

OFFICE SUITES NEAR SOUTH BEACH

215-235 LINCOLN RD
MIAMI BEACH, FL 33139



FOR LEASE

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

7925 NW 12th Street, Suite 301, Miami, FL 33126 | 305.235.1500 | leesouthflorida.com



PRESENTED BY:

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Senior Vice President

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PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates presents Inres Corp office suites available for lease in Miami Beach near South Beach City Center. The four-story office presents a selection of spaces ranging in size from 449 to 1,208 SF, featuring natural light, high ceilings, and Central AC.

The building is located two blocks from the beach, and is steps from the renowned City Center, surrounded by a variety of retail and luxury hotels, such as The Ritz Carlton, SLS South Beach, and W Hotel among others.



For more information, please contact one of the following individuals:

MARKET ADVISORS

MATTHEW KATZEN

Senior Vice President

215.416.2671

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PROPERTY HIGHLIGHTS

- Four-story Office for Lease
- 449-1,208 SF Available
- High Ceilings and Natural Light
- Two Blocks to the Beach
- Located in the heart of Miami's most well-known Retail and Entertainment District
- Ideally located steps from City Center - Steps away from Lincoln Road Mall



Prime Location:

South Beach
Lincoln Road



Exceptional Freeway Access:

A1A & 195

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	449 - 1,208 SF	LEASE RATE:	\$50.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 201-201B	Available	1,208 SF	Modified Gross	\$50.00 SF/yr
Suite 207	Available	815 SF	Modified Gross	\$50.00 SF/yr
Suite 212	Available	855 SF	Modified Gross	\$50.00 SF/yr
Suite 303	Available	449 - 750 SF	Modified Gross	\$50.00 SF/yr
Suite 304	Available	449 SF	Modified Gross	\$50.00 SF/yr

LEASE SPACES



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 305	Available	473 - 750 SF	Modified Gross	\$50.00 SF/yr
Suite 306	Available	473 SF	Modified Gross	\$50.00 SF/yr
Suite 308	Available	795 SF	Modified Gross	\$50.00 SF/yr
Suite 309	Available	468 SF	Modified Gross	\$50.00 SF/yr

SITE SUMMARY



LOCATION INFORMATION

Building Name	Office Suites Near South Beach
Street Address	215-235 Lincoln Rd
City, State, Zip	Miami Beach, FL 33139
County	Miami Dade
Market	South Florida
Signal Intersection	Yes
Nearest Highway	A1A & 195
Nearest Airport	Miami International Airport

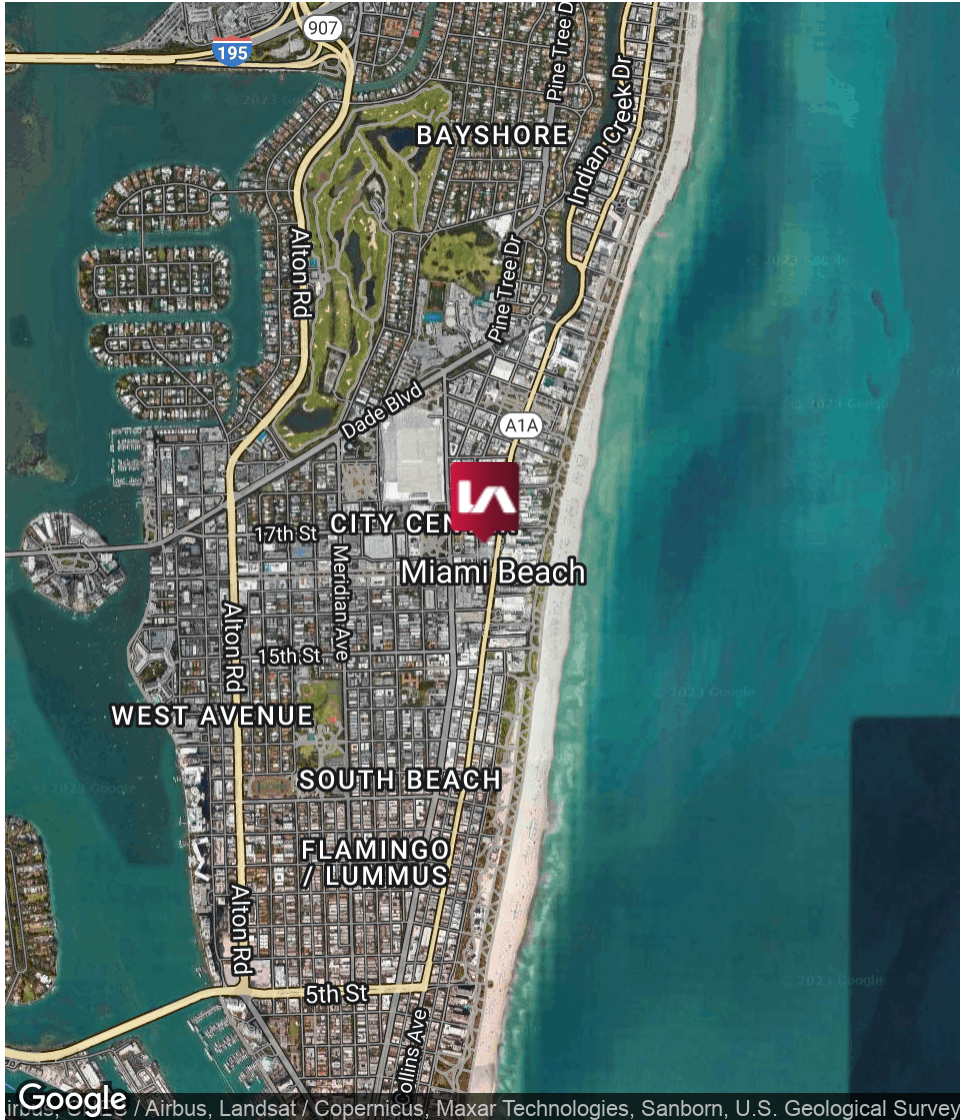
BUILDING INFORMATION

Building Class	B
Tenancy	Multiple
Number Of Floors	5
Average Floor Size	6,443 SF
Year Built	1947
Year Last Renovated	1955
Construction Status	Existing
Free Standing	Yes
Number Of Buildings	1

AREA OVERVIEW



LOCATION MAPS



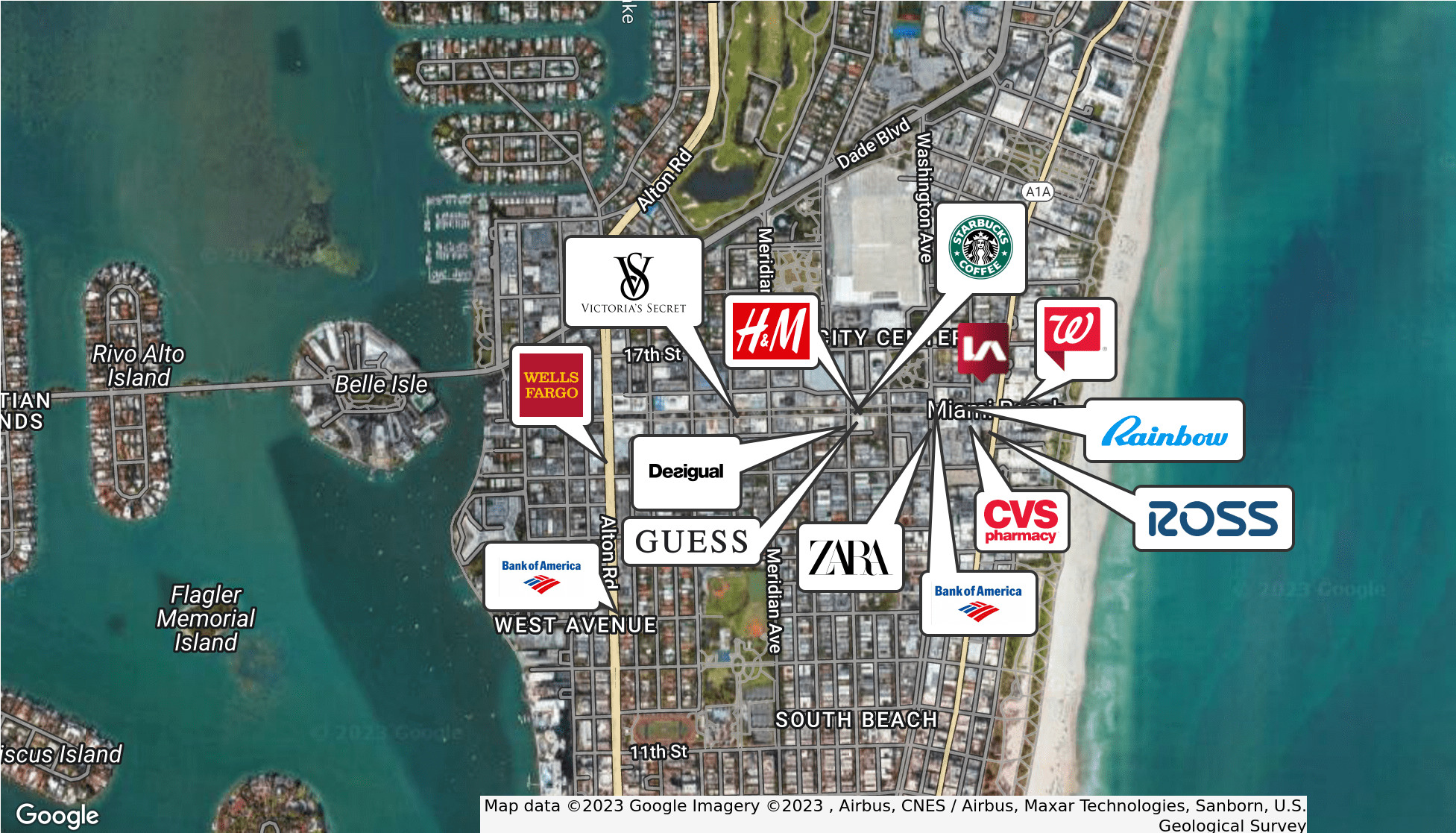
LOCATION OVERVIEW

Conveniently located on Lincoln Road near Washington Avenue, which acts as the major north-to-south thoroughfare in Miami Beach.

CITY INFORMATION

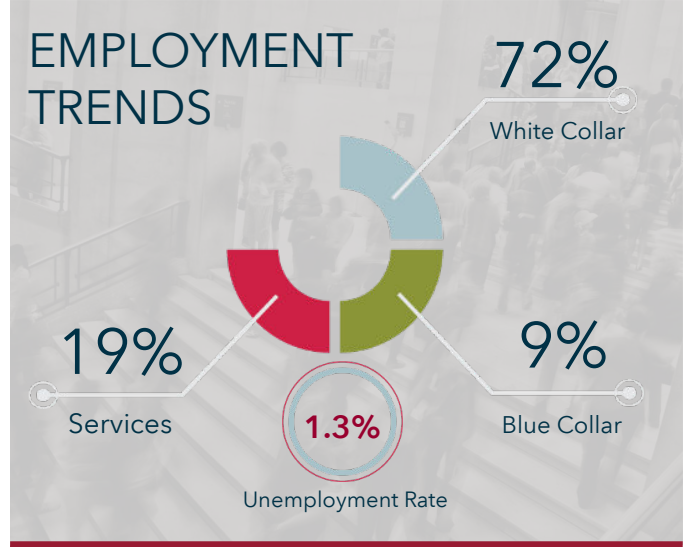
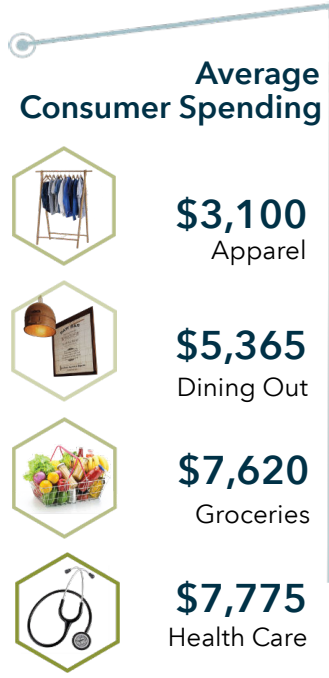
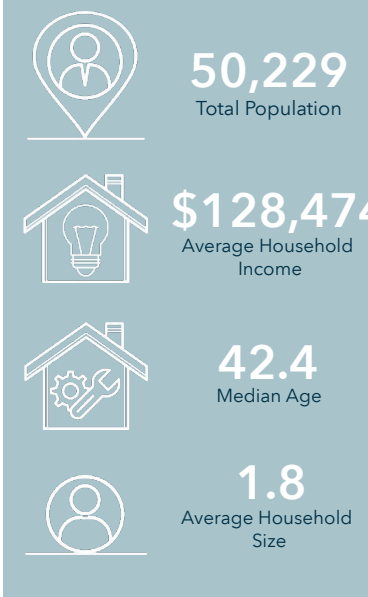
CITY:	Miami Beach
MARKET:	South Florida
STREET PARKING:	Yes
NEAREST HIGHWAY:	A1A & 195
NEAREST AIRPORT:	Miami International Airport

RETAILER MAP

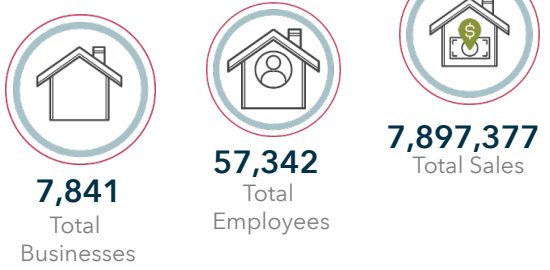


DEMOGRAPHIC PROFILE

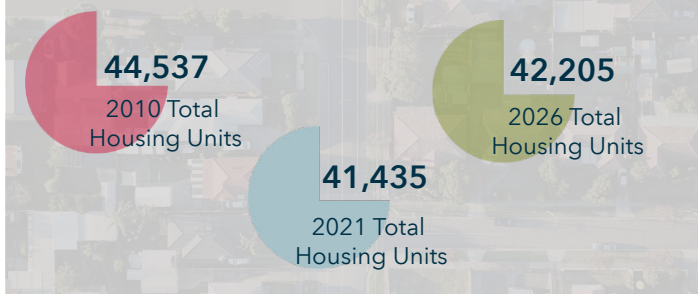
KEY FACTS



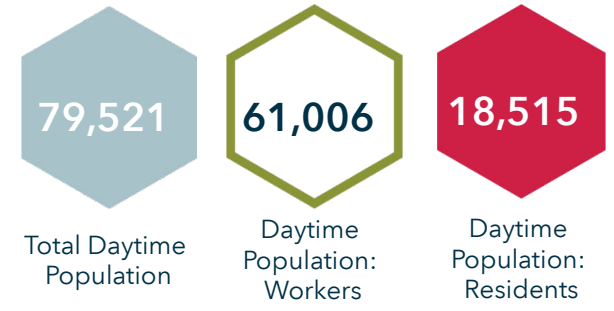
BUSINESS



HOUSING UNITS

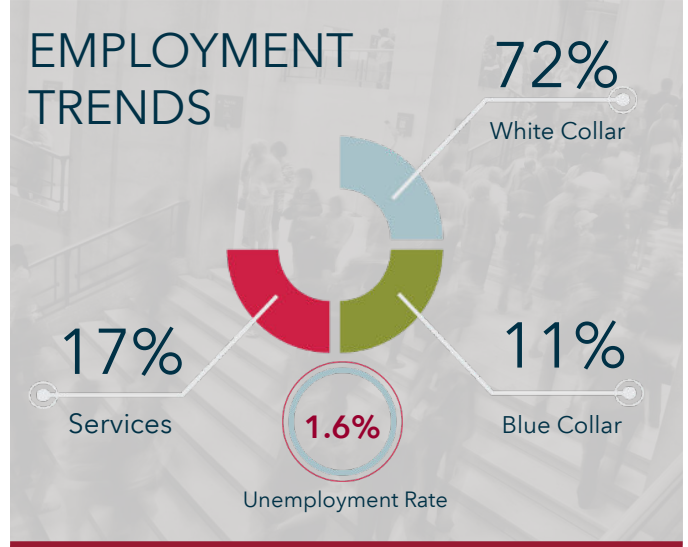
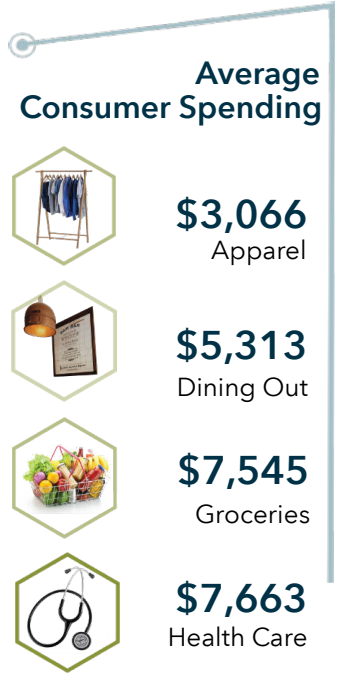
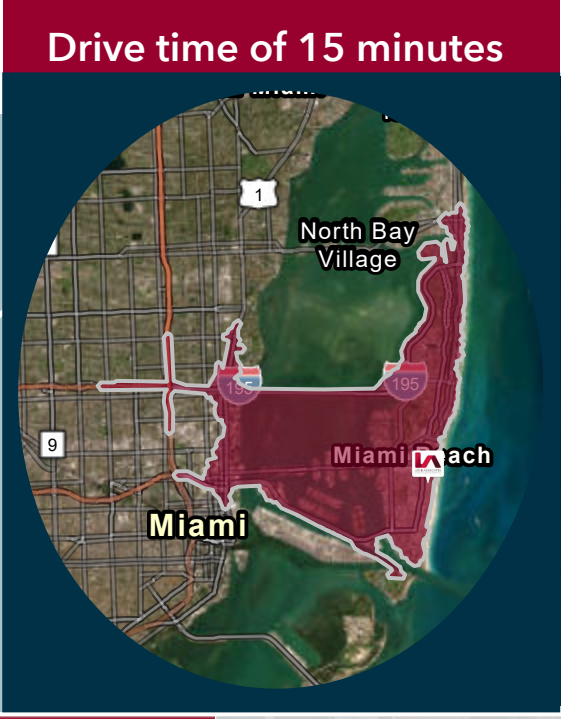
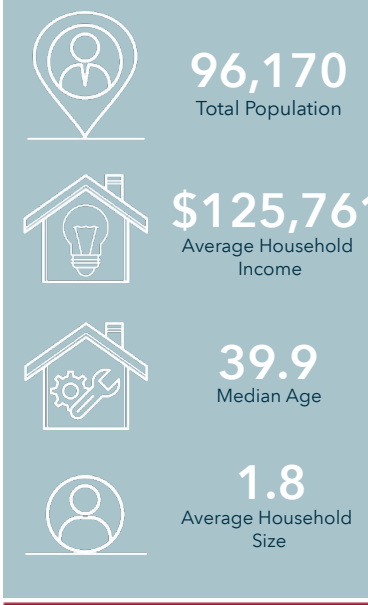


DAYTIME POPULATION

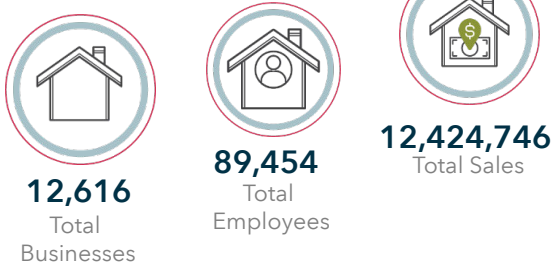


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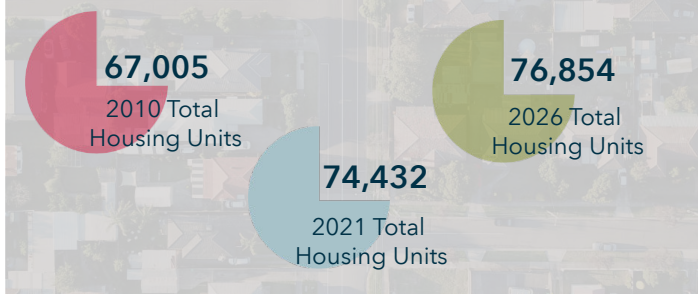
KEY FACTS



BUSINESS



HOUSING UNITS



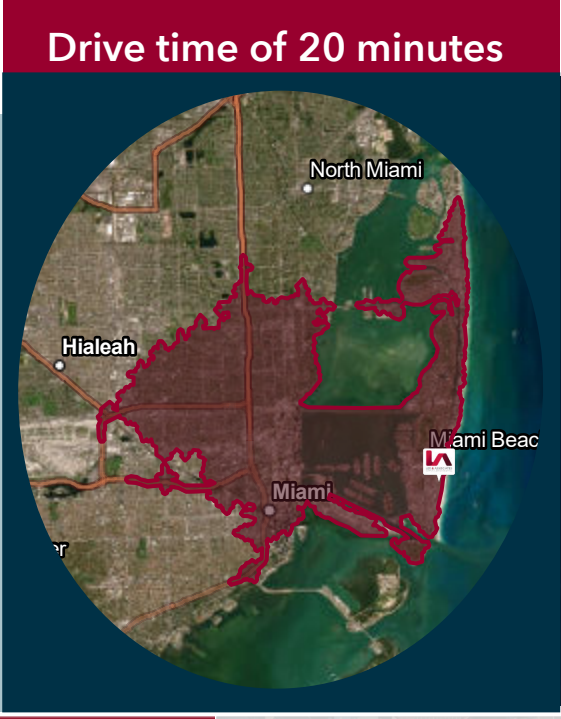
DAYTIME POPULATION



DEMOGRAPHIC PROFILE

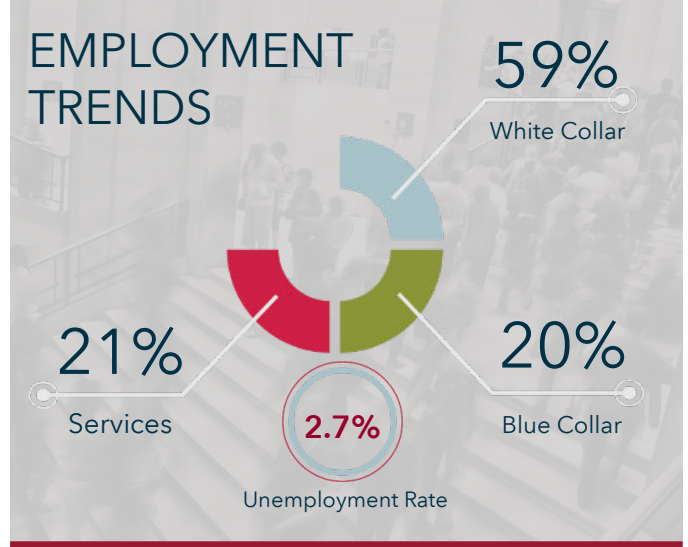
KEY FACTS

- 325,430**
Total Population
- \$89,529**
Average Household Income
- 38.6**
Median Age
- 2.2**
Average Household Size



Average Consumer Spending

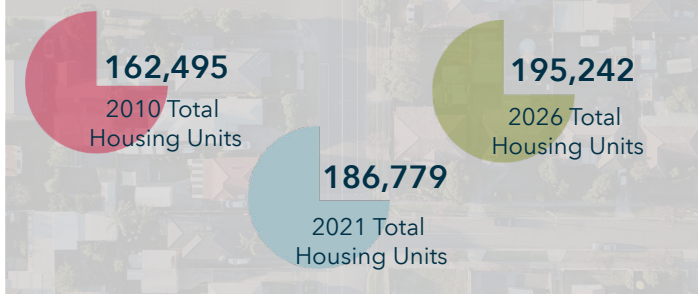
- \$2,208**
Apparel
- \$3,808**
Dining Out
- \$5,530**
Groceries
- \$5,722**
Health Care



BUSINESS

- 31,902**
Total Businesses
- 246,299**
Total Employees
- 33,896,631**
Total Sales

HOUSING UNITS



DAYTIME POPULATION

- 418,458**
Total Daytime Population
- 257,985**
Daytime Population: Workers
- 160,473**
Daytime Population: Residents