

For Sale Class A++ Trophy Office Space

6,397 SF

1695 ALTON ROAD, MIAMI BEACH,
FL 33139



Colliers

Own the Cornerstone of Alton Road

UNMATCHED LOCATION IN THE HEART OF MIAMI BEACH

Located in the vibrant heart of Miami Beach, 1695 Alton Road offers 6,397 SF of premier class A++ trophy family office space in a 15,000 SF lot with exceptional visibility on one of the area's most prominent corridors. Originally constructed in 1929 and fully renovated in a multi-million-dollar project in 2024, this freestanding, Class A++ building seamlessly blends historic charm with modern-day functionality.

- 6,397 SF of high-exposure class A++ family office space with ~1,800 +/- SF of private covered outdoor space for a total lot size of 15,000 SF
- Direct Alton Road frontage in a high-foot-traffic corridor
- 14 exclusive gated surface parking spaces — a rare amenity in Miami Beach
- Zoned for versatile uses including retail, office, showroom, or bank
- Incredible signage opportunity
- Ideal for owner-users, investors, or flagship retail tenants

1695 ALTON ROAD

Property Overview



Spaces That Support Success



CONFERENCE ROOM

Professional space for meetings and presentations



WAITING AREAS

Comfortable, client-friendly reception spaces



OUTDOOR SEATING AREAS

Enjoy fresh air breaks or informal meetings



GATED PARKING LOT

Secured, private parking for tenants and guests

Spaces That Support Success



FULL KITCHEN

Ideal for staff convenience and hospitality

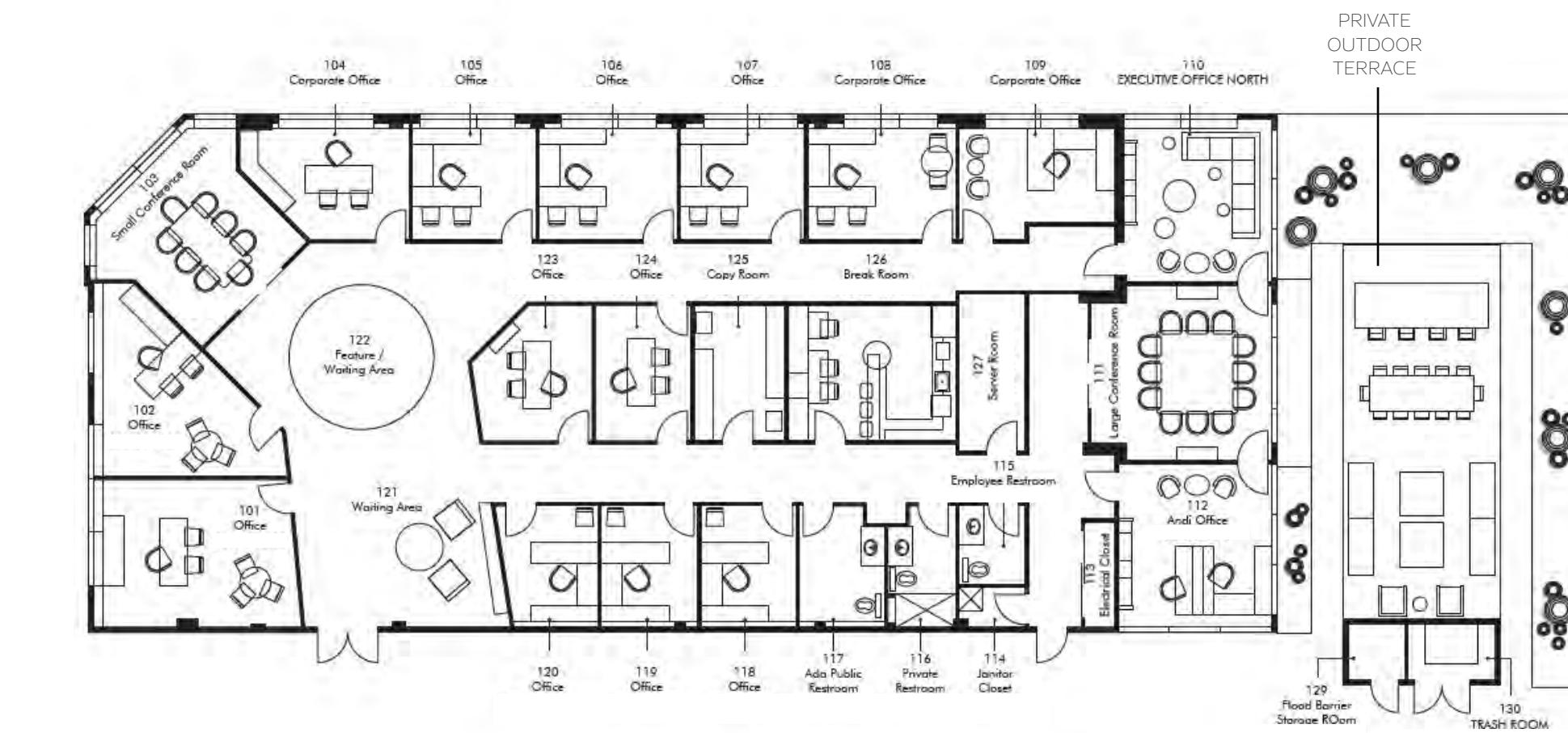


PRIVATE OFFICES

Private offices tailored to modern business needs

Floorplan

6,397 SF



Location Overview



1695 Alton Road offers a rare opportunity to acquire a high-profile property in the northern section of South Beach, just off Dade Boulevard and Alton Road—one of Miami Beach's major corridors with direct access to the Venetian Causeway and mainland Miami.

Ideally located less than one mile from key attractions including Lincoln Road Mall, the Miami Beach Convention Center, and Miami Beach Golf Club, the site is three blocks north of Lincoln Road's iconic 10-block retail and dining promenade, which draws over 11 million annual visitors. The property offers exceptional visibility, walkability, and exposure in one of South Florida's most trafficked commercial areas.

Steps from Sunset Harbour—a rapidly evolving neighborhood transformed into a luxury residential and retail destination—the area features top-tier restaurants, boutique fitness studios, and grocers like Trader Joe's, Publix, and Fresh Market. Surrounded by new boutique hotels and high-end developments, this site is positioned for strong long-term value and growth.

The property's proximity to local demand generators, major submarkets and roadways is shown below:

KEY DISTANCES	DISTANCE	DRIVE TIME
LINCOLN ROAD MALL	0.1 miles	1 minutes
SUNSET HARBOUR	0.3 miles	3 minutes
MIAMI BEACH CONVENTION CENTER	0.6 miles	4 minutes
MIAMI BEACH GOLF CLUB	0.7 miles	4 minutes
FLAMINGO PARK	0.9 miles	5 minutes
COLLINS PARK	1.1 miles	6 minutes
MIAMI BEACH	1.5 miles	8 minutes
SOUTH BEACH	1.4 miles	10 minutes
SOUTH POINTE PARK PIER	2.1 miles	11 minutes









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