

IRVINNI

MIAMI BEACH

RIVANI

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At RIVANI, our mission is to redefine the modern workspace experience by seamlessly blending luxury, wellness, and productivity. We are committed to providing professionals with an elevated environment that fosters creativity, collaboration, and personal well-being. Through our exceptional amenities, personalized service, and attention to detail, we set ourselves apart as a “Class X” building and strive to inspire and empower individuals to thrive both professionally and personally.

FROM DESK TO ZEN



INTRODUCING CLASS X

Where luxury seamlessly integrates with efficiency because we understand your time and your health are your most valuable assets.

- Full-Time Dedicated Concierge
- Security & Valet
- Ample Parking
- Private Event Space
- Café
- Food Delivery Service
- Conference Room
- Podcast Room
- Speakeasy
- Spa
- Meditation Room
- Fitness Center & Biohacking Room

EXCLUSIVE. EXCEL. EXHALE.





VALET ENTRY

The entrance to RIVANI embraces you with a white glove bespoke valet service and a familiar “welcome back to work.”

The decadent beauty of the natural aesthetics and soothing sounds are accompanied by a full-time reception and concierge service attending to your every need.



CONCIERGE



LOBBY







VIP SERVICES AT RIVANI

As a Rivani VIP Member, you are at the center of a curated world of premium services. For every 1,500 square feet of leased space, a VIP membership is bestowed and includes:

- VIP membership to the Wellness Club
- Complimentary Valet Parking
- Personalized Speakeasy Locker
- Private Reservation

**One complimentary general membership to the Wellness Club per 1,500 square feet leased*

WHERE
EXPECTATION
MEETS
REALITY.



EXHALE AND FIND SOLACE IN OUR DEDICATED SPACES DESIGNED TO PROMOTE HOLISTIC WELLNESS

Meditation Room: Retreat to tranquility and find inner peace amidst the hustle and bustle.

Personal Support: Access guidance from experienced coaches and wellness experts, including shamans, to support your journey towards mindfulness.

The Spa: Immerse yourself in a world of relaxation and rejuvenation, complete with a variety of indulgent features:

- **HOT TUB:** Soak away your cares in our luxurious hot tub, providing blissful warmth and comfort.
- **INFRARED SAUNA:** Detoxify and invigorate your body in our rejuvenating sauna, offering a tranquil escape.
- **COLD PLUNGE:** Revitalize your senses with a refreshing dip in our invigorating cold plunge pool.
- **SHOWERS:** Refresh and rejuvenate with our premium shower facilities, providing a soothing experience.
- **MASSAGE ROOM:** Indulge in relaxation with massage therapy.

Foster wellness with state-of-the-art fitness equipment and cutting-edge technology to advance performance and promote longevity.



FITNESS CENTER & BIOHACKING ROOM



FITNESS CENTER & BIOHACKING ROOM



SPA: MEDITATION ROOM



SPA: COLD PLUNGE



WASHROOM

Step inside where you are met with amiable tones on your way to further explore your curiosity.

FOYER



The room is arranged in a cozy, intimate circle inviting you to wrap yourself up and relax.





Indulge in artisanal delights and healthy treats curated by our Registered Dietitian in a refined social ambiance. Savor our weekly social gatherings, featuring an exquisite selection of cuisine and beverages meticulously chosen to enrich your experience.

CAFÉ

The spec suite renderings showcase modern, high-end office spaces designed to provide a seamless blend of functionality and luxury, aligning with the building's five-star hotel-inspired aesthetic.



SPEC SUITE FOYER





SPEC SUITE



SPEC SUITE

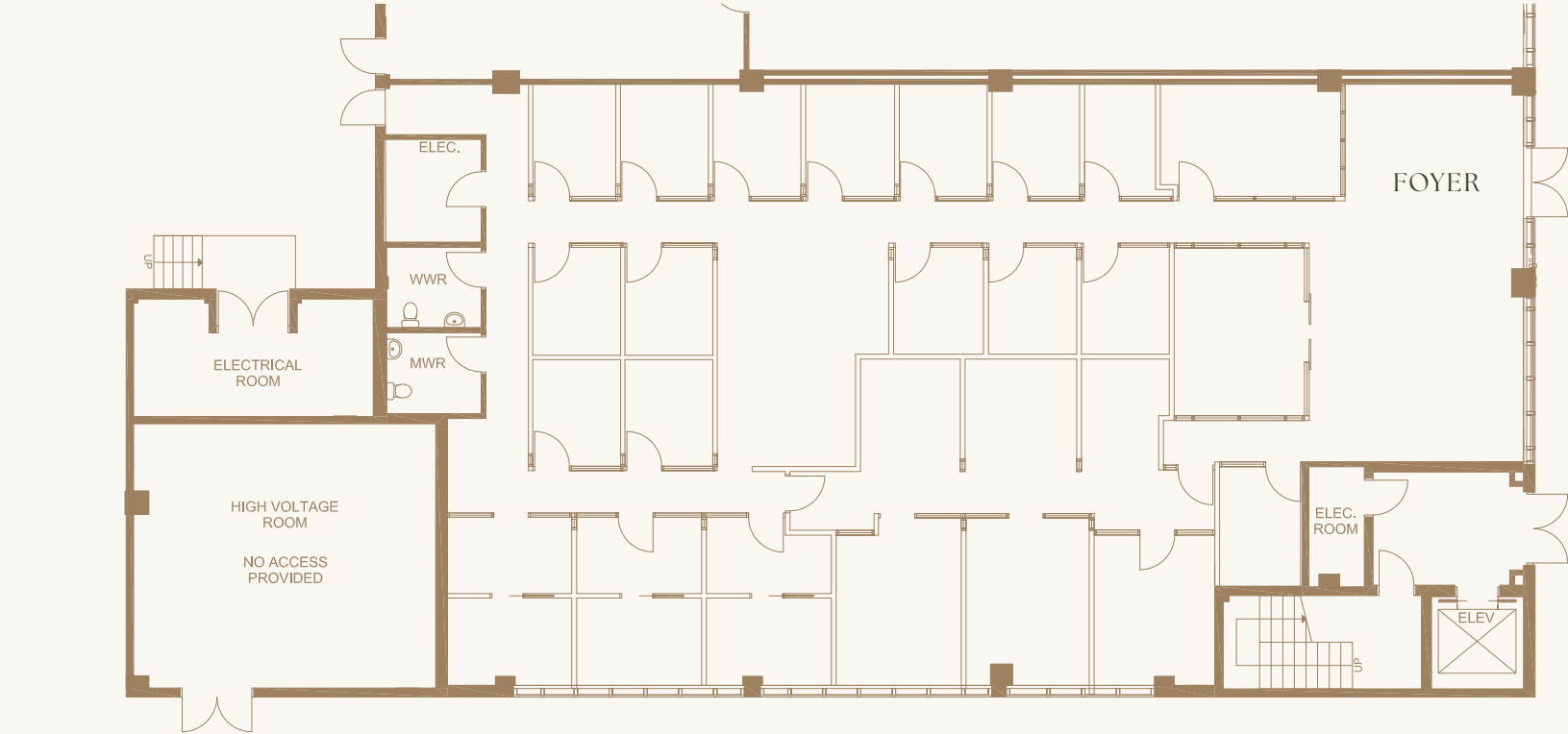


SPEC SUITE

1ST FLOOR

Suite 130 - 5,021 SF

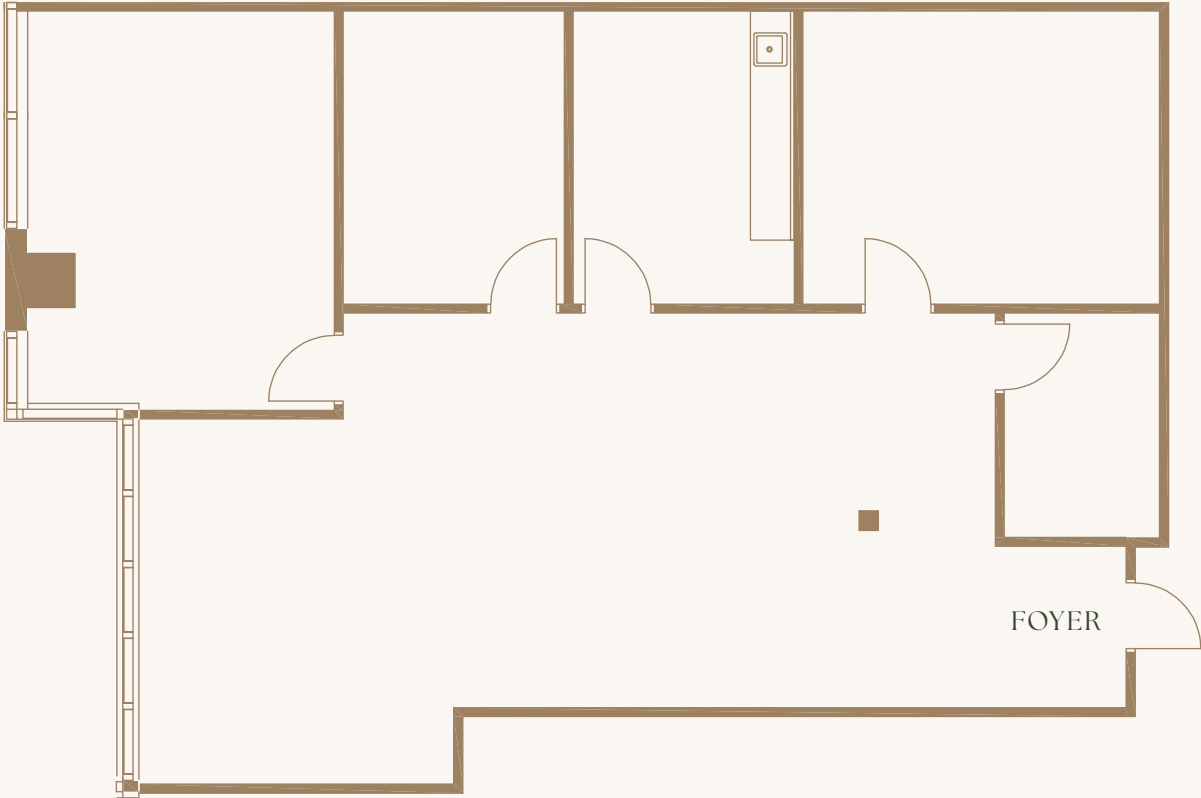
(Office or Retail Space)



2ND FLOOR

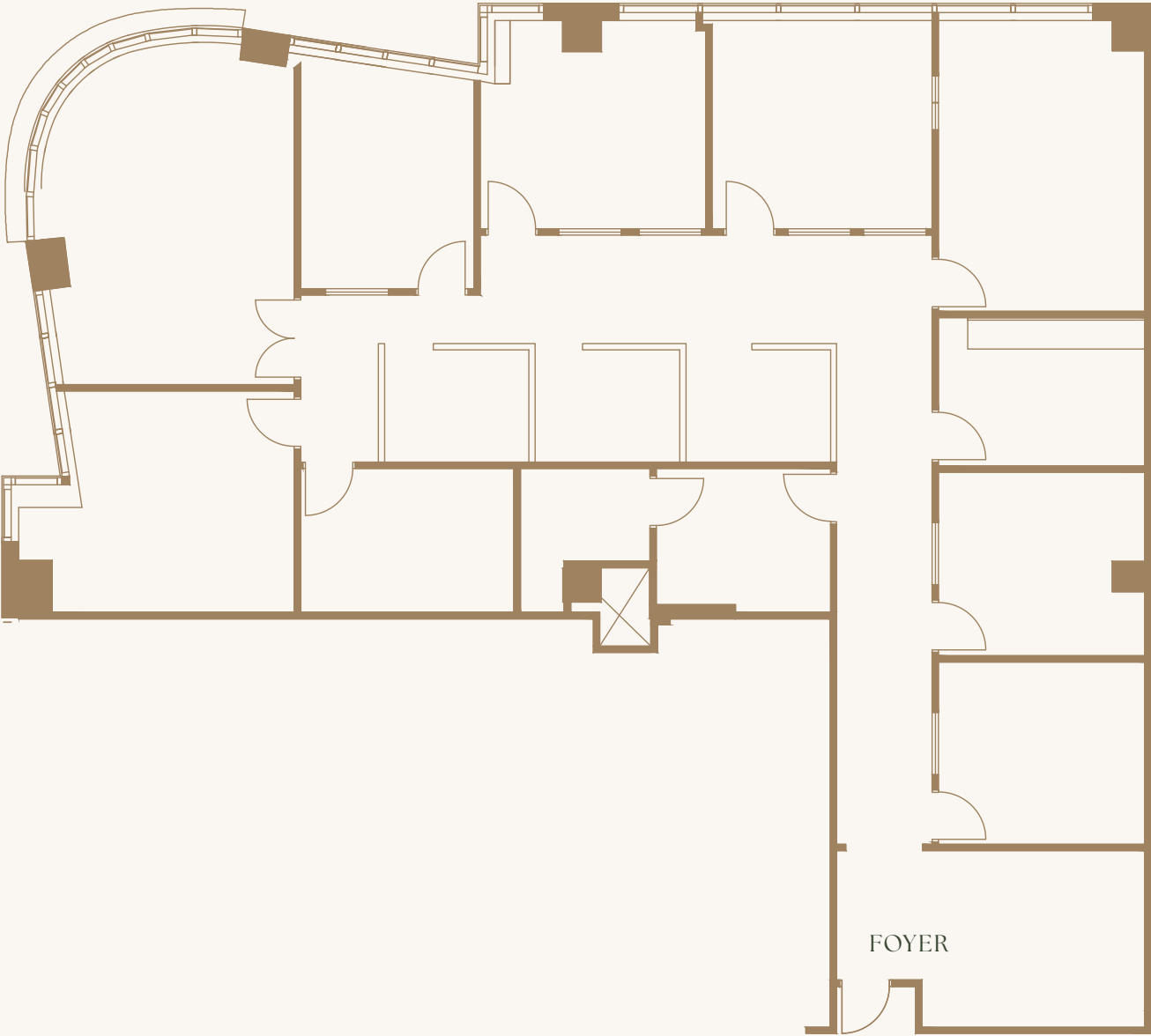
Suite 210 - 2,306 SF

(2nd Generation Office Space)

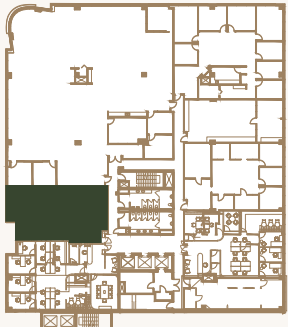
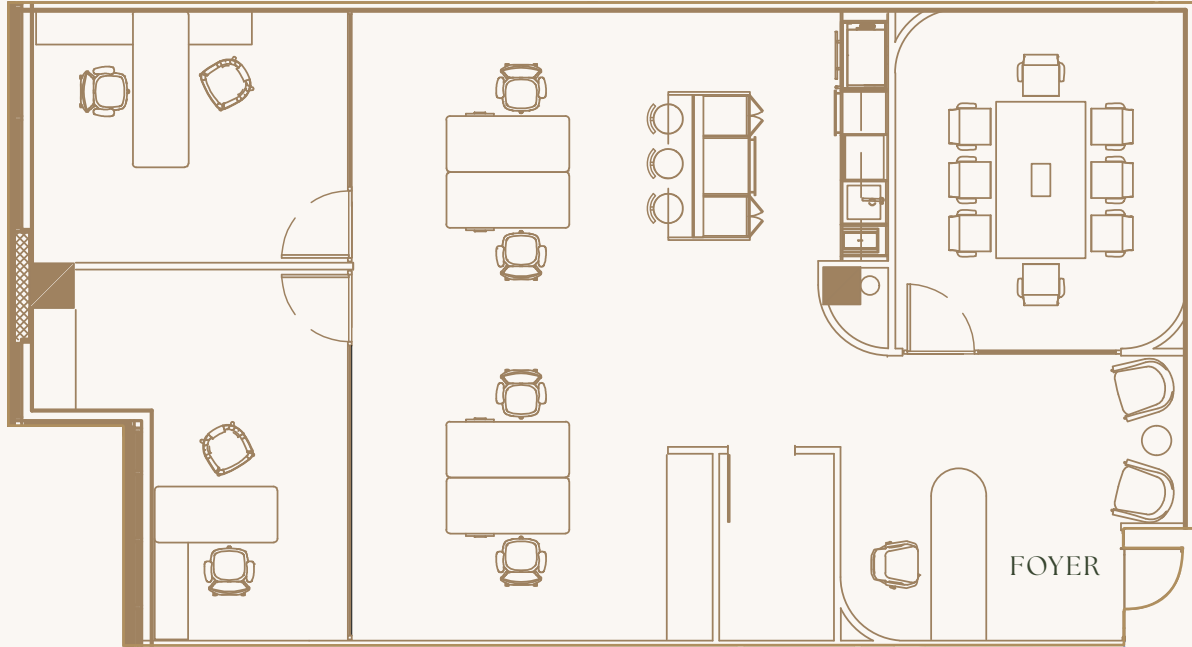


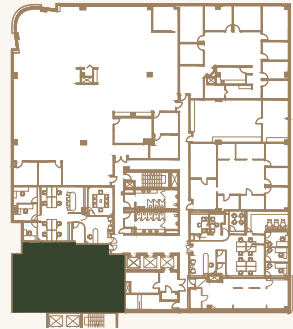


2ND FLOOR
Suite 250 - 4,424 SF
(2nd Generation Office Space)

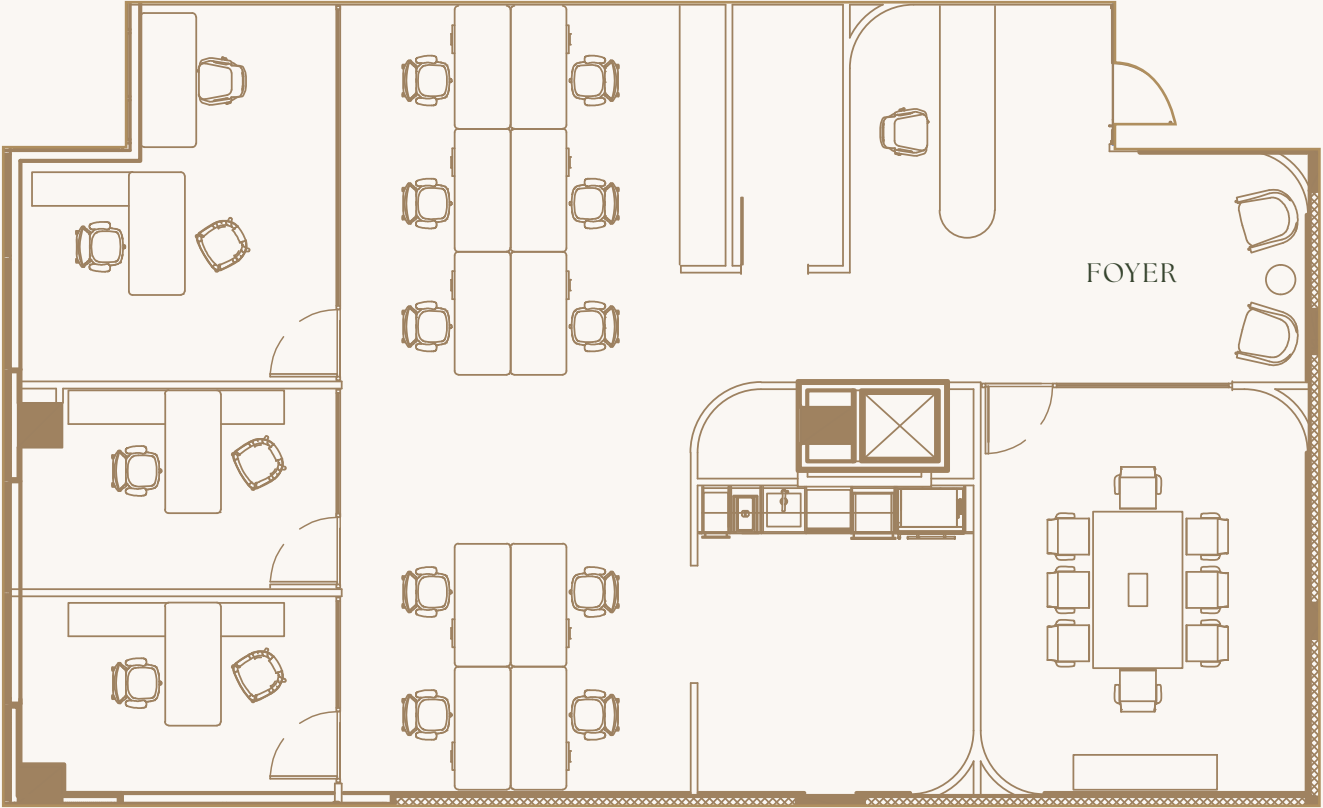


4TH FLOOR
Spec Suite 410 - 2,031 SF

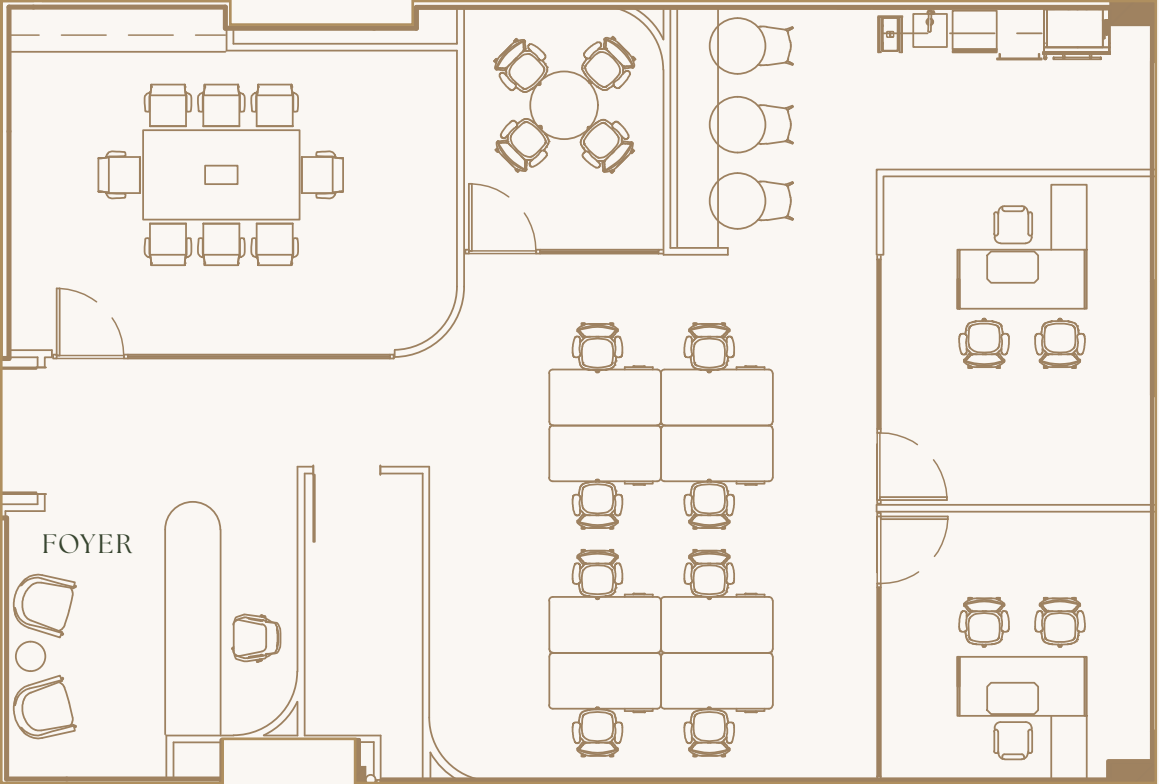




4TH FLOOR
Spec Suite 415 - 2,652 SF

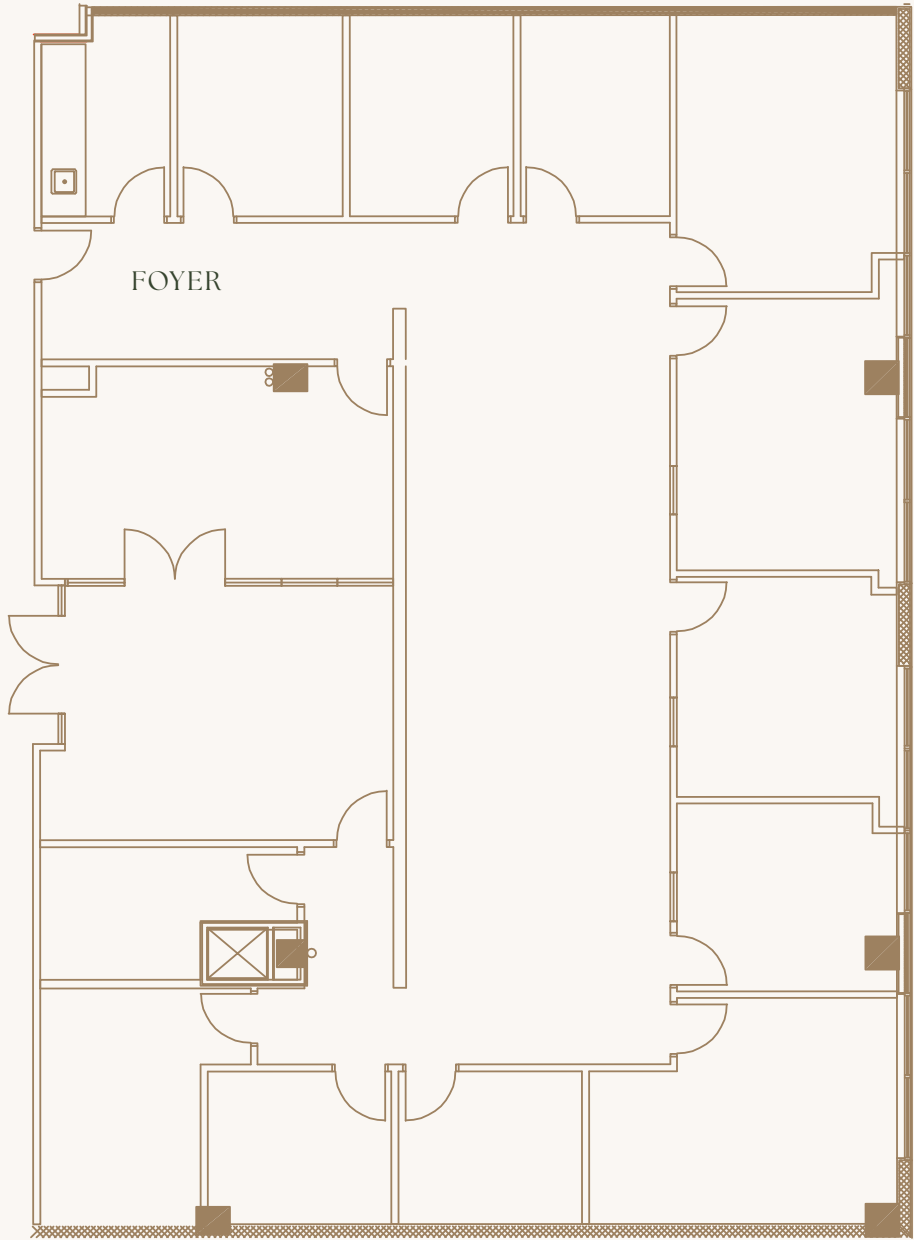


4TH FLOOR
Spec Suite 425 - 2,473 SF

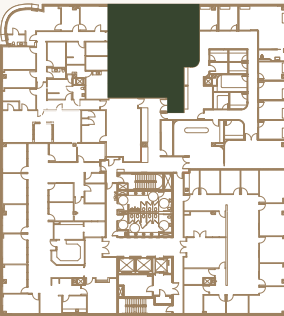
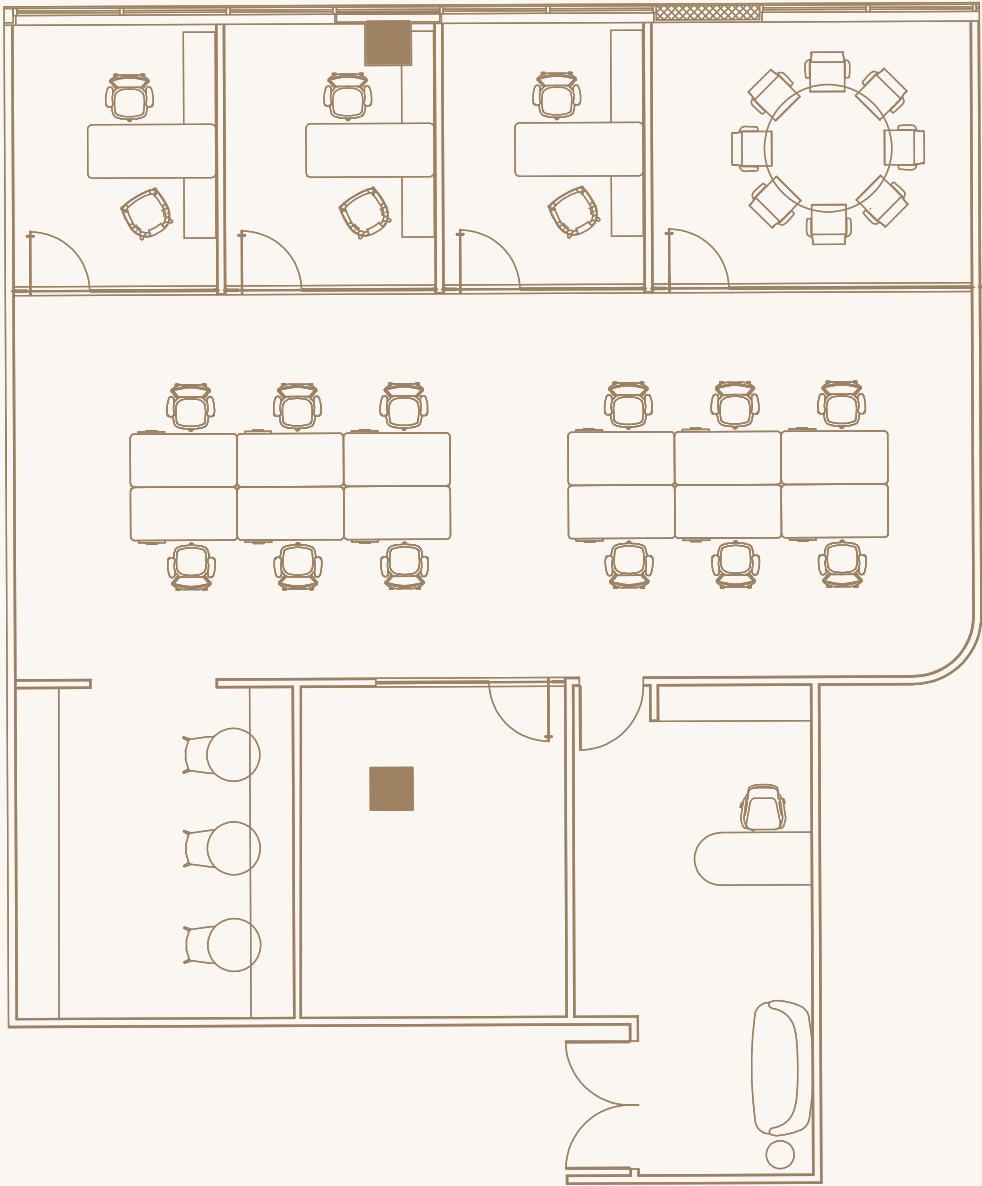




5TH FLOOR
Spec Suite 530 - 5,265 SF
(2nd Generation Office Space)



5TH FLOOR
Spec Suite 540 - 3,008 SF





Step into a clandestine world where sophistication meets secrecy and uncover the allure of our hidden lounge, reminiscent of a bygone era.





Miami Beach is located on the barrier island between Biscayne Bay and the Atlantic Ocean. This vibrant city is globally recognized for its Hispanic influences, luxury hospitality, art deco architecture, pristine beaches, and high quality of life. Fused with a pro-business environment Miami Beach has blossomed into a hub for some of the most successful and wealthy figures of the world.

Nearby Hotels & Restaurants

- | | |
|-----------------------------|---------------------------------|
| 1. STANDARD SPA | 10. ROSEWOOD HOTEL & RESIDENCES |
| 2. LE BASILIC MIAMI | 11. THE SETAI, SOUTH BEACH |
| 3. MILA | 12. BULGARI HOTEL |
| 4. ESMÉ MIAMI BEACH HOTEL | 13. W HOTEL SOUTH BEACH |
| 5. LOEWS MIAMI BEACH HOTEL | 14. 1 HOTEL SOUTH BEACH |
| 6. RITZ-CARLTON HOTEL | 15. THE MIAMI BEACH EDITION |
| 7. DELANO SOUTH BEACH | 16. FAENA HOTEL |
| 8. CASA TUA RESTAURANT | 17. AMAN |
| 9. THE FILLMORE MIAMI BEACH | |

RIVANI offers a new class of workplace for the everyday professional accustomed to panache. The building is ideally positioned between the only east to west thoroughfare and Lincoln Road, creating a perfect blend of work and play environment.





MEET ROBERT RIVANI

Mr. Rivani is an entrepreneur, retail entertainment innovator and real estate visionary with a remarkable journey marked by buying and selling over \$750 million in real estate deals without a single partner or investor, Rivani's visionary leadership as President of RIVANI extends nationwide, from the prestigious shores of Malibu to the vibrant city of Miami. Beyond real estate, he has re-imagined hospitality spaces and has brought on as tenants esteemed brands like Catch, Delilah, Gaia, Amara at Paraiso, Rosa Negra, and more to Miami.

Robert's approach is disruptive, dynamic, and inherently bold as each project he creates redefines the standards of excellence and creativity. Inspired by Robert's taste for luxury lifestyle, dining and global travels to over 60 countries, he curates vibrant and dynamic

destinations by carefully selecting top-tier luxury tenants within retail and hospitality sectors, reflecting the essence of luxury.

His proven track record has earned recognition from Forbes, The Wall Street Journal, The New York Times, and other prestigious publications solidifying Robert Rivani as a pioneering figure in the evolution of luxury real estate and a trusted authority in the intersection of lifestyle and innovation. Robert's latest project, the Rivani signifies a historic milestone, as he endeavors to create the first of its kind 'Class X' office concept, in Miami Beach, establishing a new standard for luxury office sector. Through his disciplined focus and unwavering commitment to re-imagining real estate, Rivani continues to drive RIVANI forward, pushing boundaries and setting new industry standards.



MEET KRYSTAL RIVANI

Mrs. Rivani, RDN is a passionate registered dietitian with a deep-rooted belief in treating health and wellness from a full body and mind approach. Krystal is the driving force behind the health and wellness initiatives of the Rivani project and is spearheading the advancement of personal well-being for all Rivani members through nutrition, complimentary fitness classes and mindful practice happenings. Her role involves meticulously selecting and sourcing a dining and beverage selection for the building Cafe that meets the highest standards, emphasizing a balance of nutrient dense offerings and healthy treats. She firmly believes that our health is our most valuable asset and should not be foregone at the workplace, but rather emphasized.



RIVANI

MIAMI BEACH

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LEASING CONTACT INFORMATION

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NEWMARK

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Newmark has implemented a proprietary database and our tracking methodology has been revised. With this expansion and refinement in our data, there may be adjustments in historical statistics including availability, asking rents, absorption and effective rents. Newmark Research Reports are available at nmrk.com/insights.

NEWMARK

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