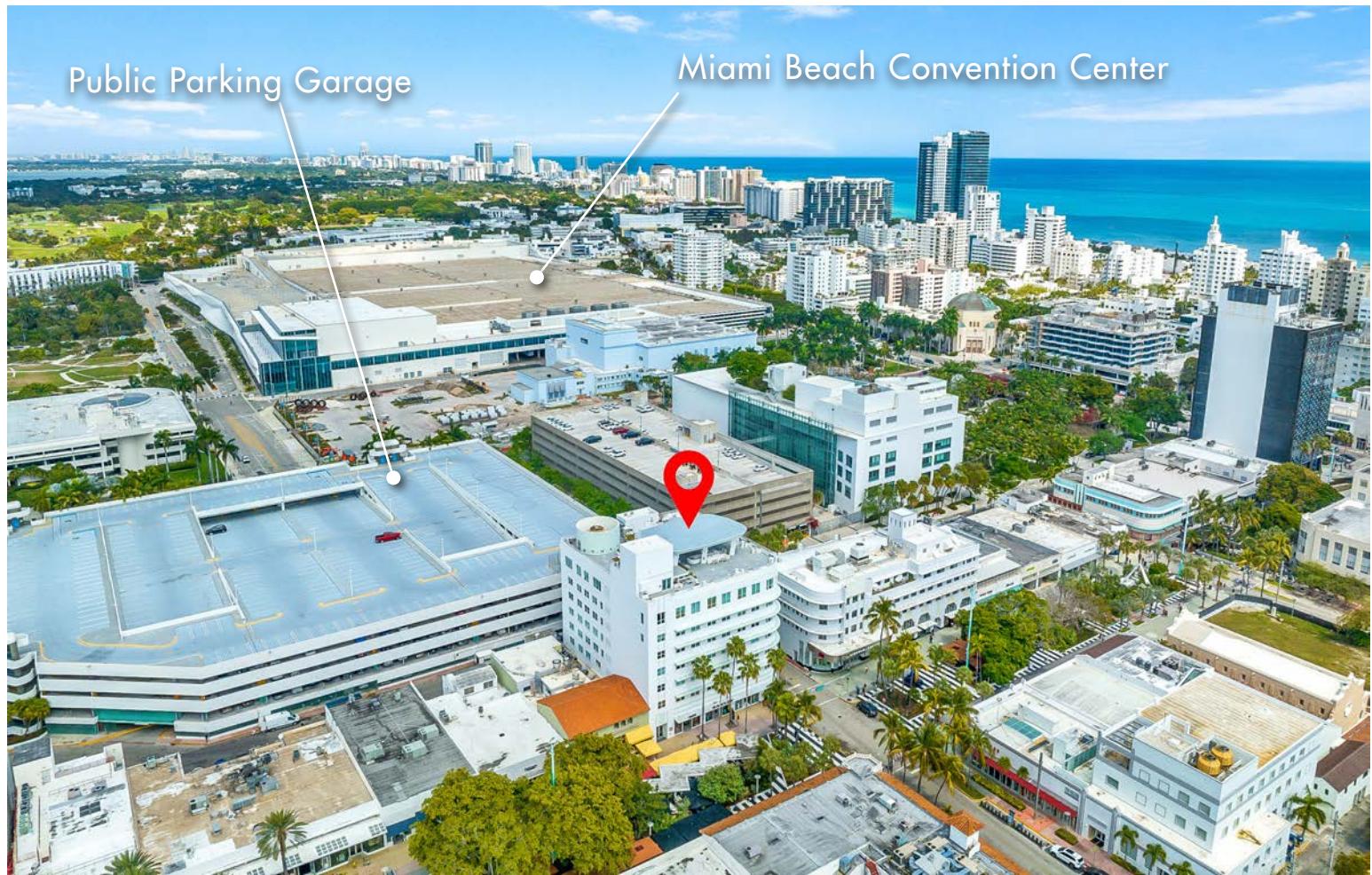
Miami Downtown	• • • • • • • • • •	15 mins
Brickell Financial District	• • • • • • • • • •	16 mins
Wynwood	• • • • • • • • • •	16 mins
Coconut Grove	• • • • • • • • • •	21 mins
Miami International Airport	• • • • • • • • • •	20 mins
Coral Gables	• • • • • • • • • •	24 mins



605 LINCOLN BUILDING



605 LINCOLN FRONT DOOR



## Unparalleled Location

Located at 605 Lincoln Road in Miami Beach, this office space offers an exceptional location for businesses seeking a prime position in the heart of the city. Situated on the renowned Lincoln Road, this location provides easy access to a diverse range of dining options, making it perfect for client meetings or team lunches. Additionally, the office is situated next to a large public parking garage, ensuring easy accessibility for both employees and visitors alike.

Moreover, this office space is conveniently located just steps away from the convention center, providing opportunities for businesses to connect with potential clients and industry leaders. Its close proximity to the boardwalk and beach also offers an excellent chance to relax and unwind after a busy workday, taking in the stunning ocean views and soaking up the vibrant culture of Miami Beach. With its unbeatable location and range of amenities, the 605 Lincoln Road office space is the ideal choice for businesses seeking a prime location in Miami Beach.

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### PROPERTY HIGHLIGHTS:

- **Close to Major Dining, Entertainment & Hotel Accomodations**
- **Plenty of Parking Space for employees & guests**
- **Adjacent to Convention Center**
- **Easy in-and-out access to office building & Miami Beach**

# Office Space Suite 303

<b>3rd Floor</b>	Suite 303
<b>Space Available</b>	1,562 SF
<b>Rental Rate</b>	\$13,000 / MONTH
<b>Date Available</b>	Now
<b>Service Type</b>	TBD
<b>Space Use</b>	Office
<b>Lease Term</b>	Negotiable



This Miami Beach office space is the perfect location for your business. The prime location on Lincoln Road offers easy access to an abundance of dining options, adjacent to a large public parking garage, as well as the convention center and just steps away from the boardwalk and beach.

This office space has an open modern floor plan designed to promote collaboration, teamwork, and communication between employees. It provides a spacious and inviting environment that fosters creativity and innovation, and enables better interaction between team members. Floor plan could also be easily adapted to create two additional private offices if necessary.

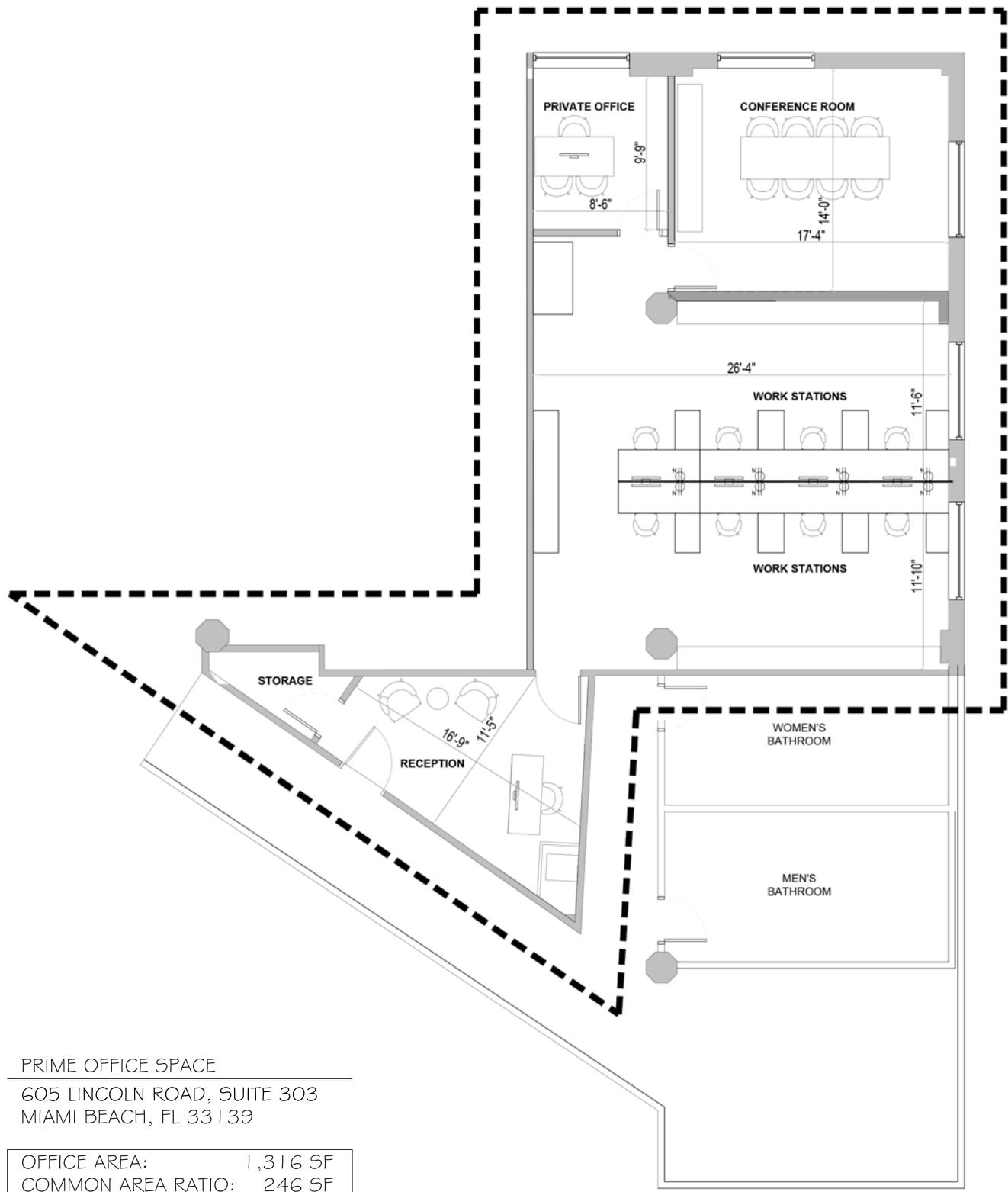
Space also has been outfitted with State-of-the-art wiring and fiber optic IT infrastructure, which is essential in any modern office space. It allows for a high-speed internet connection, advanced teleconferencing capabilities, and other cutting-edge technologies. This ensures that you and your team can stay connected and productive, without worrying about connectivity issues or slow internet speeds. The space is a plug-and-play office setup, which means that everything you need is already set up and ready to use. You can quickly get started with your work without any delays or complications, which saves you valuable time and increases productivity.

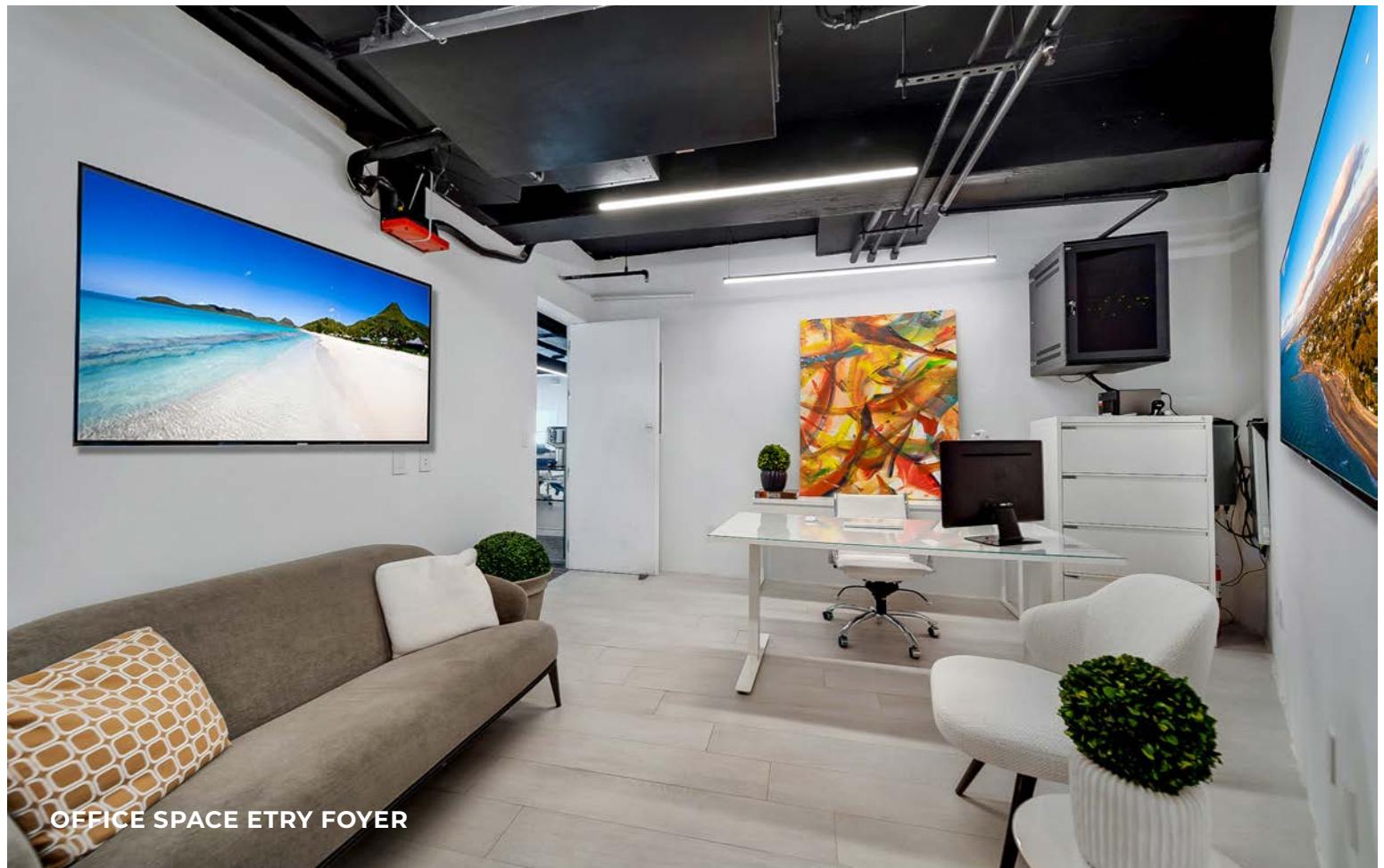
In summary, an office space that boasts an open modern floor plan, state-of-the-art wiring, and fiber optic IT infrastructure, and a plug-and-play setup offers an efficient, productive, and flexible workspace for your business.

## SPACE HIGHLIGHTS:

- **Great Location**
- **Modern Open Floorplan**
- **Hi-Tech Infrastructure / Fiber Optic Internet**
- **Plug-and-Play Space**

# Current Floor Plan

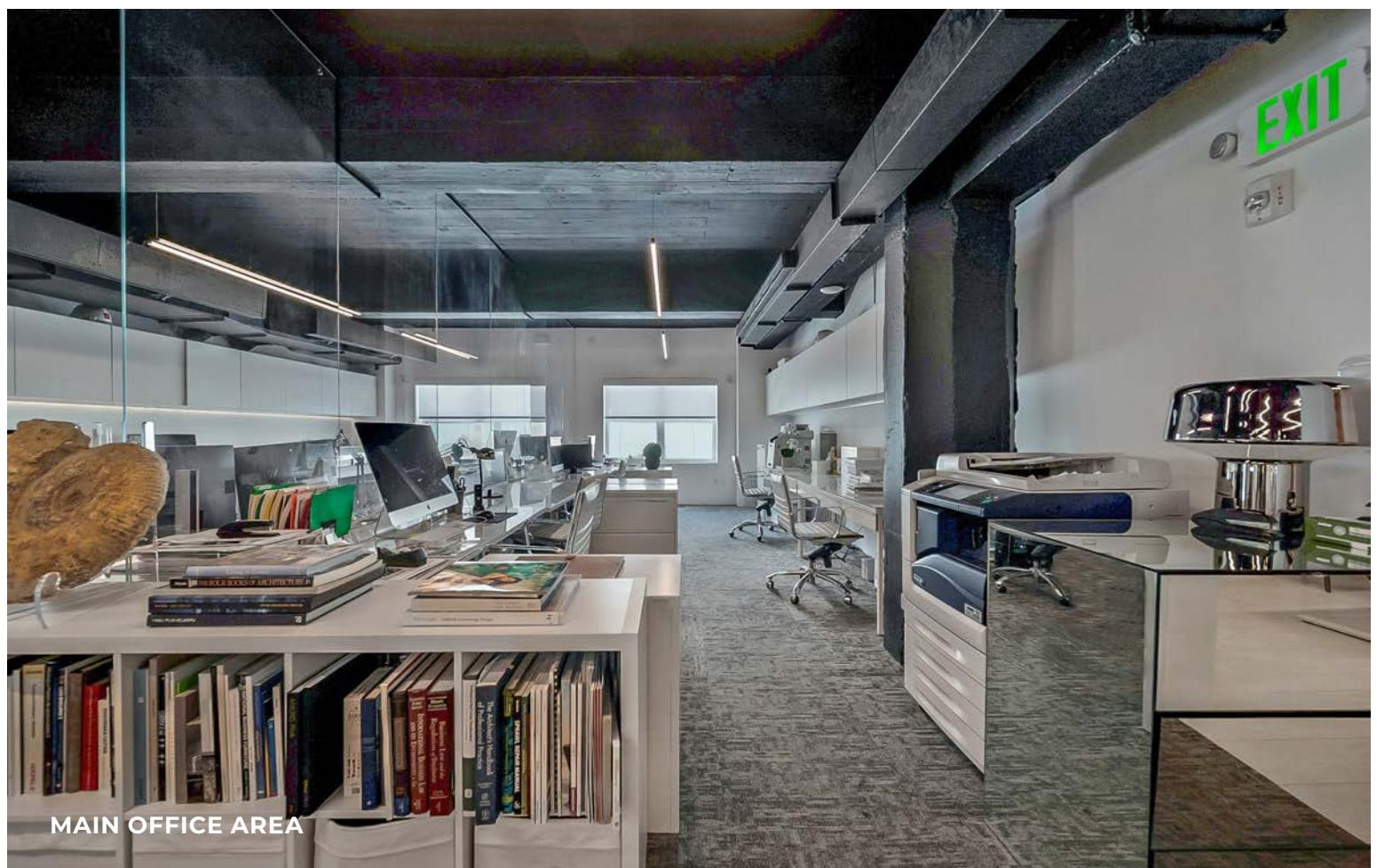
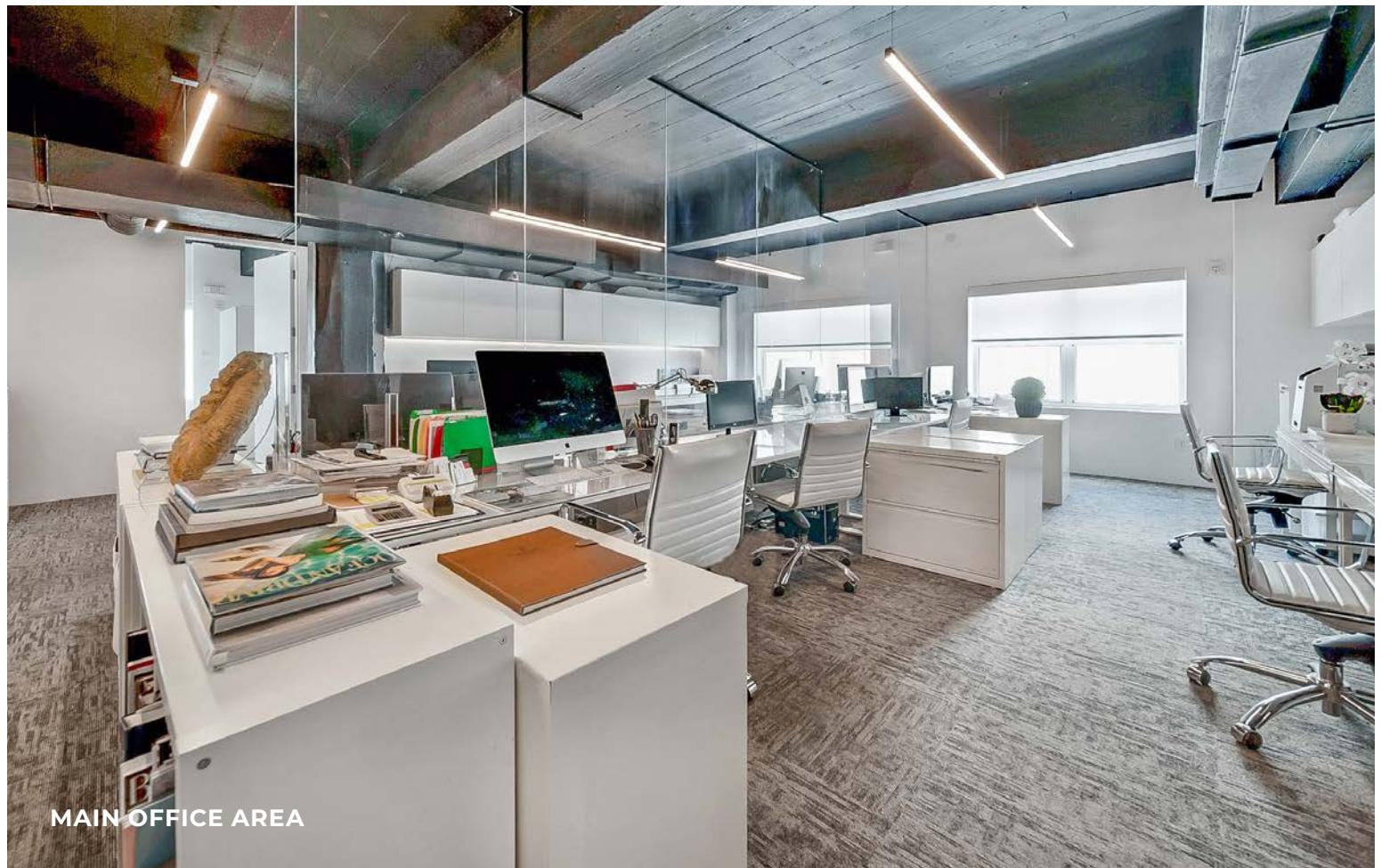


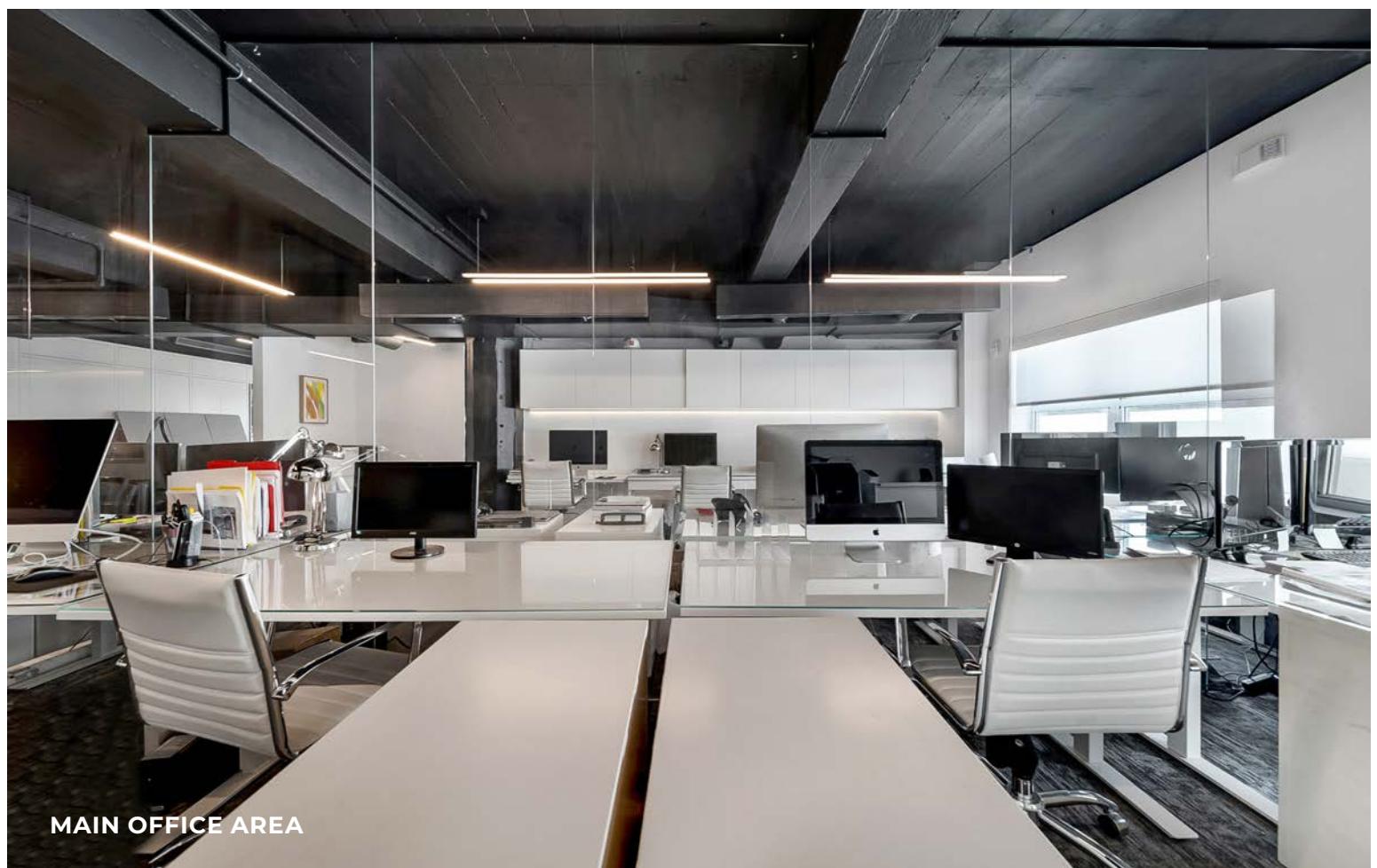
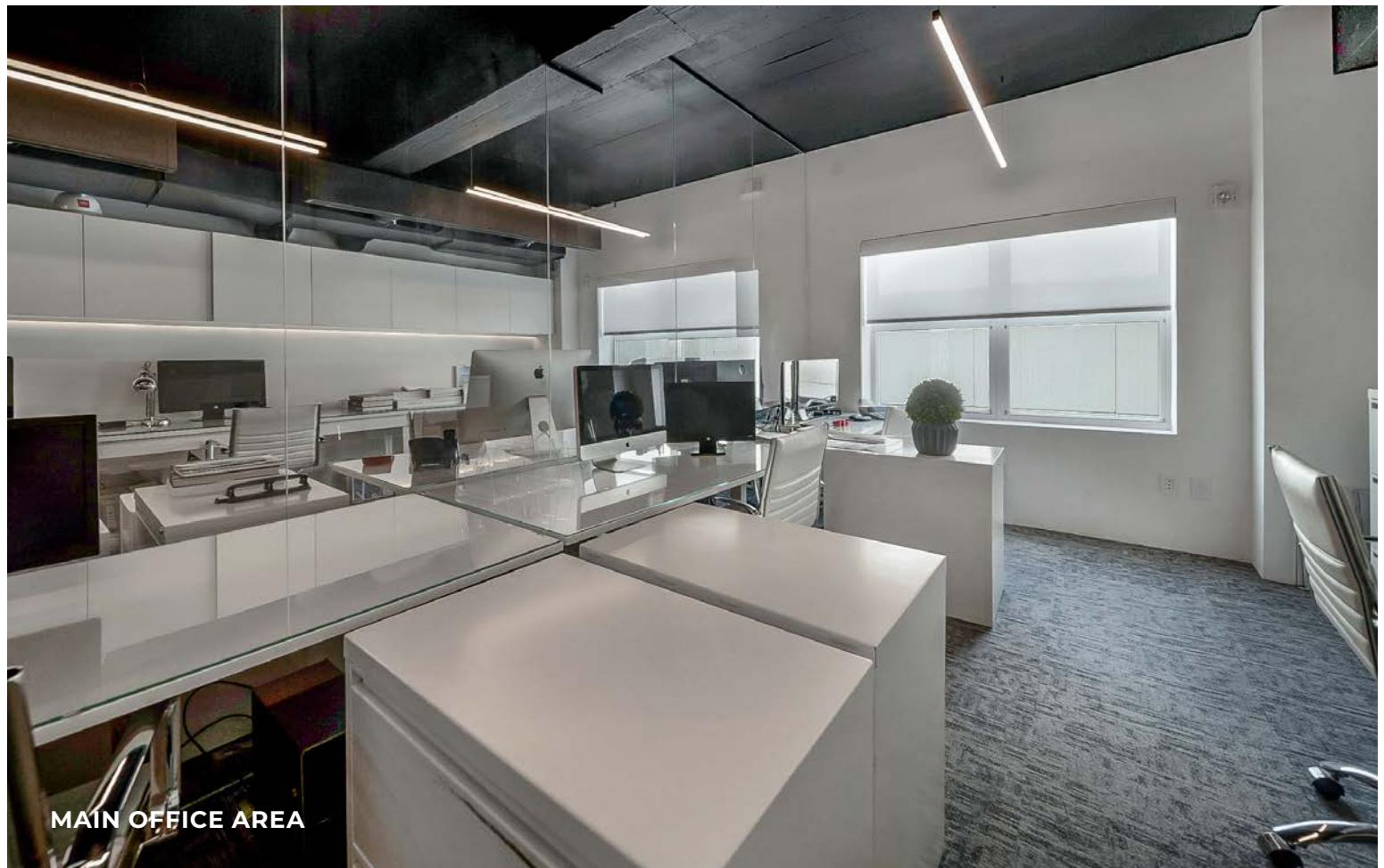


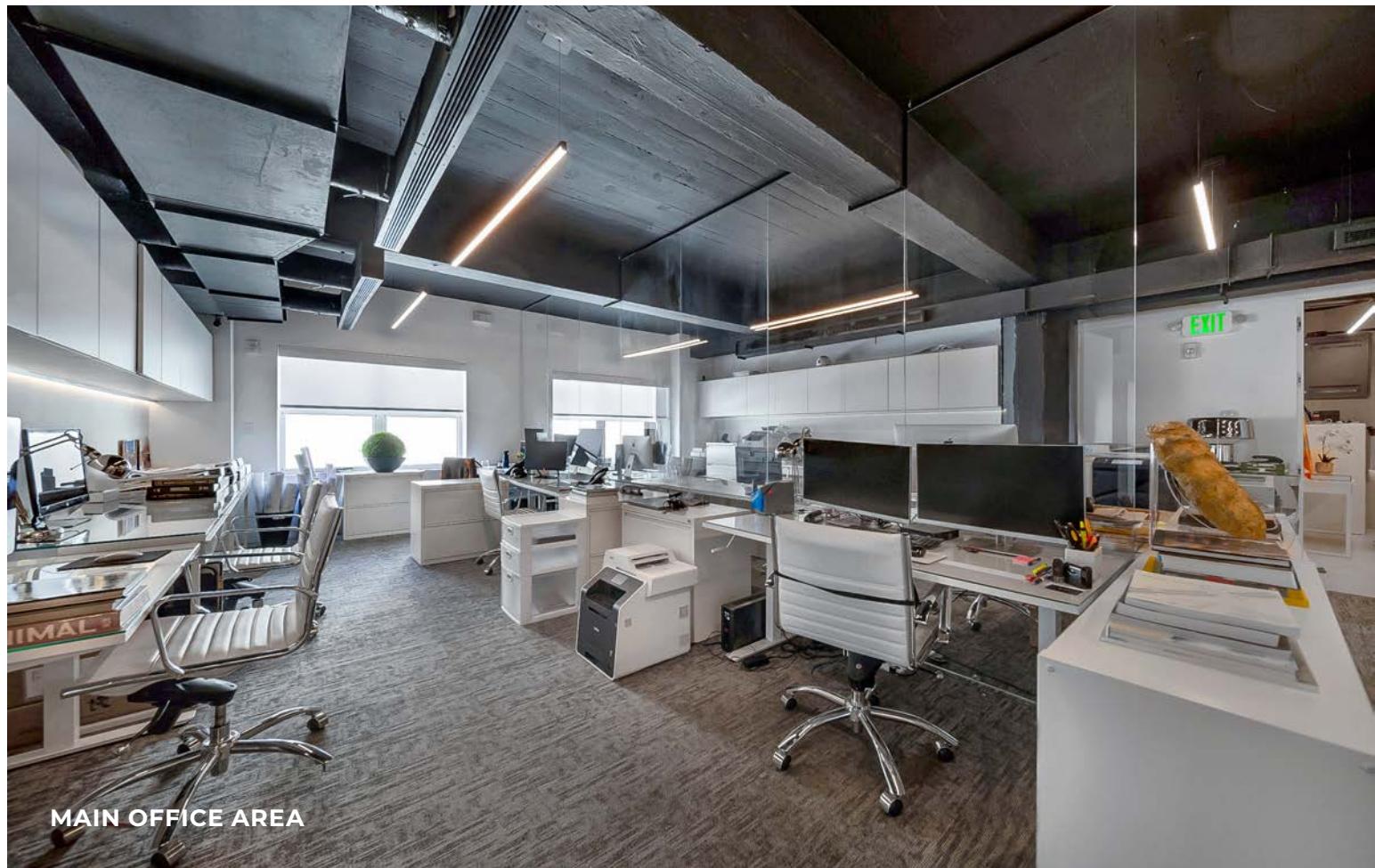
OFFICE SPACE ETRY FOYER



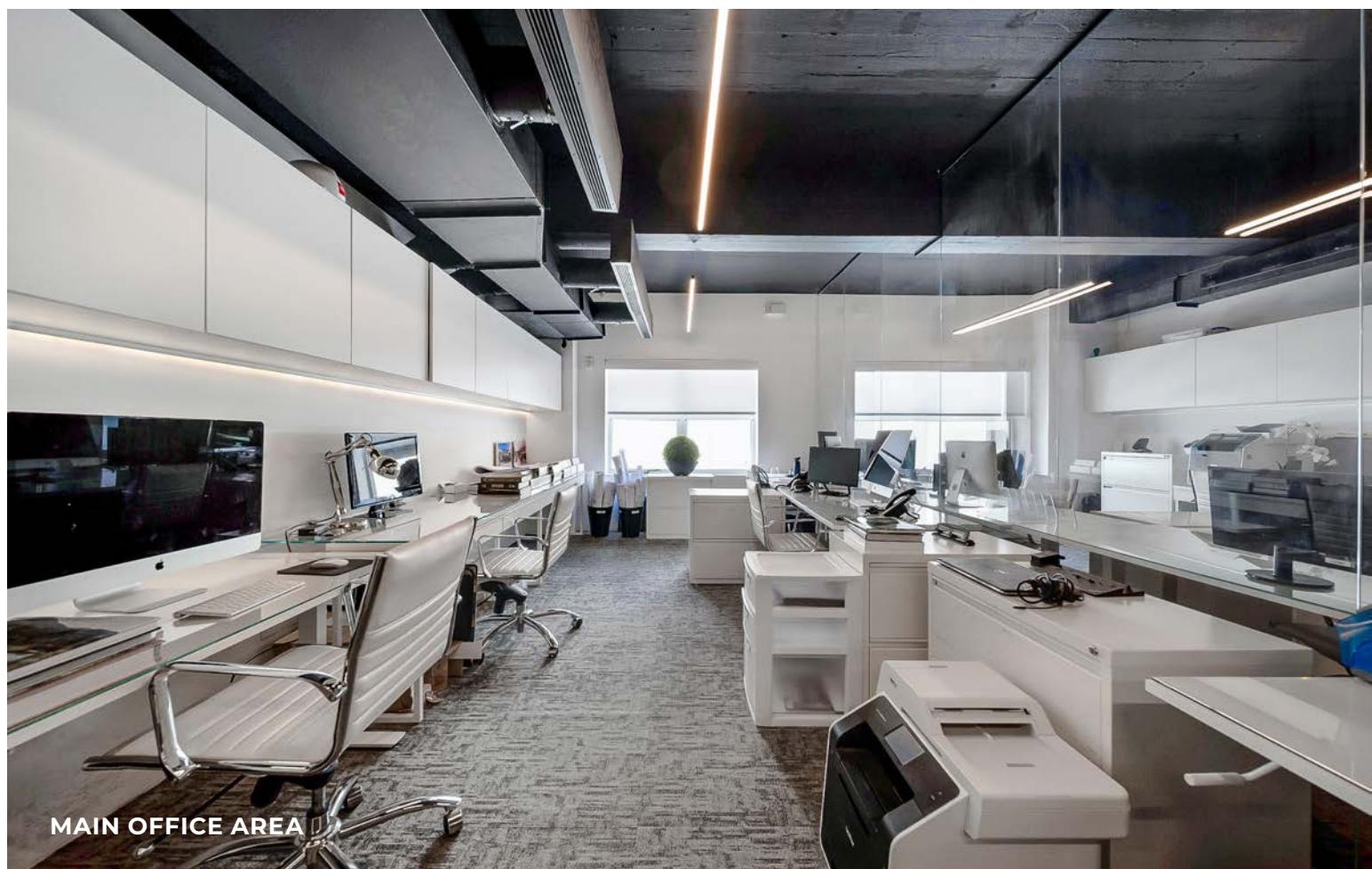
NEW PROJECTED OFFICE SPACE ETRY FOYER\*



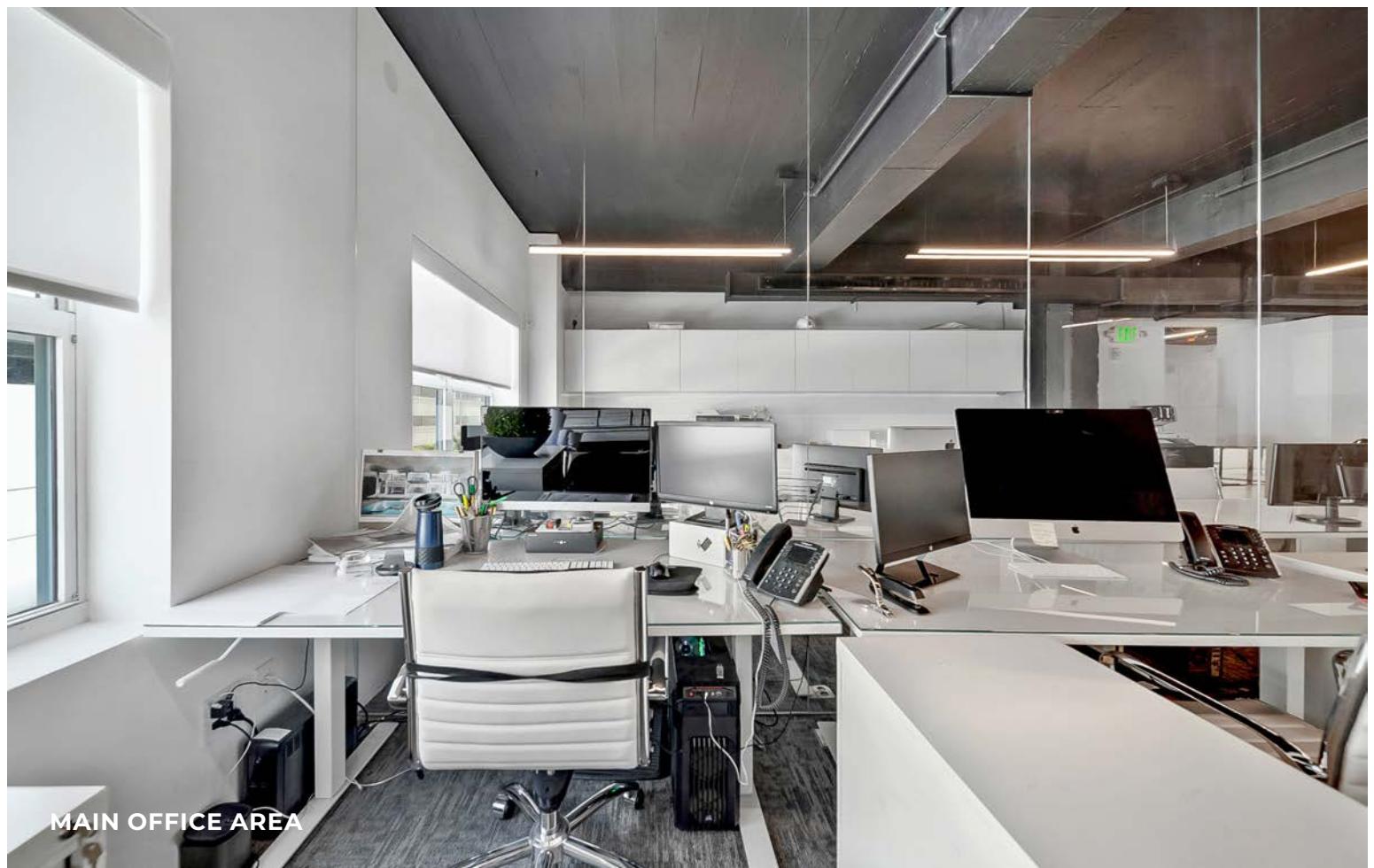




MAIN OFFICE AREA

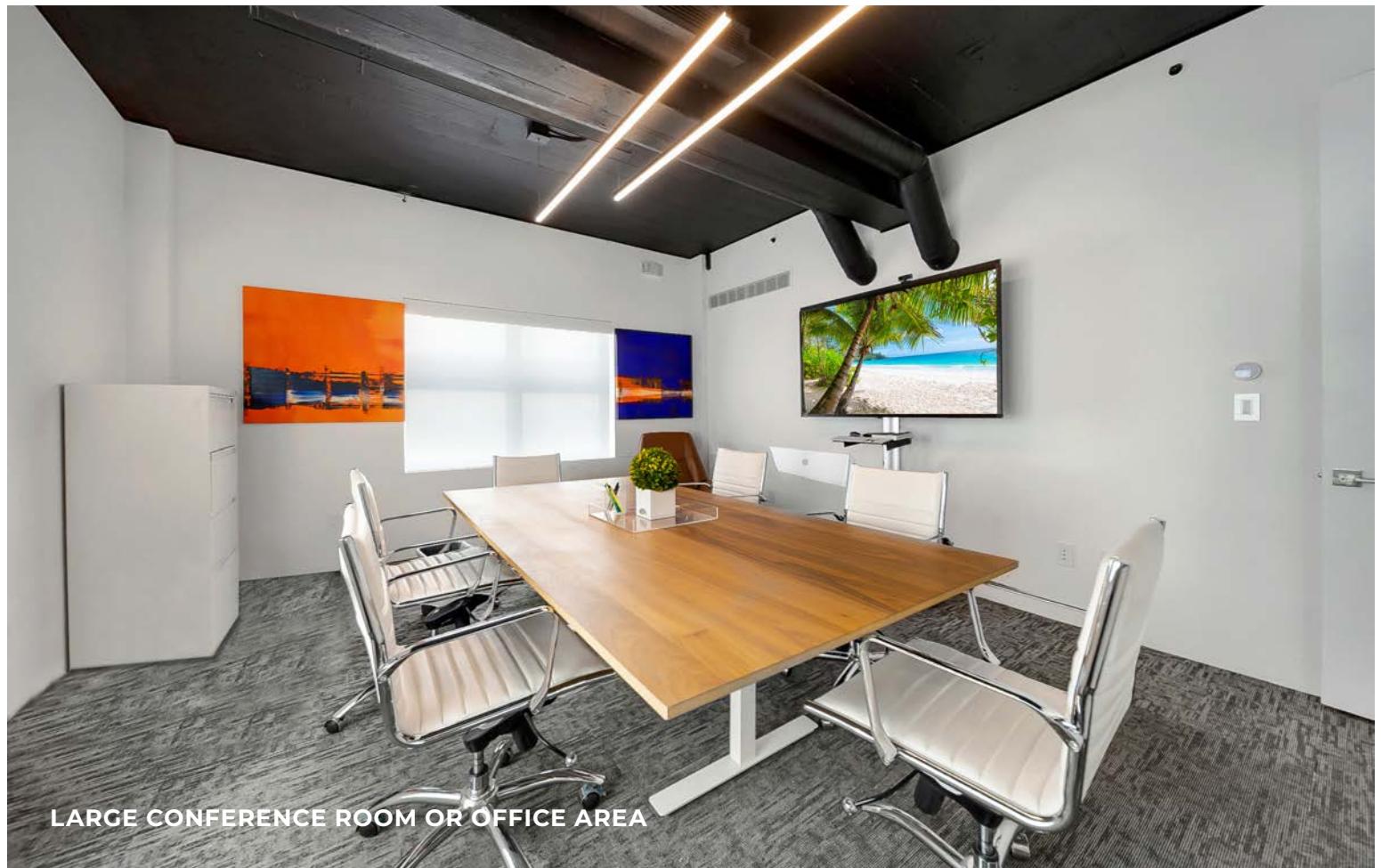


MAIN OFFICE AREA

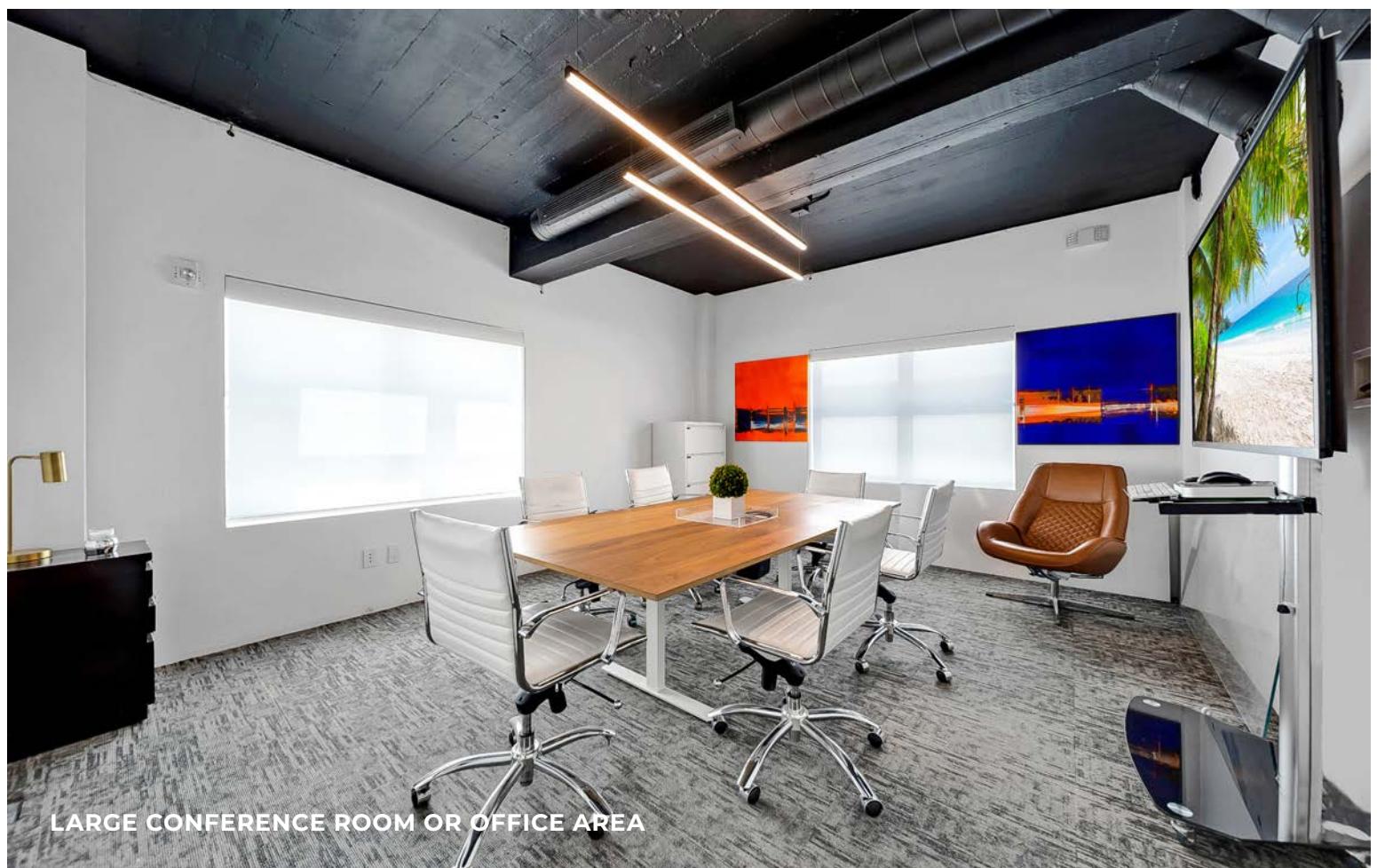


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MIAMI BEACH, FL 33139



LARGE CONFERENCE ROOM OR OFFICE AREA



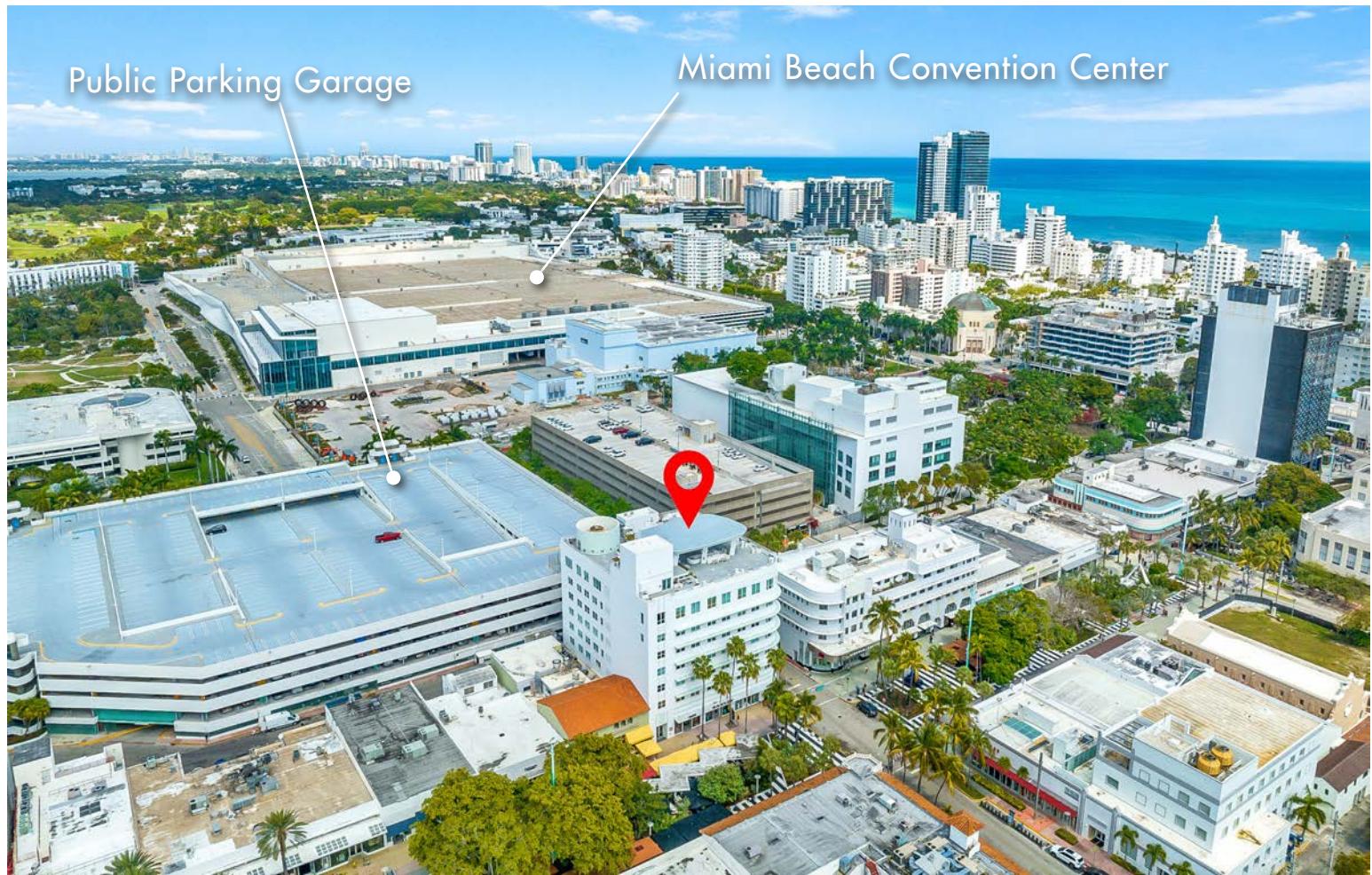
LARGE CONFERENCE ROOM OR OFFICE AREA



LARGE CONFERENCE ROOM OR OFFICE AREA



PRIVATE OFFICE AREA



## *Disclosure*

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