

# M THE MORRIS

1688 MERIDIAN AVENUE, MIAMI BEACH, FL 33139

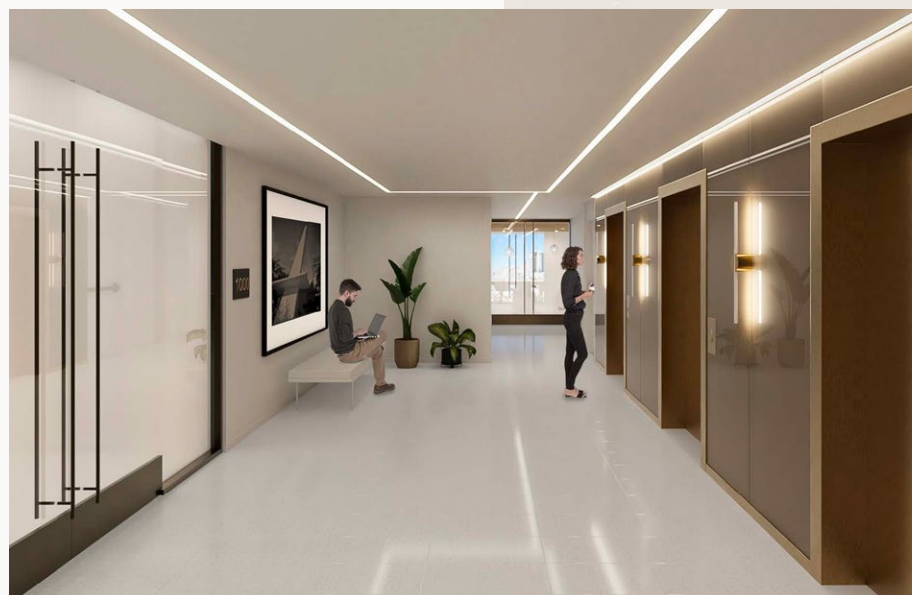




# ARCHITECTURAL BRILLIANCE *RESTORED*

Introducing The Morris, a sophisticated and meticulously renovated office building nestled in the heart of South Beach, steps from Lincoln Road. Paying homage to the renowned architect Morris Lapidus, the building stands as a testament to his visionary design sensibilities that shaped the iconic South Beach neighborhood in which it stands.

Meticulous attention to detail has been given to every aspect of its renovation, resulting in a space that exudes both timeless charm and contemporary class. Impeccably updated, this landmark building offers a unique opportunity to experience the best of South Beach's vibrant and dynamic business community. Step inside The Morris and immerse yourself in a space that beautifully marries historical significance with a forward-thinking mindset.



*Morris Lapidus* was a renowned architect whose groundbreaking designs revolutionized the world of hospitality and commercial architecture. Born in 1902 in Odessa, Ukraine, Lapidus immigrated to the United States at a young age. His architectural career spanned over five decades, during which he left an indelible mark on Miami Beach and beyond. Lapidus is best known for his iconic hotel designs, which embraced opulence and theatricality. He believed that buildings should not just serve their functional purpose but should also provide a sense of drama and wonder. Some of his notable works include the Fontainebleau Miami Beach, Eden Roc, and the Americana Hotel in Bal Harbour. Lapidus' designs incorporated sweeping curves, distinctive signage, and lavish interiors that blended classic and contemporary styles. His contributions to the field of architecture continue to inspire and influence the industry today, securing his legacy as one of the most innovative and visionary architects of the 20th century.



90,000 SF building



State-of-the-art lobby renovations delivering in 2024



Penthouse Available



Centrally located, steps from famous Lincoln Road



FONTAINEBLEAU, 1954



EDEN ROC, 1955



AMERICANA, 1956



# PRESERVING LEGACY, EMBRACING *MODERNITY*



*If you create the stage and  
it is grand, everyone who  
enters will play their part.*  
- Morris Lapidus



Easy Access to I-95  
and I-195

10 Floors

Parking Available

Built in 1961; Recently  
Renovated

Close Proximity to Lincoln  
Road and Numerous  
Retail Amenities

Move-In-Ready Spaces  
Available

Top Floor Available



M  
THE  
MORRIS

DADE BLVD.

Miami Beach  
Convention  
Center

LINCOLN ROAD

MERIDIAN AVE.

# UNMATCHED *LOCATION*

Located steps from the world famous Lincoln Road, The Morris is situated in Miami Beach's most desirable neighborhood, within walking distance from the Miami Beach Convention Center, the The Fillmore Miami Beach at Jackie Gleason Theater, New World Symphony and the Soundscape Park.



# EXPERIENCE

# MIAMI BEACH

Experience the epitome of convenience at The Morris. From fast casual eateries to fine dining restaurants, there's a full spectrum of walkable amenities right at your fingertips.

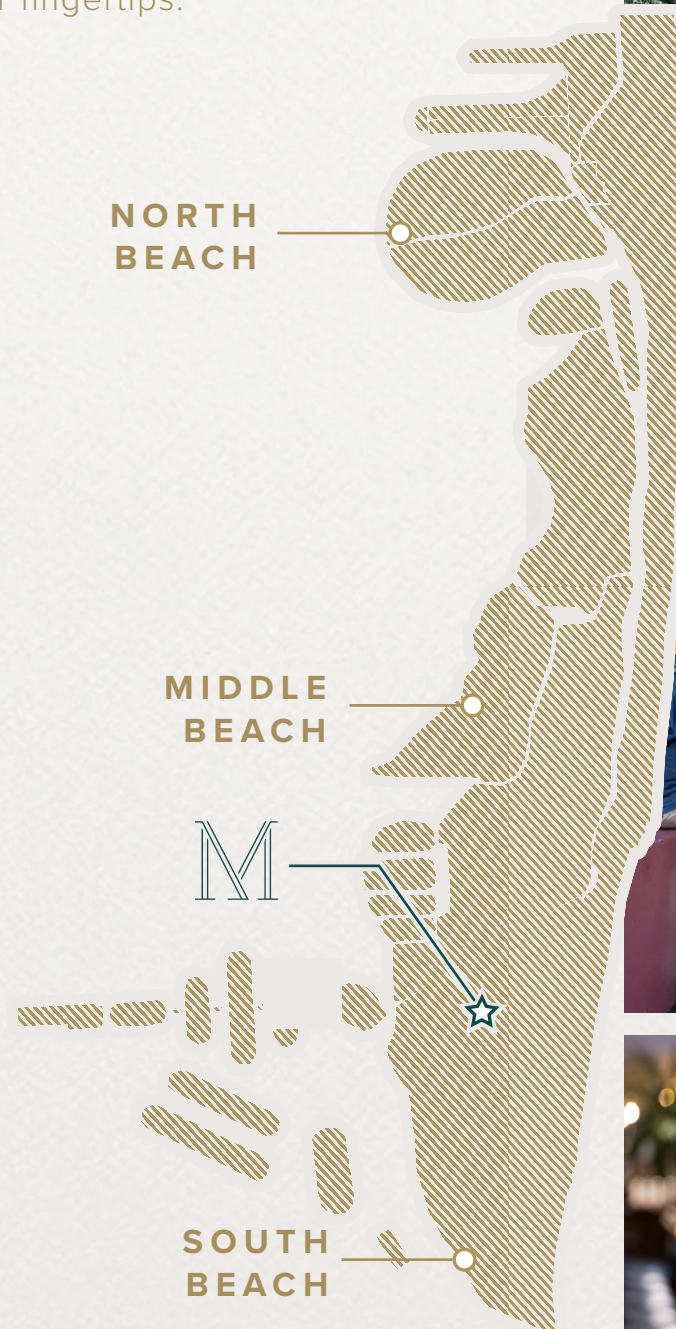
## EXCEPTIONAL ACCESSIBILITY

**1 MIN**  
*walk to Lincoln  
Road*

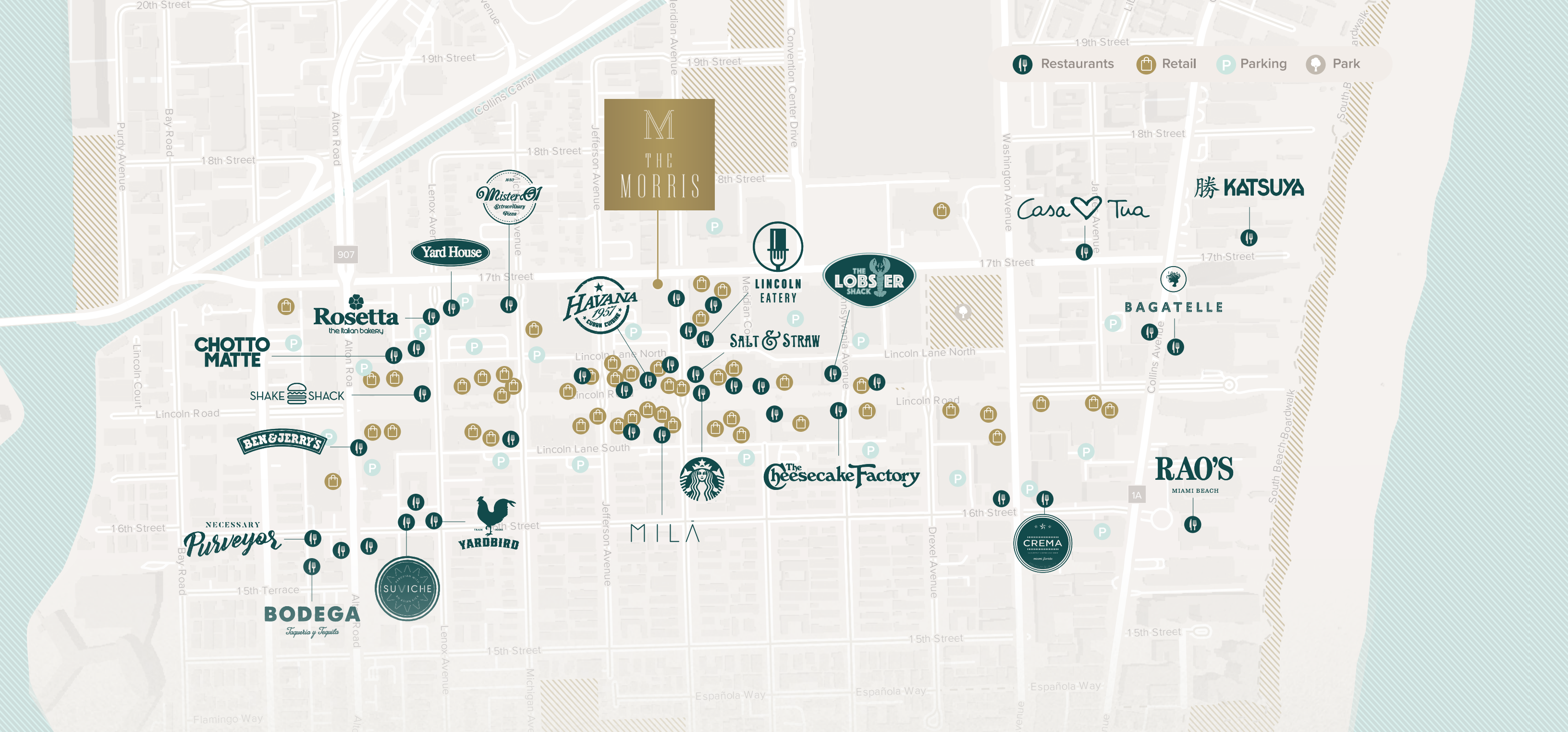
**8 MIN**  
*drive to I-195*

**15 MIN**  
*drive to North  
Beach*

**20 MIN**  
*drive to Downtown  
Miami*







# PROXIMITY & PRESTIGE

*Steps from the iconic Lincoln Road*

**40+** Restaurants **96** Walk Score

Within a 10 min. walk





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