

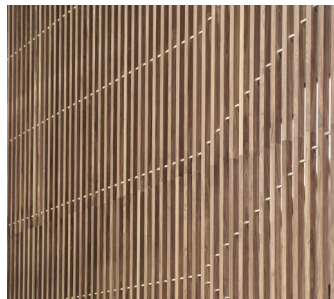
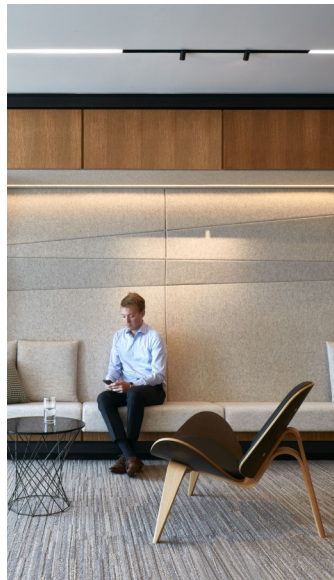
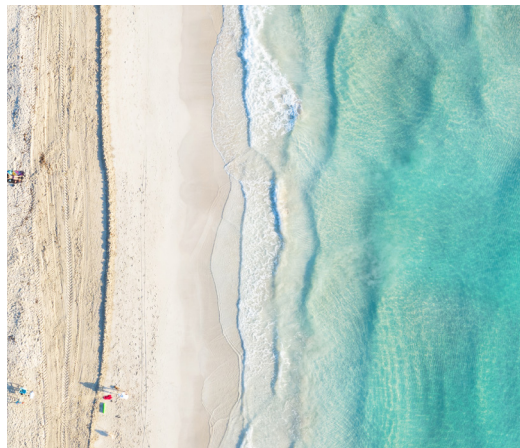
CLASS A OFFICE SPACE FOR LEASE

1674

MERIDIAN AVENUE

MIAMI BEACH, FL 33139

ENDLESS *possibilities*



Positioned to benefit from Lincoln Road master plan

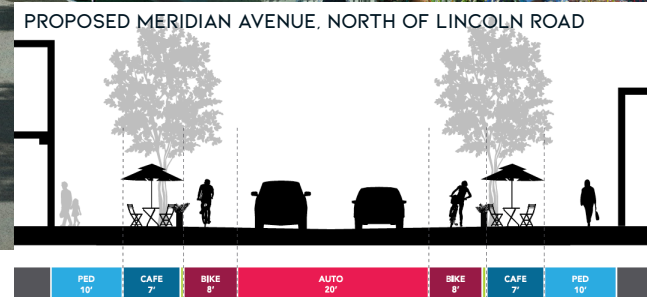
1674

MERIDIAN AVENUE

This master plan looks to expand and enhance the economic and social vibrancy of the Lincoln Road District through design in the public realm, to make for a truly exceptional urban experience.

The Lincoln Road master plan aims to create a world-class, 21st century shopping, dining and cultural district inspired by the unique history and character of Lincoln Road.

As a significant social and civic spine for the city, the new Lincoln Road District will foster community, connectivity and social exchange, and thrive as a both a revitalized center-piece of the community as well as a must-see destination for visitors from around the world.



LINCOLN ROAD

master plan

PROPOSED MERIDIAN AVENUE



INTEGRATED ACCESS STREETS

- Widening sidewalks and enhancing streetscapes
- Selective street pedestrian hours

NEW CAFES

- Creating a more friendly environment for the pedestrian

CREATE A CONNECTED BIKE NETWORK

- Integrate the Lincoln Road District in the bike network of Miami Beach
- Activate Lincoln lanes with a bike loop
- Reorganize bike parking at edges of Lincoln Rd.

INSTALL BIKE LANES



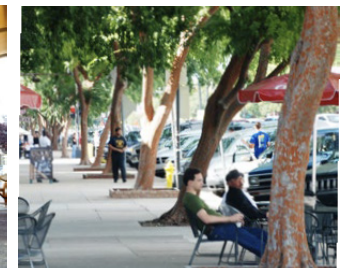
PROVIDE BIKE PARKING



CARVE OUT SPACE FOR NEW SIDEWALK CAFES



PLANT STREET TREES, WIDEN SIDEWALKS & USE PAVING STRATEGICALLY





Property overview



PRIME LOCATION

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



COMPLETELY RENOVATED

CURRENTLY THE BUILDING IS UNDERGOING A TRANSFORMATIVE RENOVATION INCLUDING EXTERIOR ENHANCEMENTS, NEW LOBBY, COMMON AREAS, AND ELEVATOR



FULL FLOORS AVAILABLE

PROVIDING A UNIQUE BRANDING OPPORTUNITY AND OCCUPANCY PERKS



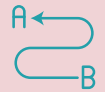
BUILDING SIGNAGE

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



PARKING

VALET PARKING AVAILABLE. 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 will undergo a full renovation encompassing state-of-the-art floor to ceiling impact resistant windows that will transform the building façade.

Alongside, a complete interior transformation will be done including new HVAC systems on each floor and relocation of the 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 new 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

- (a)** 1755 Meridian Ave 667 spaces
- (b)** 640 17th St 1490 spaces
- (c)** 1661 Pennsylvania Ave 577 spaces

TRU PARK USA

- (d)** 1691 Michigan Ave 760 spaces

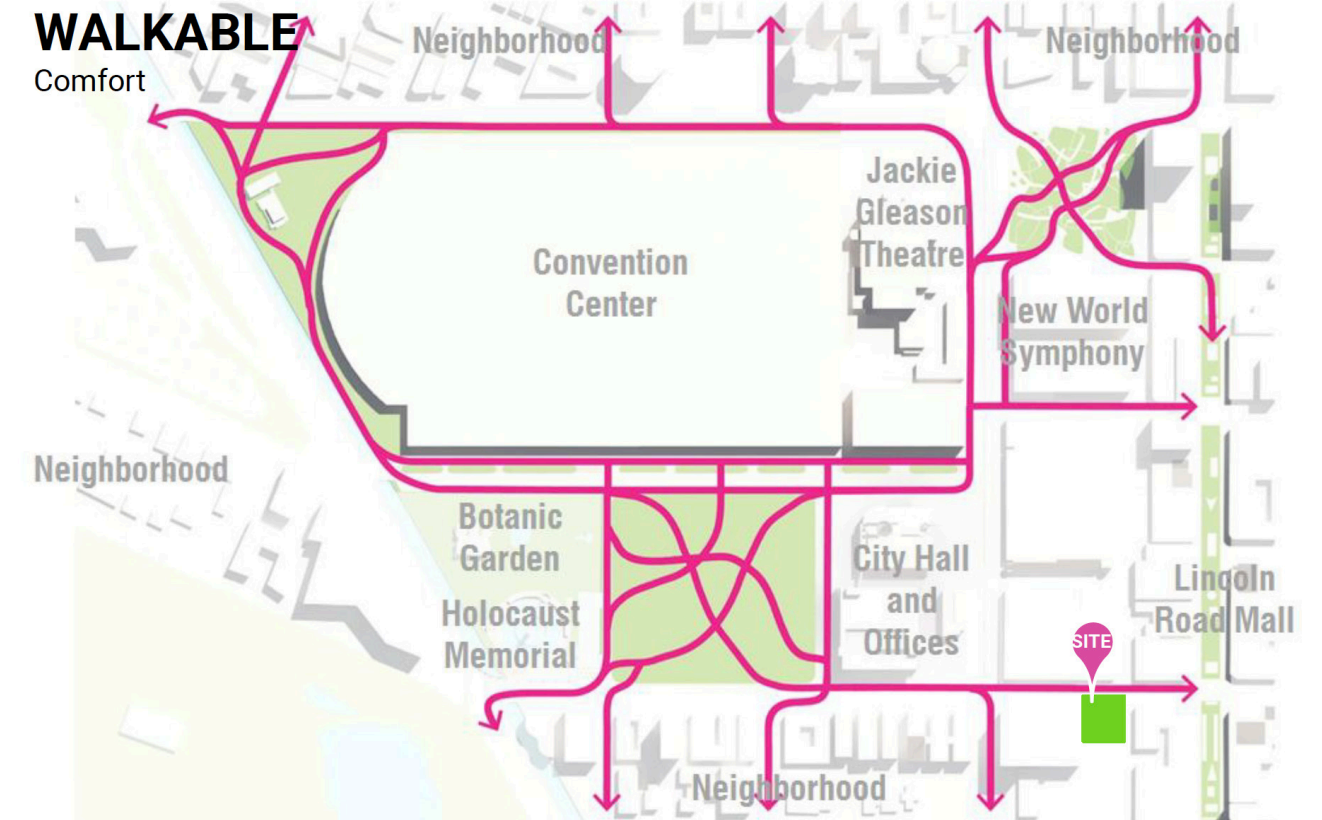
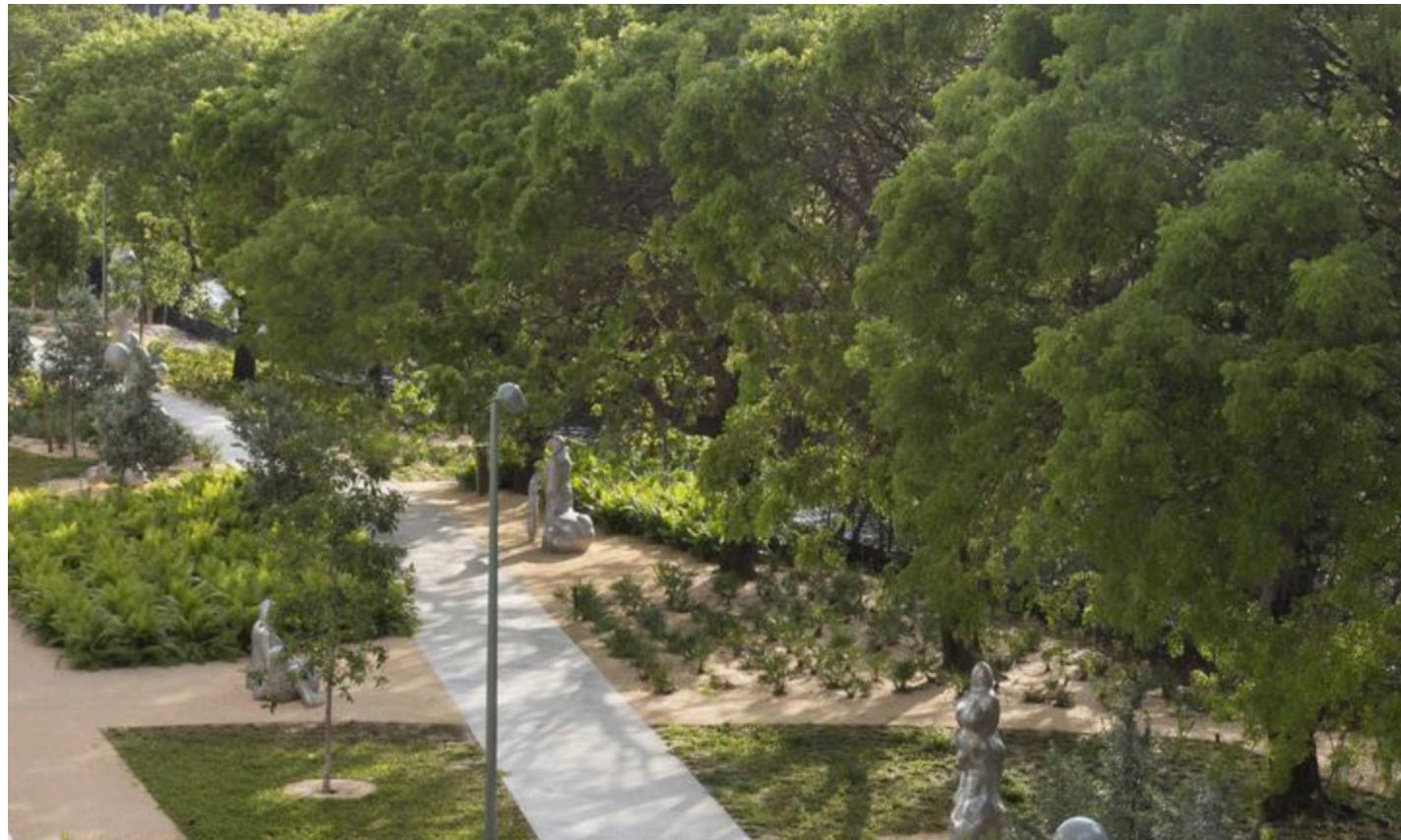


Area amenities

- | | |
|----------------------------|---------------------|
| 1. ANTHROPOLOGIE | 13. H&M |
| 2. LINCOLN EATERY | 14. GUESS |
| 3. MARSHALLS | 15. YUCA |
| 4. ARMANI | 16. ZARA |
| 5. MACY'S | 17. FINNEGAN'S ROAD |
| 6. STARBUCKS | 18. GAP |
| 7. ICE BOX CAFE | 19. NIKE |
| 8. HOFBRAU | 20. EXPRESS |
| 9. MEAT MARKET | 21. BANANA REPUBLIC |
| 10. VAN DYKE CAFE | 22. MAC COSMETICS |
| 11. PIZZA RUSTICA | 23. REGAL CINEMA |
| 12. BAROLO CUCINA ITALIANA | 24. PIOLA PIZZERIA |



Planned streetscape upgrades to Meridian Avenue will integrate a multi-use pocket park with walkable access to Lincoln Road, Botanical Garden, and the recently renovated Miami Beach Convention Center —carefully designed, a refreshing view and escape of the ordinary— right on our backyard at 1674 Meridian Avenue.



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



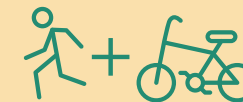
25.5 MILES
OF BICYCLE NETWORK

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

LEASING TEAM

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