

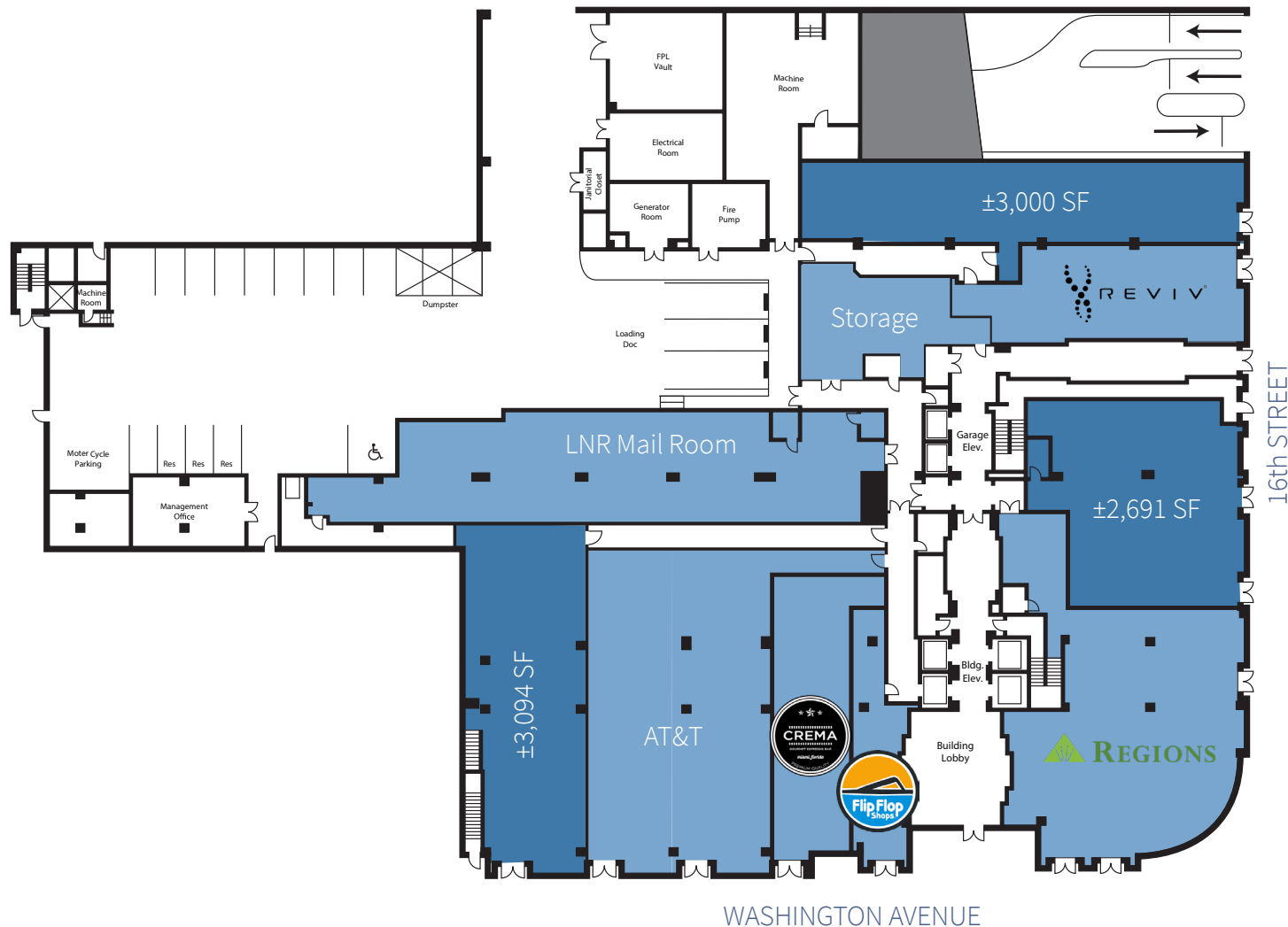


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# PROPERTY FEATURES

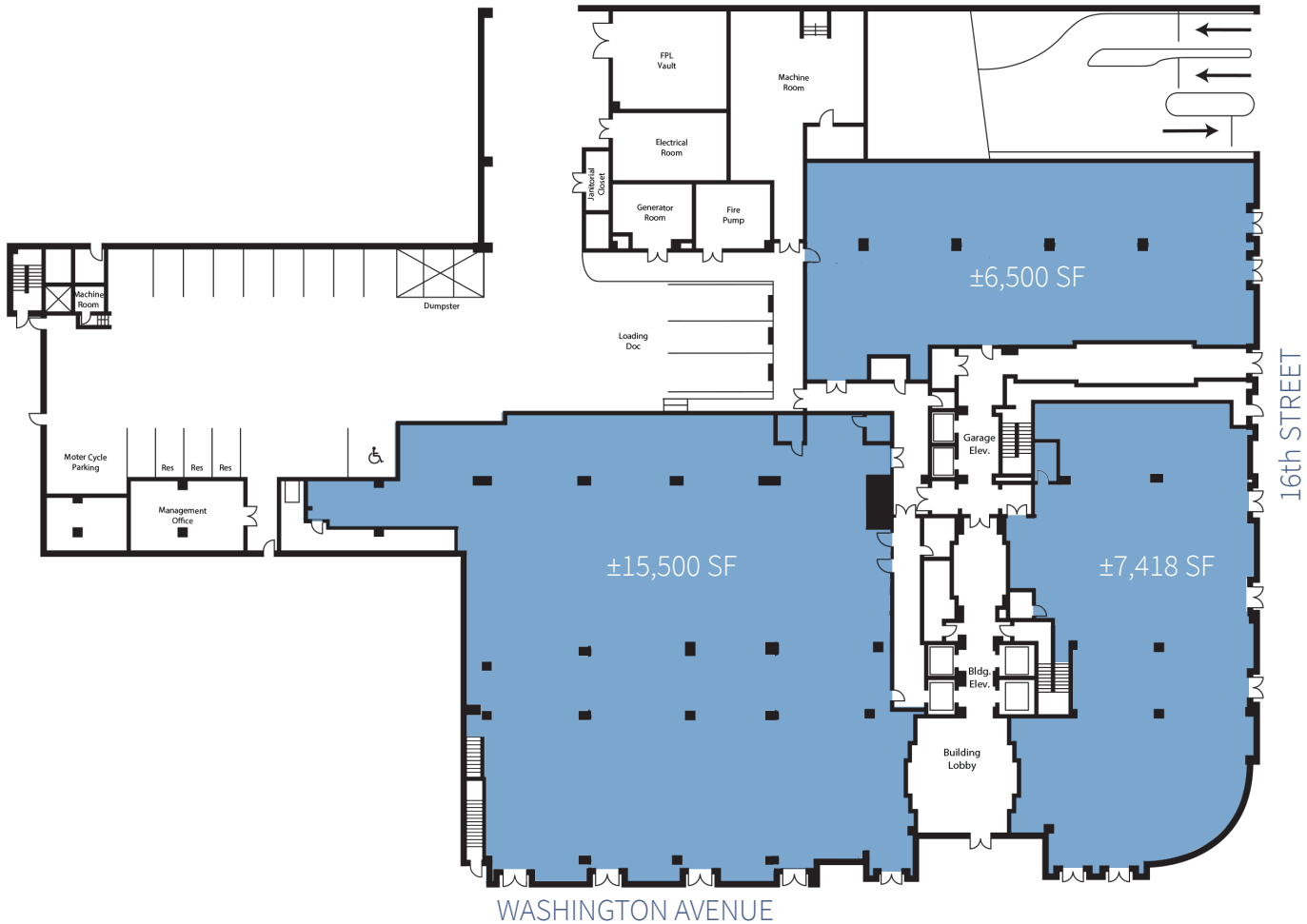
- ±139,887 SF Class A office tower, built in 2002
- Situated in the heart of South Beach, just steps from Lincoln Road and Espanola Way
- Three suites available today, with potential for large scale reconfiguration in 2021
- On Site, 499 car parking garage, with additional city garage across the street
- Neighboring retailers include the recently opened Time Out Marketplace, Zara, Starbucks, McDonald's, Aroma Espresso Bar, Joe & The Juice, Drybar and many others
- Situated just steps from the area's top hotels, including the Loews Miami Beach, Ritz - Carlton South Beach, The Betsy, Delano South Beach and SLS South Beach



Lincoln Place provides a unique opportunity in South Beach to create larger, contiguous blocks of space with tremendous frontage.

With direct access to a private loading dock, 1601 Washington Avenue is positioned to accommodate your large scale, high volume business.

With multiple ways to reconfigure the spaces, Lincoln Place can be curated to meet your demands at this exciting location.





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