



TURNKEY CLASS A+ WORKSPACE

FLEXIBLE SUBLEASE OPPORTUNITY

1691 Michigan Avenue | 4th Floor
Miami Beach, FL 33139

Leasing Information:

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Prime Miami Beach Office



3,000 RSF - 9,008 RSF available immediately

Prime Miami Beach Office Sublease

Up to 9,008 SF Available Immediately

A Rare Opportunity in the Heart of Miami Beach

Secure a professionally designed office space in one of Miami Beach's most sought-after locations. This flexible sublease offers divisible space from 3,000 SF - 9,008 SF, providing efficiency and a premier address—ideal for companies looking to elevate their presence without long-term commitment.

Why This Space Works

- 3,000 SF - 9,008 SF office space available for sublease
- Immediate availability
- Efficient, flexible floor plan
- Abundant natural light
- Professional office environment
- Ideal for professional services, creative, or corporate users
- 120,000 SF of class-A office space in a prime six-story building
- 40,000 SF ground floor retail
- Connected six-level parking garage
- Conferencing Facility
- Controlled Access
- Security System
- Fitness Center

Address	1691 Michigan Avenue Miami Beach, FL 33139
Office Size (SF)	3,000 - 9,008
Suite Number	400
Occupancy	Vacant
Transaction Type	Sublease
Lease Term	Negotiable

Suite 400 3,000 RSF - 9,008 RSF

Enjoy a premium Miami Beach office location with the flexibility and value of a sublease opportunity.





Unmatched Location

- Steps from Lincoln Road, Sunset Harbour, and top dining & retail
- Easy access to major roadways and public transportation
- Centrally positioned for clients and employees throughout Miami Beach



The Rivani Reimagined for the Future of Work

1691 Michigan Avenue is being renovated into The Rivani — a next-generation commercial destination that blends luxury, hospitality and wellness into the workplace experience.

Key Transformation Features:

- Class X Office Concept: A visionary iteration of the office building focused on premium amenities and elevated design.
- Luxury Hospitality-Infused Environment: Designed to deliver a five-star experience with concierge service, wellness spaces, spa, fitness center, and curated social lounges.
- Award-Level Design: Collaborative design by high-profile firms for world-class interior and exterior aesthetics.
- Mixed-Use Energy: Retail and hospitality offerings on site, with tenants and partners enhancing the property's vibrancy.
- Headquarters Momentum: Playboy has signed to relocate its global headquarters to the building — a testament to its appeal and prestige.

This renovation not only modernizes the space but positions The Rivani at the forefront of Miami Beach's commercial evolution — delivering a workplace environment that rivals top global markets.





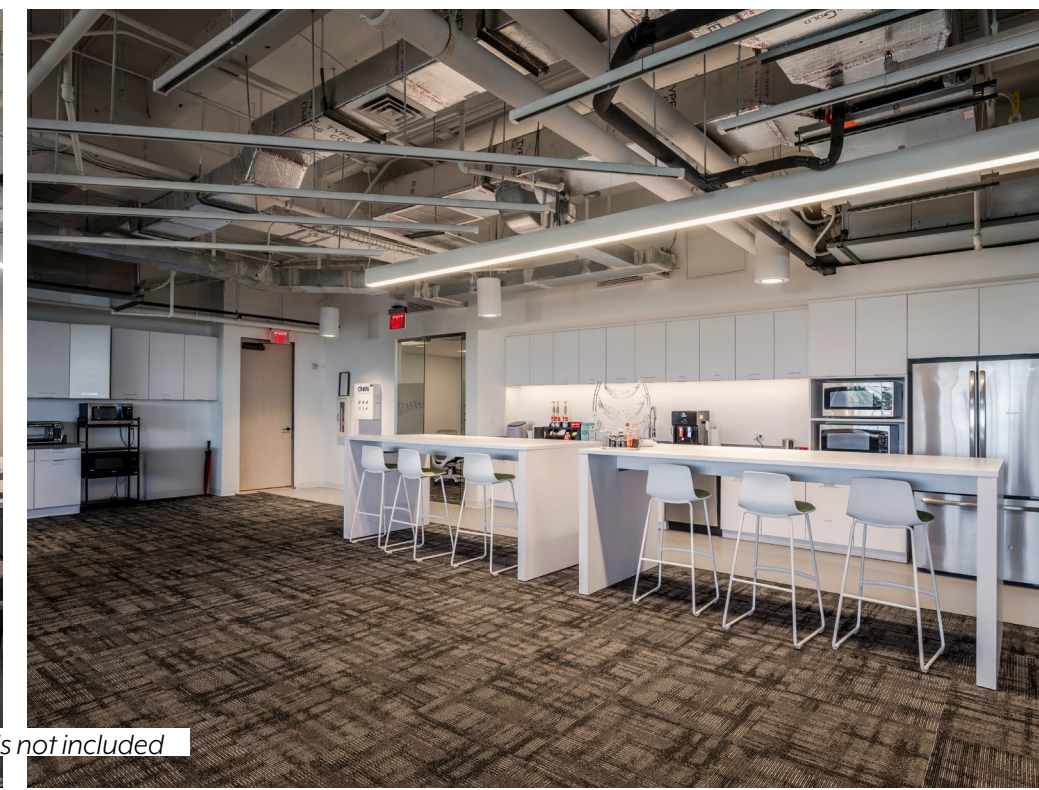
Gallery



Furniture is not included

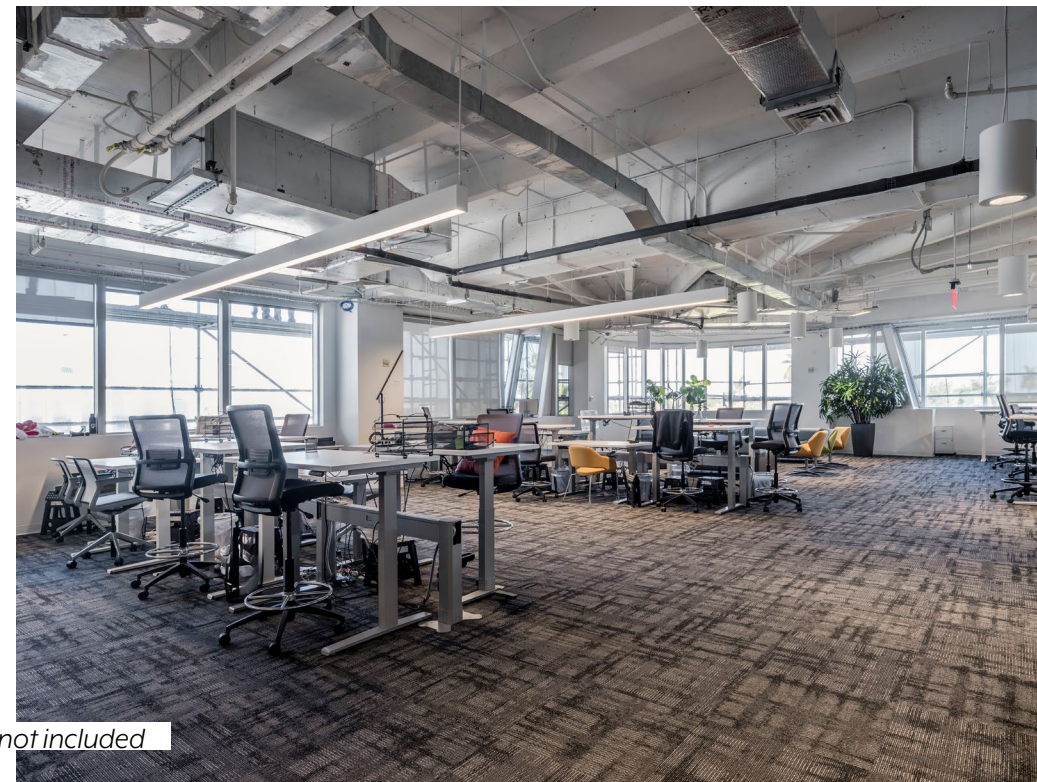


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