



# For Lease

**1688 Meridian Avenue  
Miami Beach, FL 33139**

## **Miami Beach Office with Ocean and Bay Views**

1688 Meridian is situated in Miami Beach's most desirable neighborhood, Lincoln Road. It is within walking distance from the new Miami Beach Convention Center, The Fillmore Miami Beach, New World Symphony and Soundscape Park.

# Located *steps away* from the world-famous Lincoln Road



4,737 SF of contiguous space available



10 Floors  
90K SF



Parking Available



Class A Miami Beach Office Building



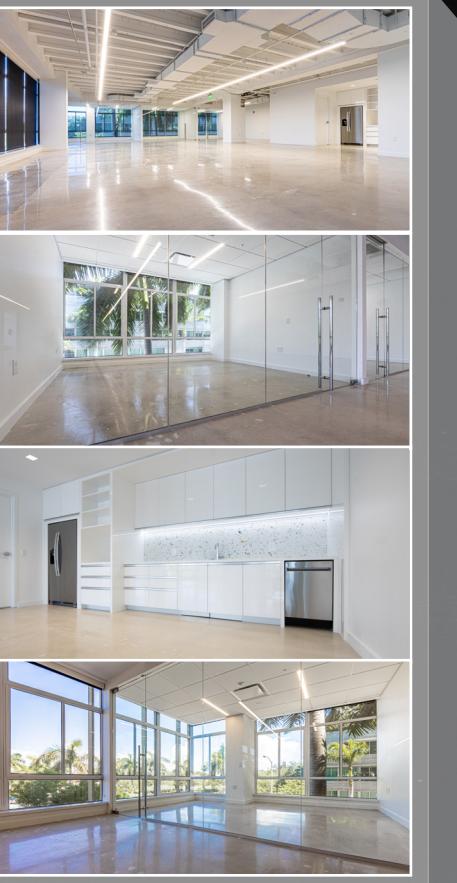
Built in 1961.  
Recently Renovated



Easy Access to I-95 and I-195



Close proximity to Lincoln Road and numerous retail amenities



## THE BUILDING

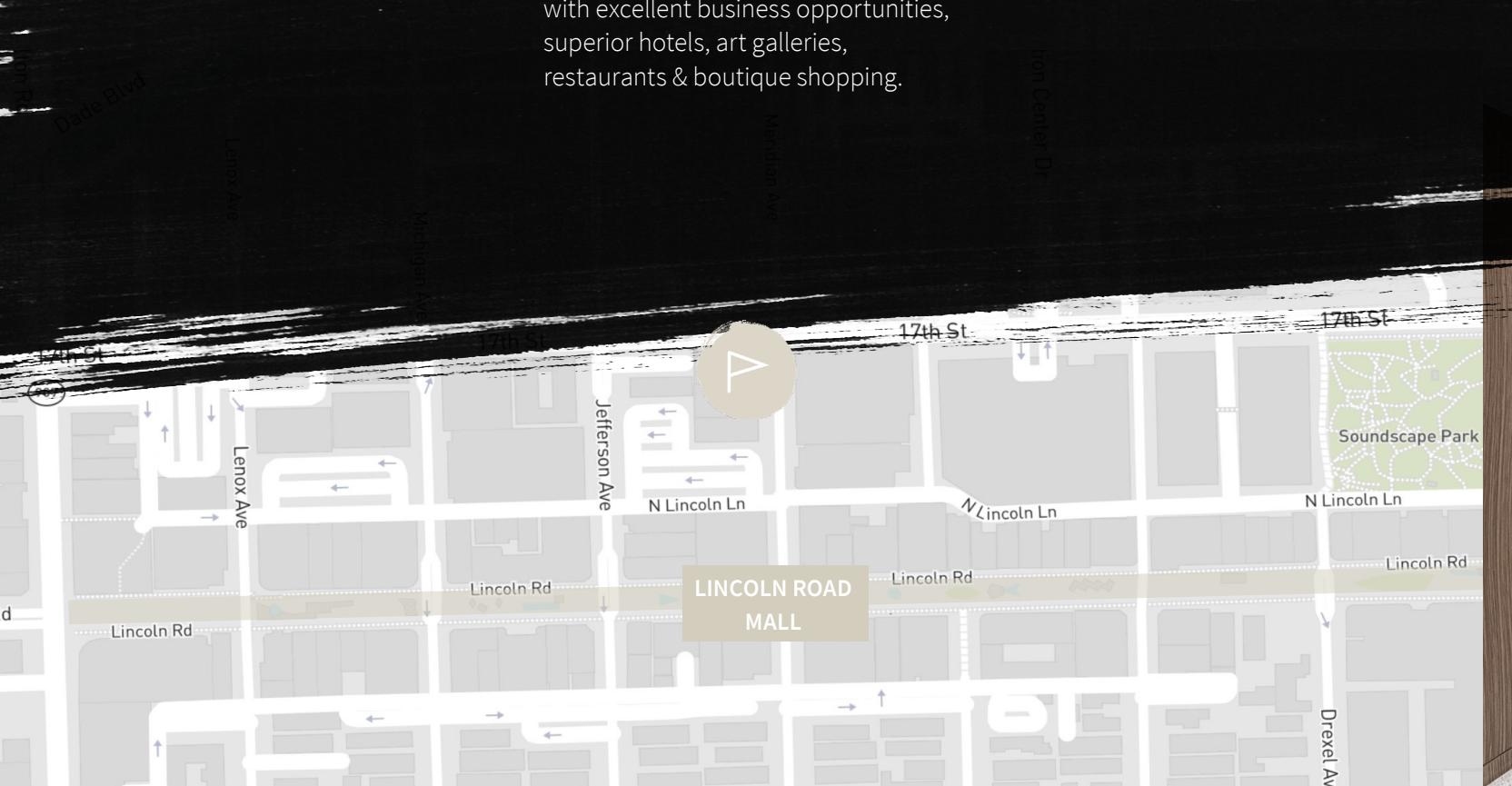
desirable  
Originally designed by renowned architect Morris Lapidus, the building features an artistic facade and recently underwent a transformative renovation that included common areas and restrooms.

## THE AREA

neighborhood, Miami Beach extends across seven square miles on an island separating Biscayne Bay from the Atlantic Ocean. It features 63 miles of water frontage, exceptional quality of life, and numerous cultural events, along with excellent business opportunities, superior hotels, art galleries, restaurants & boutique shopping.

## DISTANCES

Lincoln Road Mall 1 min walk  
Downtown Miami 20 min drive  
Brightline at Miami Central 21 min drive  
Miami International Airport 30 min drive





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