

CLASS A OFFICE SPACE FOR LEASE

1674
Meridian Ave

MIAMI BEACH, FL 33139



Property overview



PRIME LOCATION

JUST STEPS AWAY FROM LINCOLN ROAD, A WORLD FAMOUS SHOPPING DISTRICT WITH SHOPPING, DINING AND ENTERTAINMENT OPTIONS



COMPLETELY RENOVATED

THE BUILDING HAS UNDERGONE A TRANSFORMATIVE RENOVATION INCLUDING EXTERIOR ENHANCEMENTS, NEW LOBBY, COMMON AREAS, AND ELEVATOR



MOVE IN READY SPACES AVAILABLE

PLUG AND PLAY STATE OF THE ART SPACES DELIVERED 2024 RANGING FROM 800 - 3,800 SF.



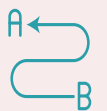
BUILDING SIGNAGE

POTENTIAL SIGNAGE AND NAMING RIGHT OPPORTUNITY WITH EXPOSURE TO MERIDIAN AVENUE AND LINCOLN ROAD



PARKING

ABUNDANCE OF PUBLIC AND PRIVATE PARKING ADJACENT TO THE BUILDING



CONNECTIVITY


EASILY ACCESSIBLE BY CAR AND PUBLIC TRANSPORTATION. LOCATED WITHIN MINUTES OF DOWNTOWN MIAMI AND FINANCIAL DISTRICT



MODERN & *inviting*



*Because ideas flow
from tranquility*



1674 Meridian is fully renovation encompassing state-of-the-art floor to ceiling impact resistant windows with a modern building façade.

Alongside, a complete interior transformation including new HVAC systems on each floor and a new lobby entrance to the more visible southern building face.



Located steps from the world famous Lincoln Road, 1674 Meridian is situated in Miami Beach's most desirable neighborhood, within walking distance from the Miami Beach Convention Center, the Fillmore Miami Beach entertainment hall, New World Symphony and the Soundscape Park.

With access to an abundance of outdoor cafes, shopping, eateries and hotels, 1674 Meridian epitomizes the live, work and play lifestyle!



IMMEDIATE NEARBY PARKING

CITY OF MIAMI BEACH			TRU PARK USA		
(a)	1755 Meridian Ave	667 spaces	(d)	1691 Michigan Ave	760 spaces
(b)	640 17th St	1490 spaces			
(c)	1661 Pennsylvania Ave	577 spaces			



DINING & RETAIL

- | | |
|-------------------|----------------------|
| 1. ANTHROPOLOGIE | 12. J CREW |
| 2. LINCOLN EATERY | 13. H&M |
| 3. MARSHALLS | 14. GUESS |
| 4. SALT & STRAW | 15. NEW WORLD CENTER |
| 5. MACY'S | 16. ZARA |
| 6. STARBUCKS | 17. APPLE |
| 7. MISTER 01 | 18. GAP |
| 8. LULULEMON | 19. NIKE |
| 9. SEPHORA | 20. SHAKE SHACK |
| 10. MILA | 21. REGAL CINEMA |
| 11. SWAROVSKI | 22. SUGAR FACTORY |

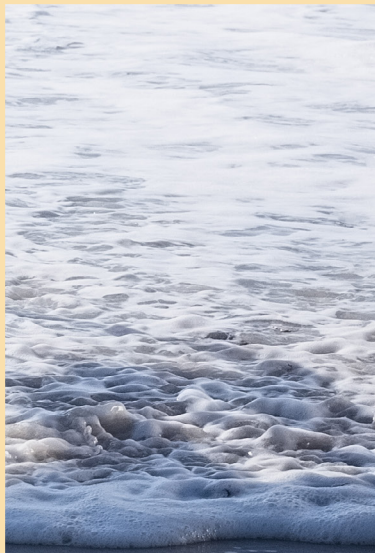
EXPERIENCE

Miami Beach



*Experience Miami Beach
the right way*

*Office space with panoramic views within a
block of Lincoln Road.*



NORTH BEACH

MIDDLE BEACH

SOUTH BEACH



TOTAL CITY AREA **18.7 SQ. MILES**

TOTAL LAND AREA: **7.7 SQ. MILES**

TOTAL WATER AREA: **11.0 SQ. MILES**

27

ISLANDS

13

NEIGHBORHOODS

3

AREAS

BICYCLISTS AND PEDESTRIANS



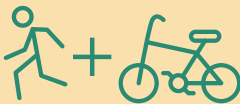
25.5 MILES
OF BICYCLE NETWORK

BICYCLE ROUTES **7.0** MILES

BICYCLE LANES **17.0** MILES

SHARED PATHS **4.8** MILES

11%



RESIDENTS BIKING
AND WALKING AS A
PRIMARY MODE OF
TRANSPORTATION

3.5%



PEOPLE RIDING
BIKES TO WORK

9.9%



PEOPLE WALKING
TO WORK

1674 *Meridian Ave*

LEASING TEAM

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