

RIVANNI

MIAMI BEACH

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At RIVANI, our mission is to redefine the modern workspace experience by seamlessly blending luxury, wellness, and productivity. 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

MIAMI BEACH · 1691 MICHIGAN AVE

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INTRODUCING CLASS X

Where luxury seamlessly integrates with efficiency;
understanding your time and 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

XCLUSIVE. XCEL. XHALE.





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.









WHERE
EXPECTATION
MEETS
REALITY.



XHALE 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



SPA: MEDITATION ROOM



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



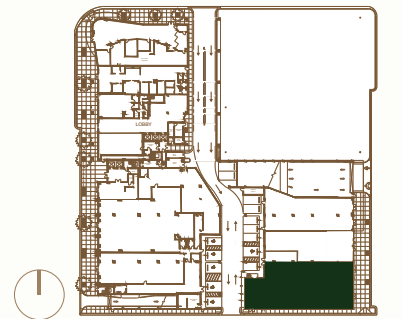
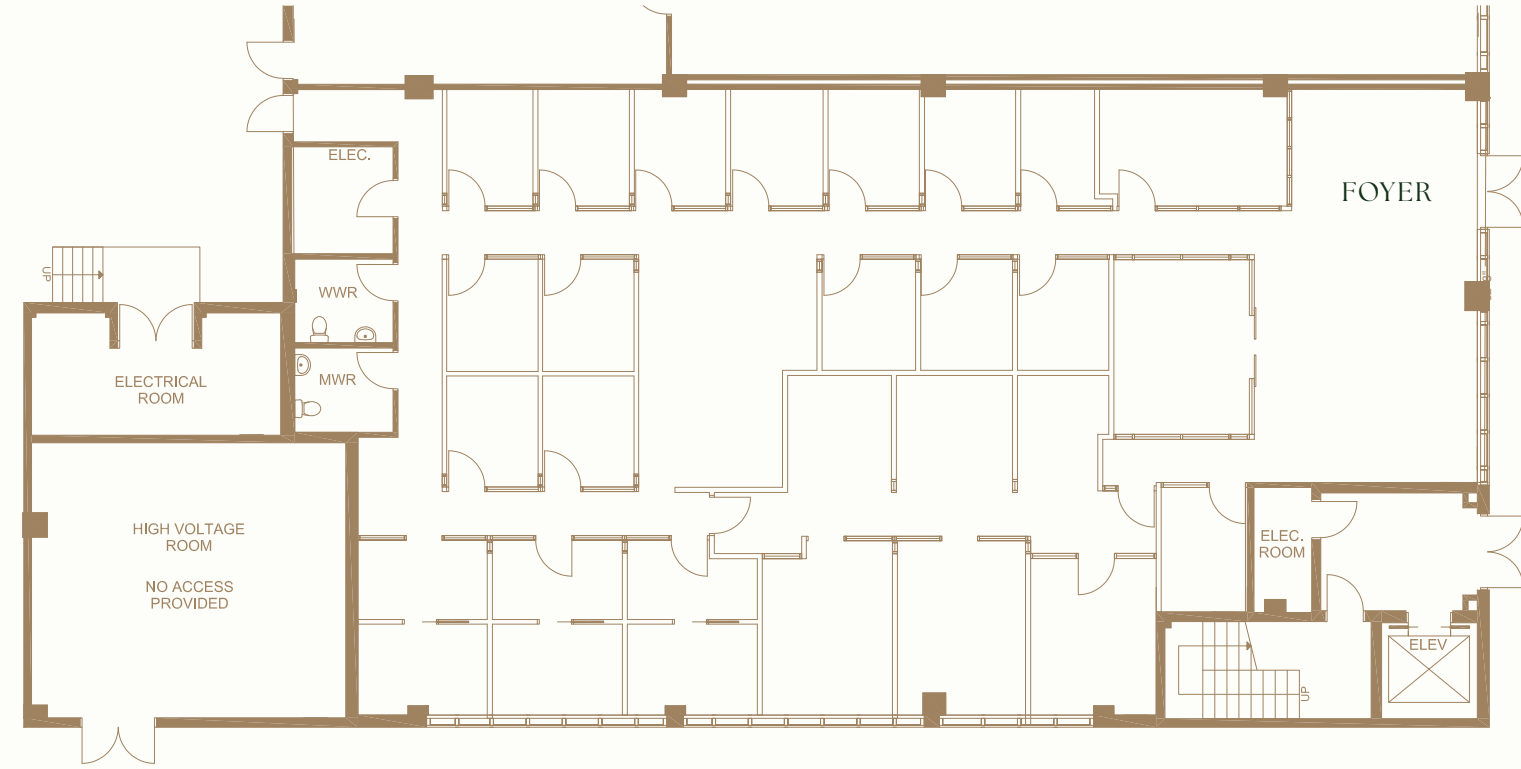
SPEC SUITE



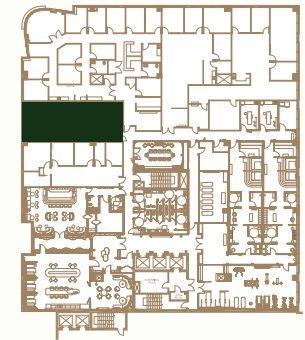
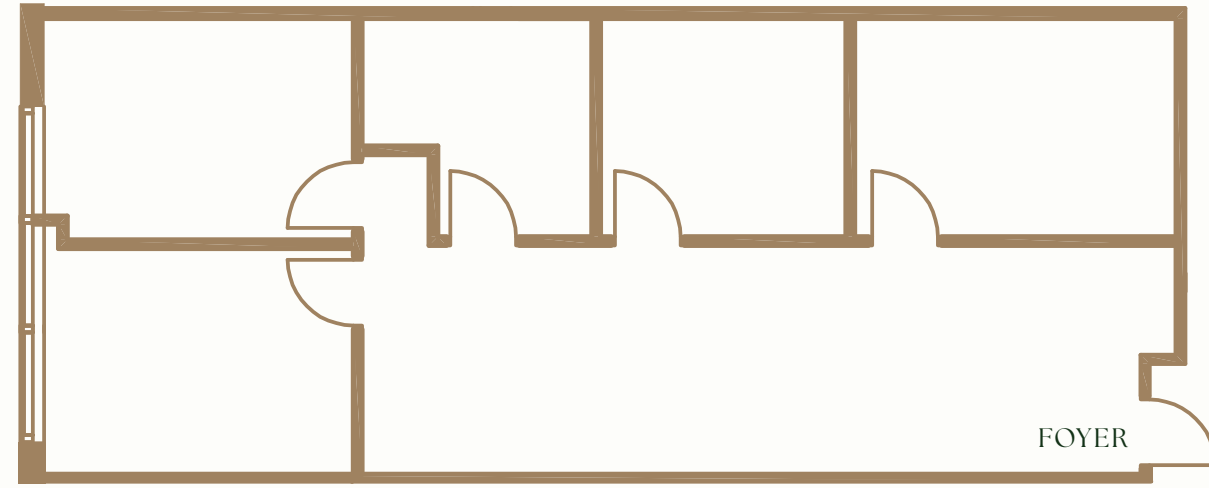
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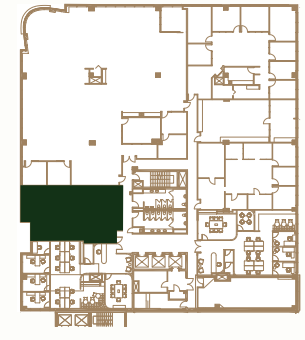
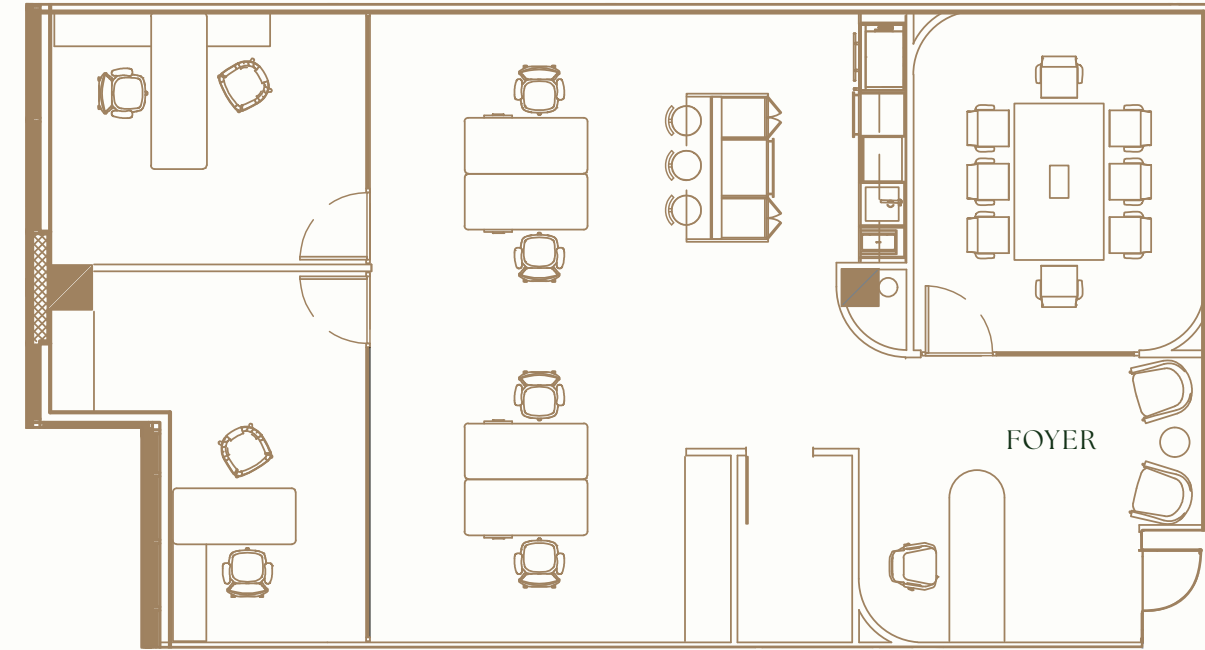
1ST FLOOR
 Suite 130 - 5,587 SF
 (Office or Retail Space)



3RD FLOOR
Suite 310 - 1,497 SF

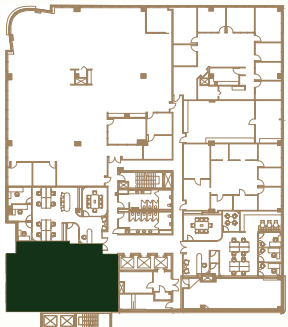
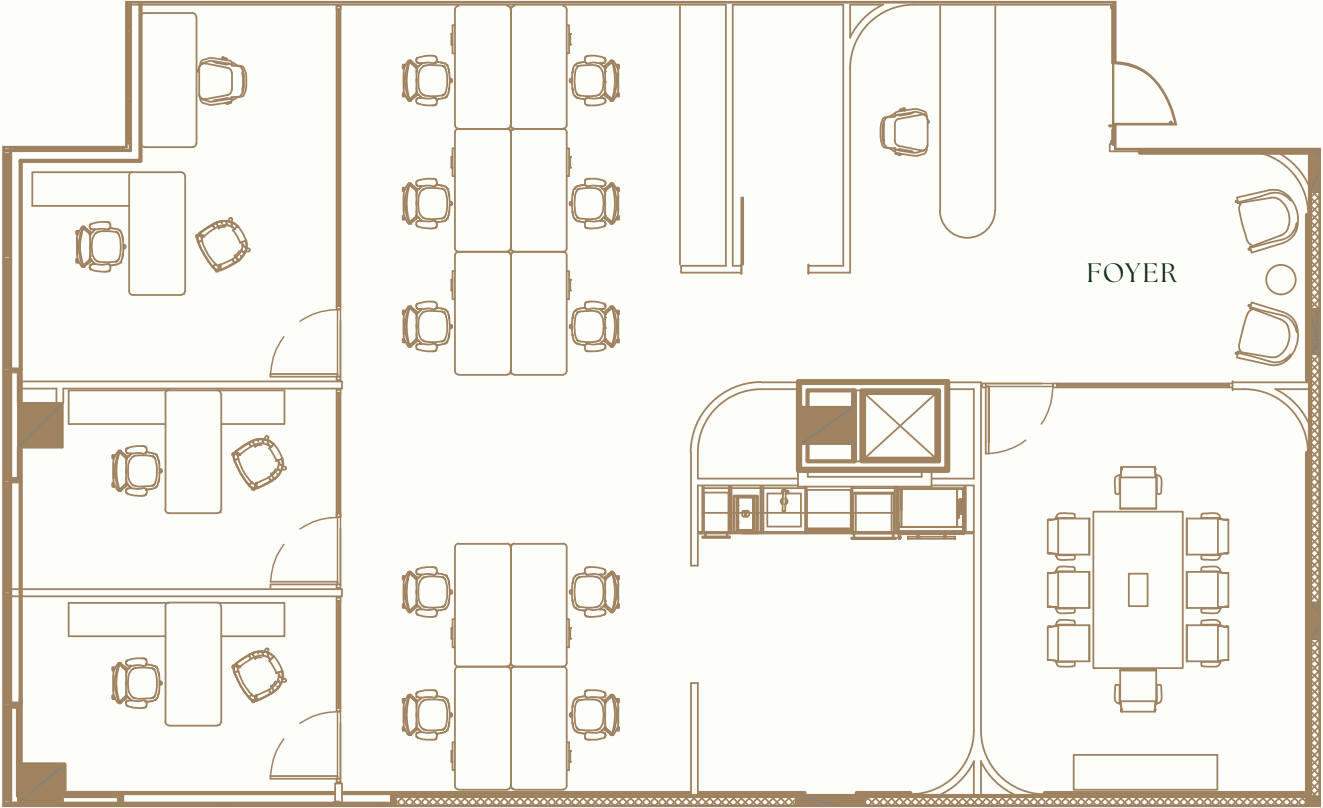


4TH FLOOR
Spec Suite 410 - 1,965 SF



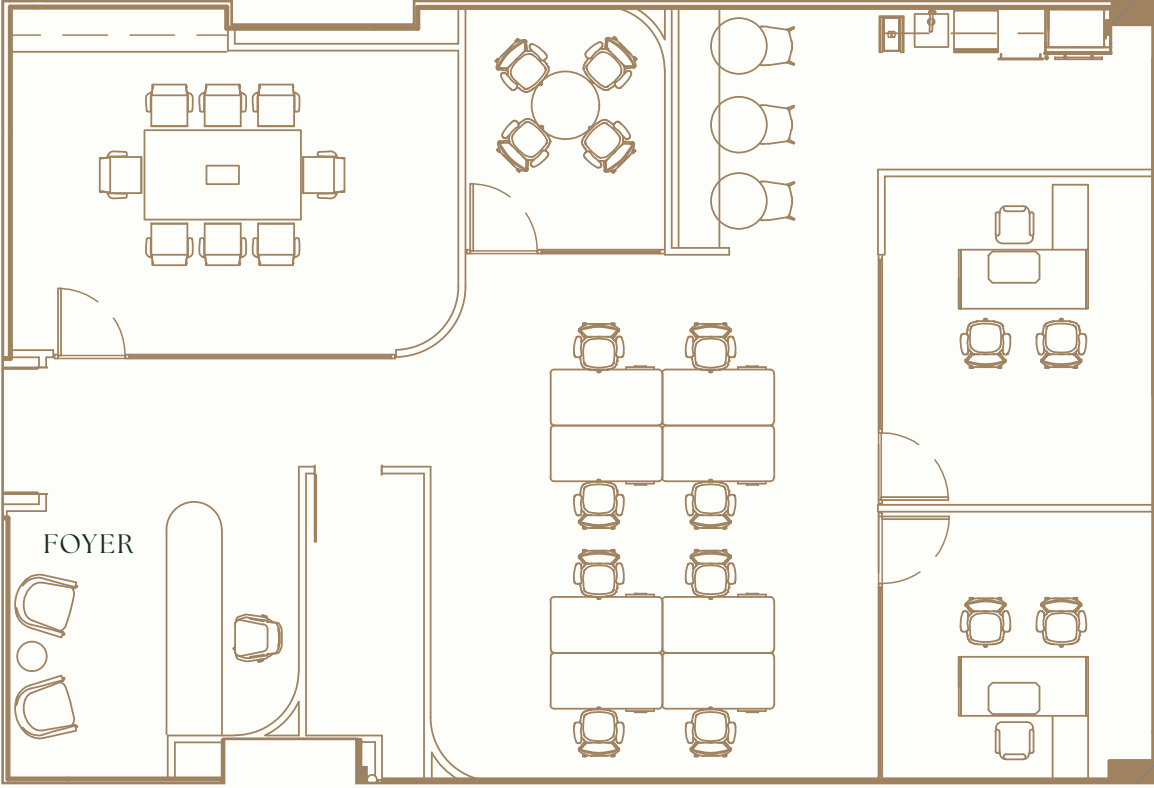
4TH FLOOR

Spec Suite 415 - 2,608 SF

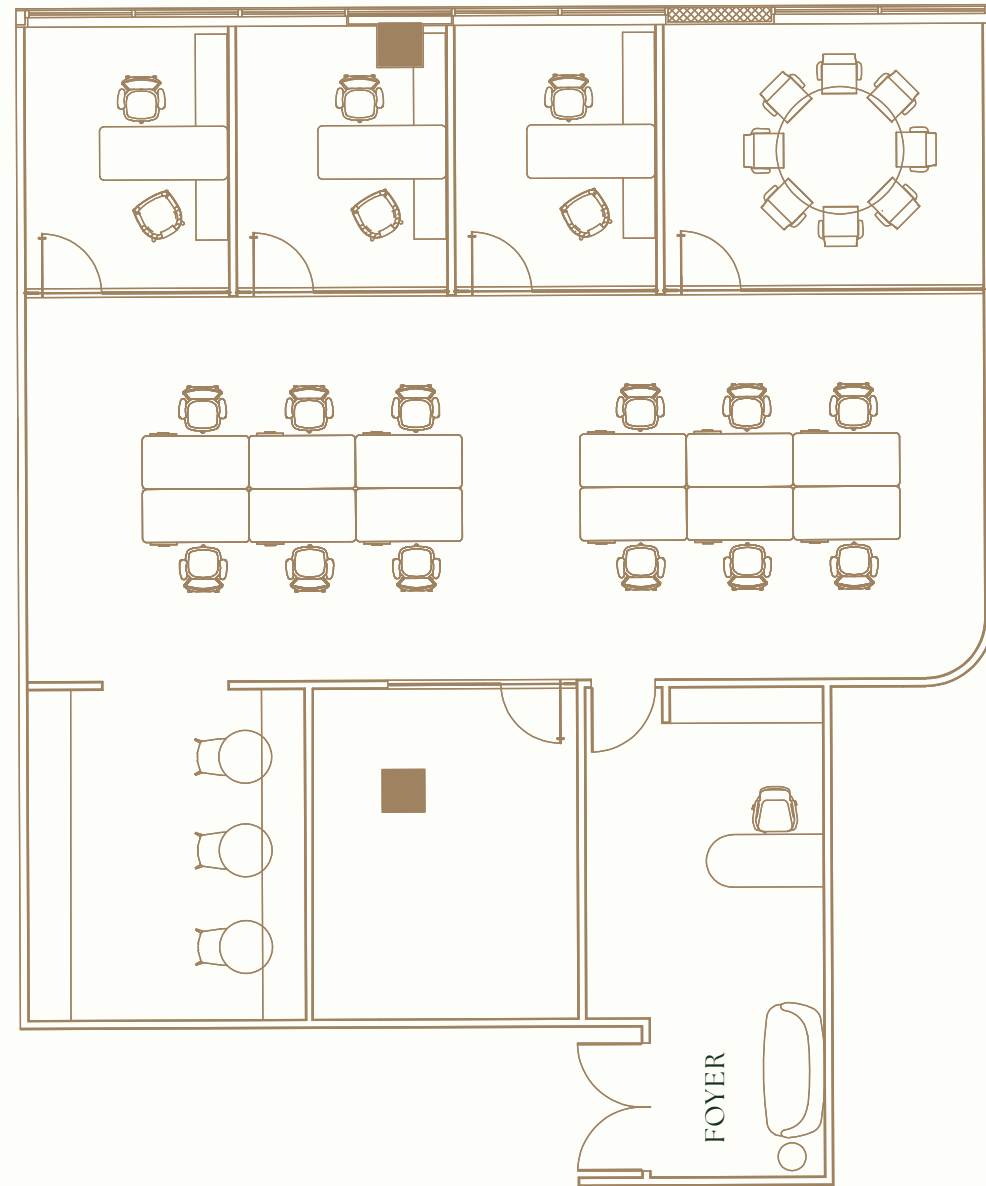
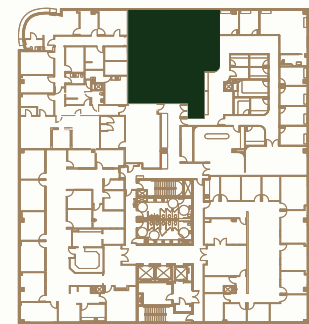


4TH FLOOR

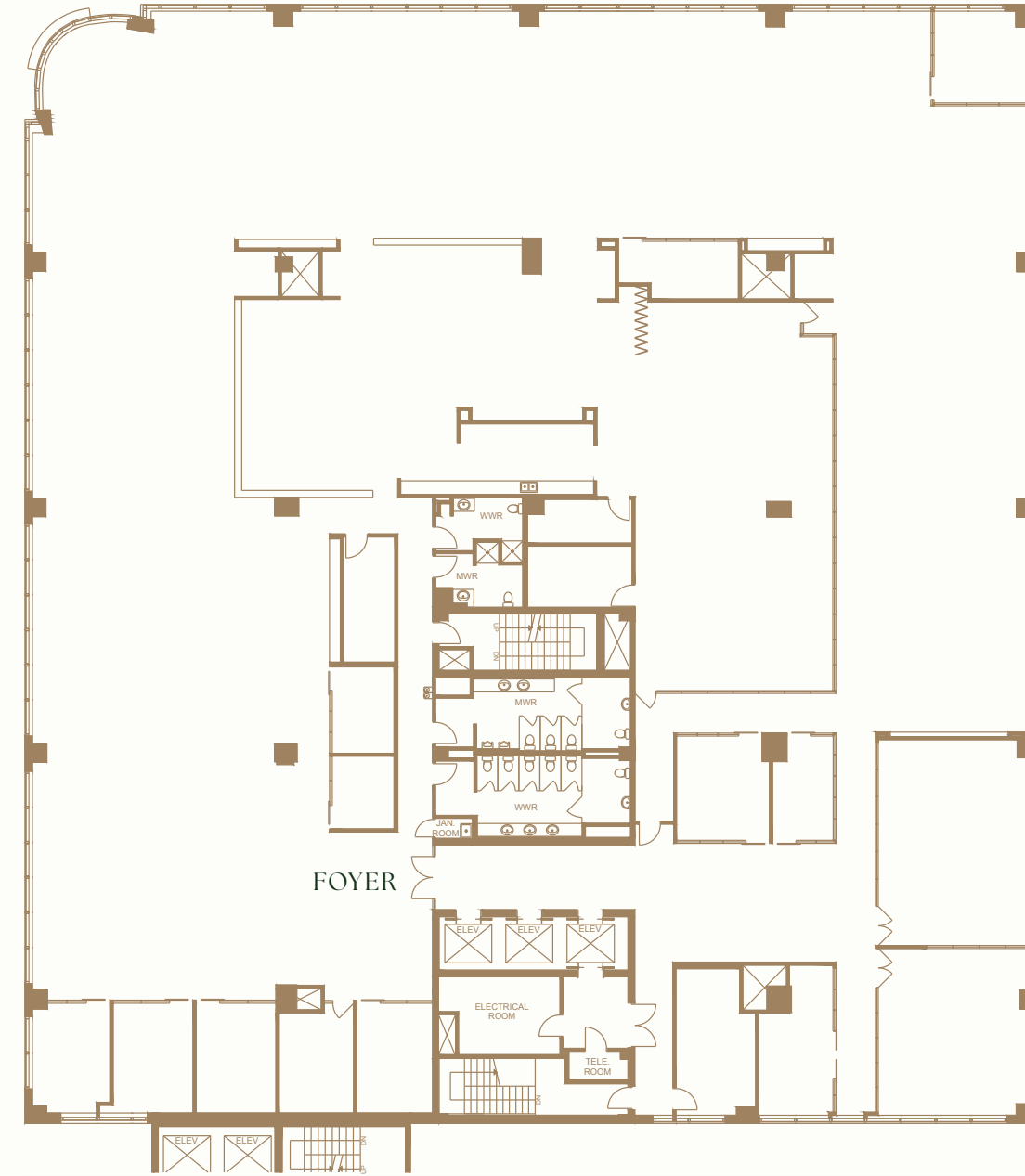
Spec Suite 425 - 2,386 SF



5TH FLOOR
Spec Suite 540 - 2,797 SF



6TH FLOOR
26,065 SF



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





VALET

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.



RIVANI
MIAMI BEACH

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 Black Lion 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 Black Lion 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 Café 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

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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

