OFFERING MEMORANDUM

605 LINCOLN ROAD SUITE 301 MIAMI BEACH, FL

DouglasElliman
Commercial

340 Royal Poinciana Way. M#302
Palm Beach, FL

PRESENTED BY:
ANDY MOYSSIDIS
Commercial Broker

Commercial

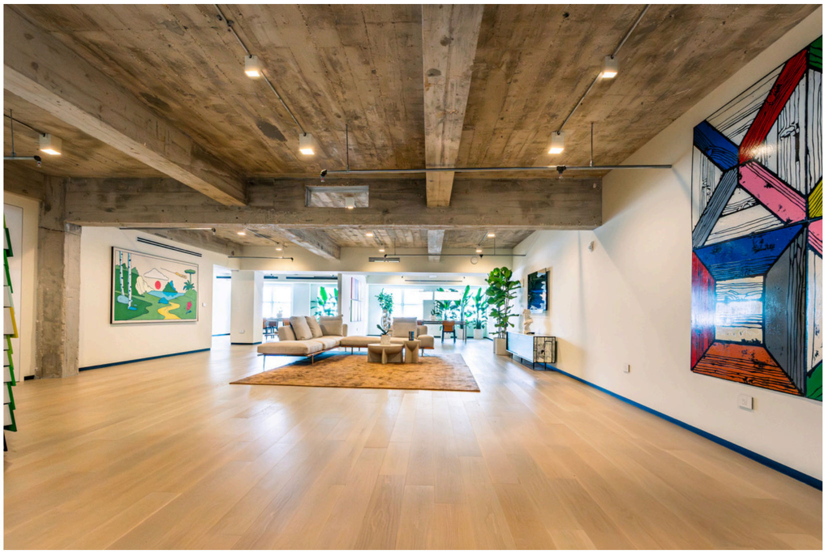
ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONSULT YOUR DOUGLAS ELLIMAN AGENT FOR MORE DETAILS.

340 ROYAL POINCIANA WAY M302, PALM BEACH, FL

Table of Contents

Lease Review



Douglas Elliman Commercial is proud to present Suites 420 & 430 at 605 Lincoln Road, a rare office leasing opportunity in the heart of Miami Beach's world-renowned pedestrian corridor.

Offering a combined 2,954 RSF of modern, professional space on the fourth floor, this property is perfectly suited for creative agencies, PR firms, production companies, and boutique professional offices seeking both prestige and functionality.

With an asking rate of $82/SF Triple Net plus $14.62/SF estimated CAM, this office provides a total occupancy cost of approximately $96.62/SF.

Highlights

- 📍 Prime Location: Iconic Lincoln Road, steps from world-class dining, retail, and hotels
- 🏢 Flexible Space: Two connected suites with modern buildout and natural light
- 💼 Ideal Tenants: Creative firms, PR agencies, boutique HQs, production studios
- 🚗 Convenience: Surrounded by parking options and easy access to major Miami corridors
- 🏝 Lifestyle: Vibrant, walkable district at the intersection of business, culture, and leisure

This is more than just office space — it's an address of influence in one of Miami Beach's most dynamic commercial destinations

$82 sqft NNN

Asking Price

1932/2010

Year Built/Year Renovated

02-3234-168-0220

Folio #

2,954

Actual Area/Lot Size

$3,600

Monthly HOA

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Commercial Broker

Location

Location

📍 Location Highlights – Lincoln Road District

- Iconic pedestrian promenade and Miami Beach's premier commercial corridor
- Surrounded by world-class dining, retail, and entertainment (Apple, Nike, Sephora, Zara, and more)
- Steps from cultural landmarks: New World Symphony, Miami Beach Convention Center, The Bass Museum
- Walkable to luxury hotels: Ritz-Carlton, Loews, Delano, 1 Hotel South Beach
- Excellent public transit and parking garages within immediate proximity
- 10 minutes to I-195 with direct access to Downtown Miami and Brickell
- 20 minutes to Miami International Airport and PortMiami
- Vibrant, high-traffic district that blends business, culture, and lifestyle

Miami Beach Market: Economic and Market Conditions

Miami Beach Economic and Market Conditions

Economic Summary

The Miami Beach office submarket has a vacancy rate of 9.6% as of the fourth quarter of 2025. Over the past year, the submarket's vacancy rate has changed by -0.6%, a result of 16,000 SF of net delivered space and 43,000 SF of net absorption.

Miami Beach's vacancy rate of 9.6% compares to the submarket's five-year average of 8.6% and the 10-year average of 7.7%. The Miami Beach office submarket has roughly 600,000 SF of space listed as available, for an availability rate of 10.2%. As of the fourth quarter of 2025, there is 610,000 SF of office space under construction in Miami Beach. In comparison, the submarket has averaged 550,000 SF of under construction inventory over the past 10 years.

Miami Beach contains 5.3 million SF of inventory, compared to 119 million SF of inventory metro wide. Average rents in Miami Beach are roughly $66/SF, compared to the wider Miami market average of $52/SF. Rents have changed by 2.6% year over year in Miami Beach, compared to a change of 2.7% metro wide. Annual rent growth of 2.6% in Miami Beach compares to the submarket's five-year average of 5.4% and its 10-year average of 5.5%.

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Submarket Highlights: Palm Beach County Outlying Areas

Vacancy and Absorption: The outlying submarket has a vacancy rate of 8.3%, significantly lower than the national average. Net absorption remains positive despite limited new deliveries.

Rental Rates: Asking rents in the submarket average $125/SF, outpacing the metro average of $190/SF. Rent growth is healthy at 5.2% annually.

New Development: 2.5 Million SF of office space is currently under construction in the outlying submarket, with demand focusing on medical and professional office spaces.

Key Market Drivers

Demographics and Migration: The area's population growth is fueled by domestic and international migration. High-income earners continue to relocate to Miami Beach, even as migration rates moderate.

Location: Proximity to major transportation routes, such as the Palmetto and Florida Turnpike, and amenities like the Bal Harbour and Aventura Mall, make this area highly attractive for businesses.

This market presents strong opportunities for high-end office investments, but rising vacancies and moderating rent growth necessitate strategic positioning, particularly in securing long-term tenants.

Photos

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