

1212 LINCOLN ROAD

Join South Beach's newest office & retail space at the epicenter of Lincoln Road, Alton Road, Sunset Harbor, the Venetian and West Avenue neighborhoods



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1212 LINCOLN RD

- Join Citizen M, Anatomy Fitness, Peter Alexander Salon, Rooftop Cinema Club, Sunlife Organics, Wells Fargo, State of Kid, Sugarcoat & Skin Spa
- At the crossroads of Lincoln & Alton Road and walking distance to the popular Sunset Harbour, Venetian Islands, West Ave and South of 5th neighborhoods
- Steps from Lincoln Road, South Florida's premiere shopping destination with over 11M visitors in 2022
- 59,000 SF of retail space with opportunities of all sizes
- 300 covered parking spaces
- Steps away from Bodega, Necessary Purveyor & Trader Joe's, along with highly anticipated Firestone restaurants by Dave Grutman
- Across the street from "The Alton," Michael Shvo's 170,000 SF Class "A" office space designed by Foster + Partners





LOCATION, LIFESTYLE, LANDMARK

1212 LINCOLN ROAD IS IN CLOSE PROXIMITY TO MIAMI BEACH'S HOTELS, RESIDENCES, AND CONVENTION CENTER; AS WELL AS STEPS FROM THE HOTTEST RETAILERS AND MIAMI'S BEST RESTAURANTS.



100K

RESIDENTS IN MIAMI BEACH



24.5K

HOTEL ROOMS IN MIAMI BEACH



TOP 5

MOST VISITED CITIES IN THE US WITH 7M+ INTERNATIONAL TOURISTS ANNUALLY



26.5M

ANNUAL VISITORS TO MIAMI BEACH



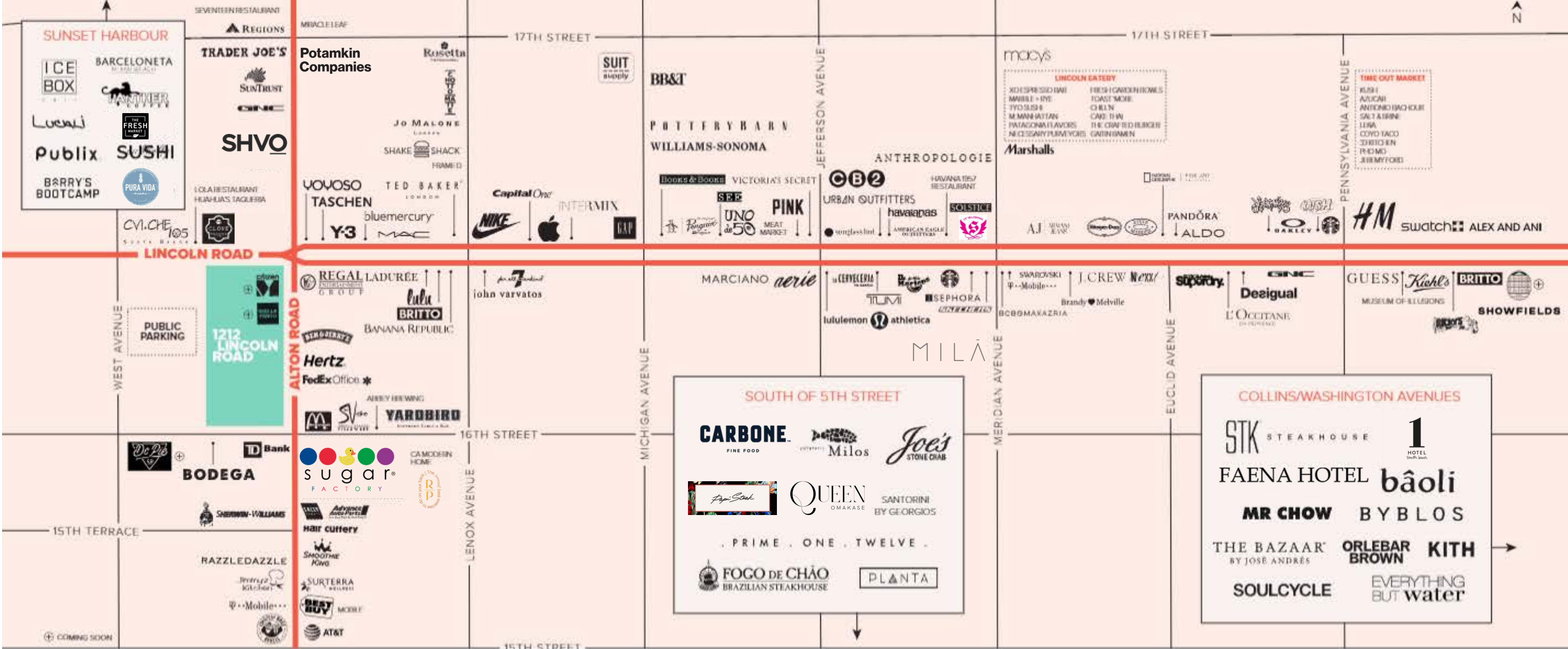
#1

US HOTEL MARKET



\$26B

GENERATED ANNUALLY FROM TOURISM



ON AND AROUND LINCOLN ROAD

LOCATED IN THE HEART OF MIAMI'S HOSPITALITY DISTRICT, LINCOLN ROAD REPRESENTS THE BEST OF ALL MIAMI



HIGHEST GROSSING STORE IN FLORIDA



TWO STORY RETAIL COMPLETE WITH NIKE+ TRAIL ZONES

BODEGA

HOTTEST TACO BAR CONCEPT GROSSING \$12M ANNUALLY

ZARA

POPULAR FAST-FASHION RETAILER GROSSING OVER \$34M ANNUALLY

TASCHEN

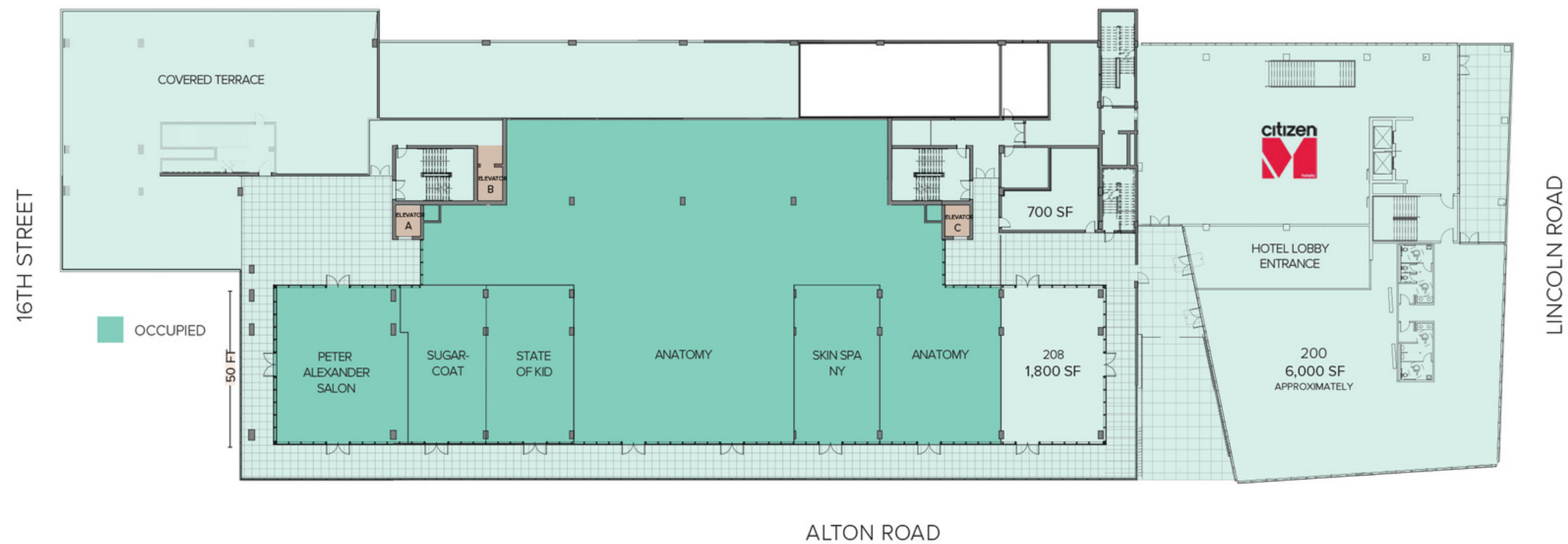
SECOND HIGHEST GROSSING STORE FOR THE COMPANY

FLOOR PLANS

GROUND FLOOR | PROPOSED DIVISIONS



SECOND FLOOR | PROPOSED DIVISIONS





THE COLLECTION

ROOFTOP CINEMA CLUB



SUNLIFE ORGANICS



PETER ALEXANDER SALON



CITIZEN M HOTEL



ANATOMY FITNESS



STATE OF KID



SKIN SPA



WELLS FARGO



THE NEIGHBORHOOD

Located across the street from Bodega Taqueria Y Tequila, Necessary Purveyor, Lincoln Road Mall, Regal Cinema and coming soon Alton Court Alley



NEIGHBORHOOD PROJECTS

THE ALTON

Located across the street and north of 1212 Lincoln, **The Alton** will feature 170,000 square feet with over 300 feet of prime Alton Road exposure, grand terraced outdoor rooms, and panoramic views. The development is slated for an emphatic commitment to quality, sustainability, and a conscious initiative to elevate the standard of Miami Beach office space. Outdoor space is a vital amenity and signature to the proposed setback massing.

SHVO plans to develop this unique Class A commercial space with renowned design firm Foster + Partners, recognized internationally for conceiving state-of-the-art office space





THE TEAM

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VERTICAL
REAL ESTATE



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