

# The Miami Beach Office Experience.

Class A Office Building

555 Washington Ave | Miami Beach



# Where Modern Meets Miami

As we embark on a transformative renovation, get ready to experience a new era of sophistication and style. Step into our redesigned lobby and common areas to be captivated by the awe-inspiring 80-foot open atrium. This dramatic architectural marvel sets the stage for a contemporary workspace that inspires creativity and collaboration.





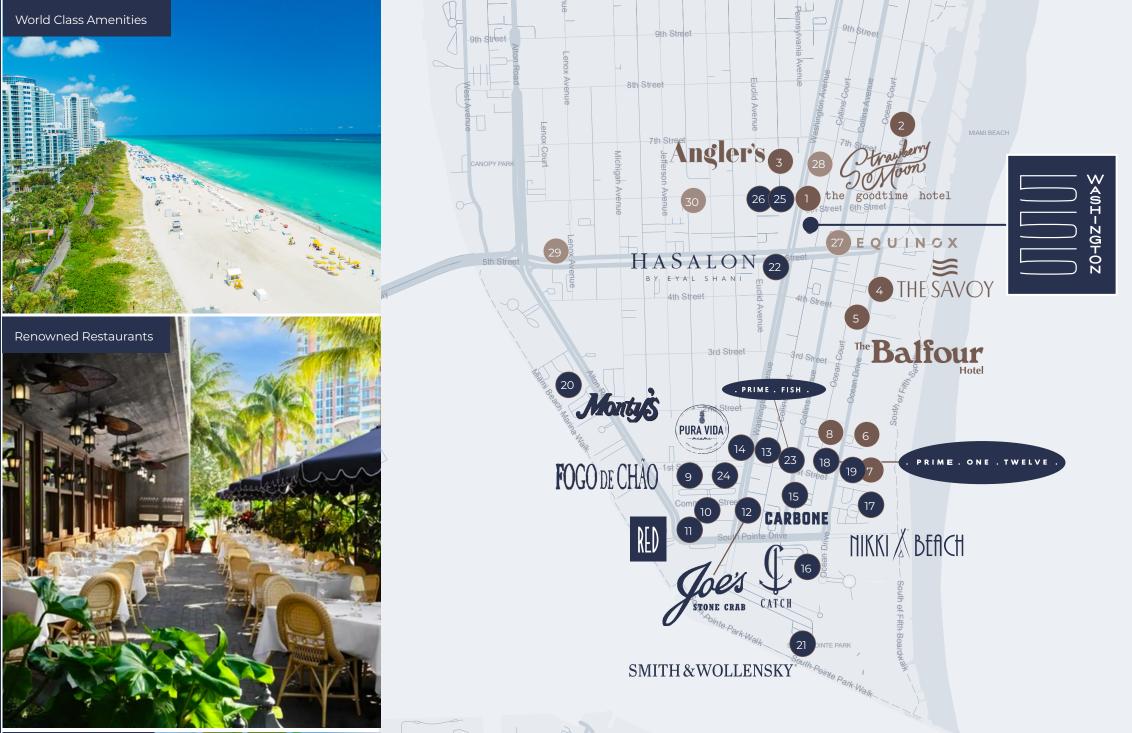






# MIAMI'S FINEST AT YOUR DOORSTEP

Surrounded by world-class amenities, renowned restaurants, and the vibrant energy of the city, 555 Washington Avenue offers an unrivaled location for your company's success.





#### Hotels

- 1. The Goodtime Hotel/ Strawberry Moon
- 2. The Colony Hotel
- 3. Kimpton Angler's Hotel
- 4. The Savoy Hotel & Beach Club ~ Miami Beach
- 5. The Balfour Hotel Miami Beach
- 6. Marriott Stanton South Beach

- 7. Hilton Bentley Miami/ South Beach
- 8. Century Hotel

### **Restaurants**

- 9. Fogo de Chão Brazilian Steakhouse
- 10. PLANTA
- 11. RED South Beach
- 12. Joe's Stone Crab
- 13. Stubborn Seed
- 14. Pura Vida

- 15. Carbone
- 16. Catch
- 17. Nikki Beach Miami
- 18. Prime 112 Restaurant
- 19. Prime Italian
- 20. Monty's Sunset -South Beach
- 21. Smith & Wollensky -Miami Beach
- 22. HaSalon Miami
- 23. Prime Fish

- 24. Estiatorio Milos by Costas Spiliadis
- 25. Queen Miami Beach
- 26. KÓMMA Mediterranean Restaurant

#### **Gyms**

- 27. Equinox South Beach
- 28. F45 Training South Pointe
- 29. Orangetheory Fitness
- 30. Hanu Yoga Studio

# WHY MIAMI BEACH?





## **Business Highlights**

# FAVORABLE BUSINESS ENVIRONMENT

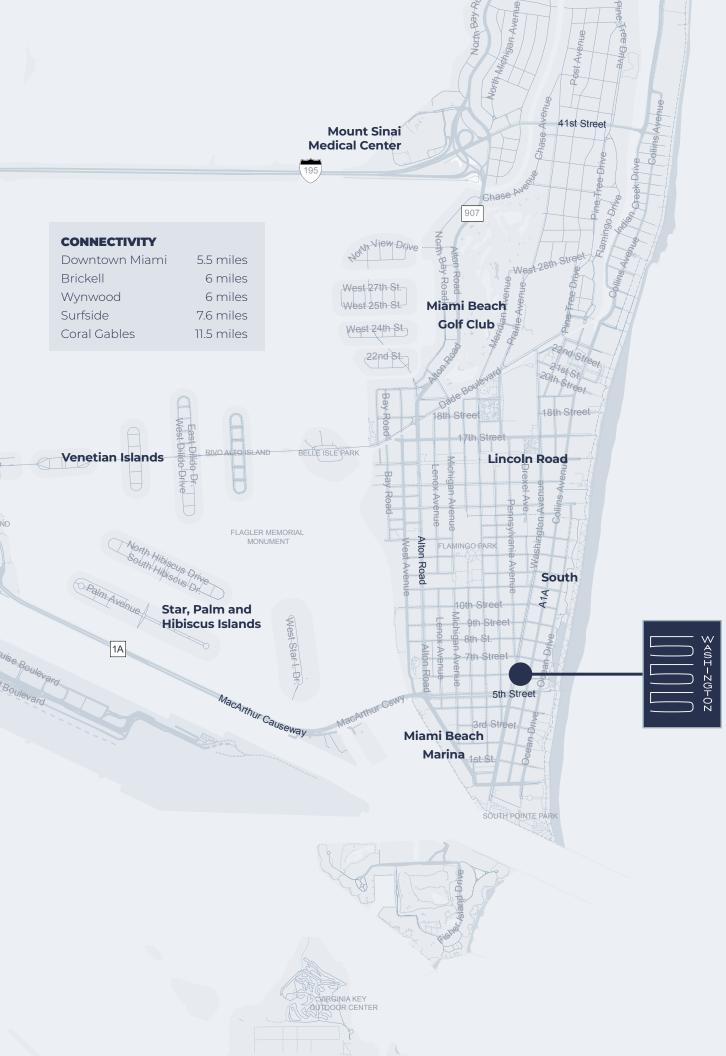
No corporate income tax on limited partnerships or S-corps and no state income tax

## ESTABLISHED & EVOLVED INFRASTRUCTURE

Miami International Airport is projected to reach 77 million travelers and more than 4 million tons of freight by 2040

## DOMESTIC & INTERNATIONAL CONNECTIVITY

Miami International Airport is projected to reach 77 million travelers and more than 4 million tons of freight by 204







555 Washington Ave Miami Beach, FL



## Contact Us

## **Steven Hurwitz**

+1 (305) 960-8441 steven.hurwitz@jll.com

## **Doug Okun**

+1 (305) 960-8444 doug.okun@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2023. Jones Lang LaSalle IP, Inc. All rights reserved.