

Lease Availability Report

1000 5th St - Thyssen Bldg

Miami Beach, FL 33139 - Miami Beach Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	2004
RBA:	36,500 SF
Floors:	4
Typical Floor:	28,553 SF

AVAILABILITY

Min Divisible:	125 SF
Max Contig:	5,614 SF
Total Available:	15,184 SF
Asking Rent:	\$44.00/+ELEC

EXPENSES PER SF

Taxes:	\$6.90 (2019)
Opex:	\$5.51 (2010)

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	102	Retail	Direct	1,430	1,430	1,430	Withheld	Vacant	Negotiable
P 1st	103	Retail	Direct	1,569	1,569	1,569	Withheld	Vacant	Negotiable
P 1st	104	Retail	Direct	1,872	1,872	1,872	Withheld	Vacant	Negotiable
P 3rd	1302	Office	Direct	130	130	130	Withheld	30 Days	Negotiable
P 3rd	1322	Office	Direct	125	125	125	Withheld	30 Days	Negotiable
P 3rd	1309	Office	Direct	200	200	200	Withheld	30 Days	Negotiable
P 3rd	1318	Office	Direct	140	140	140	Withheld	30 Days	Negotiable
P 3rd	303	Office	Direct	1,466	5,614	5,614	\$44.00/+ELEC	Vacant	3 - 5 Yrs
P 3rd	304	Office	Direct	4,148	5,614	5,614	\$44.00/+ELEC	30 Days	3 - 5 Yrs
P 4th	412	Office	Direct	290	290	290	Withheld	30 Days	Negotiable
P 4th	401	Office	Direct	2,011	2,011	2,011	\$44.00/+ELEC	Vacant	3 - 5 Yrs
P 4th	404	Office	Direct	1,803	1,803	1,803	\$44.00/+ELEC	Vacant	3 - 5 Yrs

AMENITIES

24 Hour Access, Controlled Access, Security System

Lease Availability Report

1000 5th St - Thyssen Bldg

Miami Beach, FL 33139 - Miami Beach Submarket



TRANSPORTATION

Parking:	165 Covered Spaces @ \$100.00/mo; Ratio of 3.00/1,000 SF
Commuter Rail:	16 minute drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport:	28 minute drive to Miami International Airport
Walk Score ®:	Walker's Paradise (96)
Transit Score ®:	Good Transit (53)

KEY TENANTS

Anex Office	26,567 SF	Talk International Llc	4,437 SF
Enterprise	2,825 SF	Vibe Class Fitness	1,515 SF
Axis Realty Partners	1,200 SF		

Lease Availability Report

605 Lincoln Rd - The Sony Music Building

Miami Beach, FL 33139 - Miami Beach Submarket



BUILDING

Type:	Class A Office Co...
Tenancy:	Multiple
Year Built:	1932; Renov 2010
RBA:	80,546 SF
Floors:	7
Typical Floor:	10,300 SF

AVAILABILITY

Min Divisible:	500 SF
Max Contig:	8,725 SF
Total Available:	18,866 SF
Asking Rent:	\$ \$44.00 - \$225.00

EXPENSES PER SF

Taxes:	\$0.55 (2019)
Opex:	\$12.58 (2010-Est)

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	2,735	8,462	8,462	\$185.00/NNN	Vacant	10 Yrs
P 1st	B	Retail	Direct	2,627	8,462	8,462	\$185.00/NNN	Vacant	10 Yrs
P 1st		Retail	Direct	3,100	8,462	8,462	\$225.00/N	Vacant	Negotiable
P 3rd	303	Office	Direct	1,179	1,179	1,179	\$44.00/MG	Vacant	Negotiable
P 3rd	303A	Office	Direct	500	500	500	\$44.00/MG	Vacant	Negotiable
P 8th	Rooftop	Retail	Direct	8,725	8,725	8,725	Withheld	120 Days	Negotiable

SALE

Last Sale: Condo Unit 400 Sold on Nov 5, 2018 for \$310,000 (\$621.24/SF)

AMENITIES

Air Conditioning, Controlled Access, Hardwood Floors, Property Manager on Site

TRANSPORTATION

Airport: 31 minute drive to Miami International Airport

Walk Score ®: Walker's Paradise (97)

Transit Score ®: Good Transit (60)

Lease Availability Report

605 Lincoln Rd - The Sony Music Building
Miami Beach, FL 33139 - Miami Beach Submarket



KEY TENANTS

Upper Deck	10,450 SF	Compass	10,300 SF
Lionstone Development	10,228 SF	BRG International, LLC	3,000 SF
Oceanside	3,000 SF	Bell & Ross Inc	2,970 SF

Lease Availability Report

1111 Lincoln Rd - 1111 Building

Miami Beach, FL 33139 - Miami Beach Submarket



BUILDING

Type:	Class A Office
Tenancy:	Multiple
Year Built:	1970; Renov 2008
RBA:	146,287 SF
Floors:	8
Typical Floor:	20,000 SF
Core Factor:	18%

AVAILABILITY

Min Divisible:	100 SF
Max Contig:	17,021 SF
Total Available:	68,705 SF
Asking Rent:	\$31.00 - \$56.00/FS

EXPENSES PER SF

Taxes:	\$17.83 (2019)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	2,200	2,200	2,200	Withheld	Vacant	10 Yrs
P 1st		Retail	Direct	900	900	900	Withheld	Vacant	10 Yrs
P 1st	1101	Retail	Sublet	2,500	2,500	2,500	Withheld	Vacant	Thru Mar 2026
P 3rd	301B	Office	Sublet	2,633	2,633	2,633	\$31.00/FS	30 Days	Thru Jan 2022
P 3rd	390	Office	Direct	1,343	1,343	1,343	\$55.00/FS	Vacant	Negotiable
P 5th		Office	Coworki	100 - 17,021	17,021	17,021	Withheld	TBD	
P 6th		Office	Coworki	100 - 17,021	17,021	17,021	Withheld	TBD	
P 7th		Office	Coworki	100 - 17,021	17,021	17,021	Withheld	TBD	
P 7th	760	Office	Direct	2,416	2,416	2,416	\$56.00/FS	Vacant	Negotiable
P PENT	800	Office	Direct	5,650	5,650	5,650	\$56.00/FS	Vacant	Negotiable

SALE

Last Sale: Portfolio of 4 Properties in Miami Beach, FL Sold on Jun 28, 2017 for \$283,000,000

AMENITIES

Banking, Bus Line, Property Manager on Site

Lease Availability Report

1111 Lincoln Rd - 1111 Building

Miami Beach, FL 33139 - Miami Beach Submarket



TRANSPORTATION

Parking:	45 free Surface Spaces are available; Ratio of 2.00/1,000 SF
Commuter Rail:	19 minute drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport:	30 minute drive to Miami International Airport
Walk Score ®:	Walker's Paradise (94)
Transit Score ®:	Good Transit (57)

KEY TENANTS

Spaces	51,064 SF	Yoyoso USA	5,600 SF
Nespresso USA	4,000 SF	Eightfold Real Estate Capital	3,714 SF
Bluemercury	3,000 SF	Sony	2,500 SF

Lease Availability Report

1688 Meridian Ave

Miami Beach, FL 33139 - Miami Beach Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1961; Renov 1999
RBA:	96,870 SF
Floors:	10
Typical Floor:	9,687 SF
Core Factor:	15%

AVAILABILITY

Min Divisible:	100 SF
Max Contig:	15,223 SF
Total Available:	49,649 SF
Asking Rent:	\$ \$40.00 - \$46.00

EXPENSES PER SF

Taxes:	\$5.58 (2019)
Opex:	\$11.19 (2018)

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	6,800 - 10,000	10,000	10,000	Withheld	30 Days	Negotiable
P 2nd	202	Office	Direct	1,297	5,089	15,223	\$46.00/FS	Vacant	Negotiable
P 2nd	200	Office	Direct	3,360	5,089	15,223	\$46.00/FS	Vacant	Negotiable
P 2nd	203	Office	Direct	432	5,089	15,223	\$46.00/FS	Vacant	Negotiable
P 3rd	340	Office	Direct	2,694	10,134	15,223	\$46.00/FS	Vacant	3 - 5 Yrs
P 3rd	310	Office	Direct	4,737	10,134	15,223	\$46.00/FS	Vacant	Negotiable
P 3rd	300	Office	Direct	2,703	10,134	15,223	\$46.00/FS	Feb 2021	Negotiable
P 5th	560	Office	Direct	1,508	1,508	1,508	\$46.00/FS	Vacant	3 - 5 Yrs
P 5th	500	Office	Direct	1,432	2,930	2,930	\$46.00/FS	Vacant	Negotiable
P 5th	520	Office	Direct	1,498	2,930	2,930	\$46.00/FS	Vacant	Negotiable
P 6th	600	Office	Coworki	100 - 5,000	5,000	5,000	Withheld	TBD	Negotiable
P 7th	700	Office	Coworki	100 - 5,000	5,000	5,000	Withheld	TBD	Negotiable
P 8th	802	Office	Direct	2,984	2,984	2,984	\$46.00/FS	Vacant	Negotiable
P 9th	902	Office	Direct	3,548	3,548	3,548	\$46.00/FS	May 2021	Negotiable
P 9th	902	Office	Sublet	3,456	3,456	3,456	\$40.00/NNN	Vacant	Thru Mar 2021

SALE

Last Sale: Portfolio of 3 Properties in Miami Beach, FL Sold on Jul 15, 2016 for \$48,750,000

Lease Availability Report

1688 Meridian Ave
Miami Beach, FL 33139 - Miami Beach Submarket



AMENITIES

Air Conditioning, Controlled Access

TRANSPORTATION

Parking:	3 Surface Spaces are available; Ratio of 0.03/1,000 SF
Commuter Rail:	19 minute drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport:	30 minute drive to Miami International Airport
Walk Score ®:	Walker's Paradise (94)
Transit Score ®:	Good Transit (59)

KEY TENANTS

Regus	19,374 SF	GDS Publishing	9,687 SF
Uceda School Of Miami Beach	5,168 SF	City Of Miami Beach Transportation Department	4,814 SF
Surgeon's Advisor	3,344 SF	Campolindo Enterprises Llc	3,131 SF

Lease Availability Report

1691 Michigan Ave - The Lincoln

Miami Beach, FL 33139 - Miami Beach Submarket



BUILDING

Type:	Class A Office
Tenancy:	Multiple
Year Built:	2003
RBA:	161,824 SF
Floors:	6
Typical Floor:	26,695 SF

AVAILABILITY

Min Divisible:	487 SF
Max Contig:	12,528 SF
Total Available:	56,696 SF
Asking Rent:	\$50.00 - \$52.00/+...

EXPENSES PER SF

Taxes:	\$10.59 (2019)
Opex:	\$19.45 (2018)

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	100	Retail	Direct	5,000	5,000	5,000	Withheld	30 Days	Negotiable
P 1st	110	Retail	Direct	1,316	1,316	1,316	Withheld	30 Days	Negotiable
P 1st	115A	Retail	Direct	1,067	1,067	1,067	Withheld	30 Days	Negotiable
P 1st	140	Retail	Direct	2,384	2,384	2,384	Withheld	30 Days	Negotiable
P 1st	135	Retail	Direct	1,870	1,870	1,870	Withheld	30 Days	Negotiable
P 1st	120	Retail	Direct	2,777	2,777	2,777	Withheld	30 Days	Negotiable
P 2nd	205	Office	Direct	1,499	1,499	1,499	\$50.00/+ELEC	120 Days	Negotiable
P 2nd	225	Office	Direct	2,452 - 9,269	9,269	9,269	\$50.00/+ELEC	Vacant	Negotiable
P 2nd	200	Office	Sublet	2,016	2,016	2,016	Withheld	Vacant	Thru Dec 2021
P 3rd	315	Office	Direct	1,497	1,497	1,497	\$50.00/+ELEC	Vacant	Negotiable
P 3rd	335	Office	Direct	1,053 - 2,094	2,094	2,094	\$50.00/+ELEC	Vacant	Negotiable
P 3rd	365	Office	Direct	487	487	487	\$50.00/+ELEC	Vacant	Negotiable
P 3rd	350	Office	Direct	1,708	1,708	1,708	\$50.00/+ELEC	Vacant	Negotiable
P 3rd	330	Office	Direct	1,041 - 2,094	2,094	2,094	\$50.00/+ELEC	Vacant	Negotiable
P 3rd	360	Office	Direct	2,147	2,147	2,147	\$50.00/+ELEC	Vacant	Negotiable
P 4th	410	Office	Direct	1,841	1,841	1,841	\$52.00/+ELEC	Vacant	Negotiable
P 4th	435	Office	Direct	2,212	2,212	2,212	\$52.00/+ELEC	30 Days	Negotiable
P 4th	440	Office	Direct	1,424	1,424	1,424	\$52.00/+ELEC	90 Days	Negotiable
P 5th	500	Office	Direct	6,000 - 12,528	12,528	12,528	\$52.00/+ELEC	Vacant	Negotiable
P 5th	510	Office	Direct	1,466	1,466	1,466	\$50.00/+ELEC	Vacant	Negotiable

Lease Availability Report

1691 Michigan Ave - The Lincoln

Miami Beach, FL 33139 - Miami Beach Submarket



SALE

Last Sale: Portfolio of 2 Properties in Miami Beach, FL Sold on Apr 8, 2016 for \$109,250,000 (\$567.62/SF)

AMENITIES

Banking, Controlled Access, Restaurant, Security System, Signage

TRANSPORTATION

Parking: 729 Covered Spaces are available; Ratio of 4.00/1,000 SF

Commuter Rail: 19 minute drive to Miami Airport Commuter Rail (Tri-County Commuter)

Airport: 30 minute drive to Miami International Airport

Walk Score ®: Walker's Paradise (94)

Transit Score ®: Good Transit (58)

KEY TENANTS

Wix.com	33,082 SF	Knight Capital	8,117 SF
Pottery Barn	5,622 SF	Optimal Health Private Medicine LLC	4,573 SF
Beloff Law	3,752 SF	Williams Sonoma	3,500 SF

Lease Availability Report

119 Washington Ave - Yukon Building

Miami Beach, FL 33139 - Miami Beach Submarket



BUILDING

Type:	Class A Office
Tenancy:	Multiple
Year Built:	2002
RBA:	88,148 SF
Floors:	7
Typical Floor:	11,377 SF

AVAILABILITY

Min Divisible:	205 SF
Max Contig:	9,081 SF
Total Available:	9,496 SF
Asking Rent:	Withheld

EXPENSES PER SF

Taxes:	\$3.17 (2019)
Opex:	\$11.07 (2012)

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	101 - G1	Retail	Direct	9,081	9,081	9,081	Withheld	Vacant	Negotiable
P 6th	604 - C1	Office	Direct	205	205	205	Withheld	Vacant	Negotiable
P 6th	608 - C1	Office	Direct	210	210	210	Withheld	Vacant	Negotiable

AMENITIES

24 Hour Access, Balcony, Conferencing Facility, Controlled Access, Kitchen, Property Manager on Site, Reception, Restaurant, Roof Terrace, Sky Terrace, Waterfront

TRANSPORTATION

Parking:	106 Surface Spaces @ \$200.00/mo; Ratio of 1.33/1,000 SF
Walk Score ®:	Walker's Paradise (92)
Transit Score ®:	Good Transit (51)

KEY TENANTS

One Sotheby's International	5,200 SF	Red The Steakhouse	4,975 SF
Elite Model Management Miami Corp	3,383 SF	Datum 9	2,200 SF
Kamunting Street Capital Management	2,200 SF	Thomas J Herzfeld Advisors Inc	1,400 SF

Lease Availability Report

404 Washington Ave

Miami Beach, FL 33139 - Miami Beach Submarket



BUILDING

Type:	Class A Office
Tenancy:	Multiple
Year Built:	1995
RBA:	159,887 SF
Floors:	8
Typical Floor:	19,985 SF

AVAILABILITY

Min Divisible:	2,903 SF
Max Contig:	3,390 SF
Total Available:	6,293 SF
Asking Rent:	\$50.00/MG

EXPENSES PER SF

Taxes:	\$2.40 (2019)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 7th	730	Office	Direct	3,390	3,390	3,390	\$50.00/MG	Vacant	Negotiable
P 7th	730	Office	Direct	2,903	2,903	2,903	\$50.00/MG	Vacant	Negotiable

SALE

Last Sale: Sold on Nov 23, 1999 for \$13,800,000 (\$86.31/SF)

AMENITIES

Balcony, Signage

TRANSPORTATION

Parking:	10 free Surface Spaces are available; 200 free Covered Spaces are available; Ratio of 1.20/1,000 SF
Commuter Rail:	17 minute drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport:	29 minute drive to Miami International Airport
Walk Score ®:	Walker's Paradise (97)
Transit Score ®:	Good Transit (52)

KEY TENANTS

Ocean Drive Magazine	6,338 SF	Carma Connected	2,500 SF
LAZ Parking	1,500 SF	Appaloosa Management Lp	1,000 SF
Dolphin Capital Partners, Inc.	1,000 SF	LAZ Parking	1,000 SF

Lease Availability Report

555 Washington Ave - 555 Washington
Miami Beach, FL 33139 - Miami Beach Submarket



BUILDING

Type:	Class A Office
Tenancy:	Multiple
Year Built:	2001; Renov 2015
RBA:	64,617 SF
Floors:	4
Typical Floor:	16,154 SF

AVAILABILITY

Min Divisible:	882 SF
Max Contig:	7,901 SF
Total Available:	23,997 SF
Asking Rent:	\$48.00 - \$50.00/+...

EXPENSES PER SF

Taxes:	\$9.81 (2019)
Opex:	\$8.91 (2013)

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	A	Retail	Direct	2,533	7,901	7,901	Withheld	Vacant	Negotiable
P 1st	B	Retail	Direct	2,981	7,901	7,901	Withheld	Vacant	Negotiable
P 1st	C	Retail	Direct	2,387	7,901	7,901	Withheld	Vacant	Negotiable
P 1st	106	Off/Ret	Direct	7,901	7,901	7,901	\$50.00/+ELEC	Vacant	Negotiable
P 2nd	235	Office	Direct	1,531	5,708	5,708	\$48.00/+ELEC	30 Days	3 - 5 Yrs
P 2nd	260 & 2	Office	Direct	1,605	1,605	1,605	\$48.00/+ELEC	Vacant	Negotiable
P 2nd	230	Office	Direct	1,628	5,708	5,708	\$48.00/+ELEC	Vacant	Negotiable
P 2nd	240	Office	Direct	2,549	5,708	5,708	\$50.00/+ELEC	Vacant	Negotiable
P 3rd	380	Office	Direct	882	882	882	\$48.00/+ELEC	Jun 2021	Negotiable

SALE

Last Sale: Sold on Feb 13, 2018 for \$38,000,000 (\$588.08/SF) at 4.75% Cap

AMENITIES

Signage

TRANSPORTATION

Parking:	260 Covered Spaces are available; Ratio of 4.03/1,000 SF
Commuter Rail:	17 minute drive to Miami Airport Commuter Rail (Tri-County Commuter)
Airport:	29 minute drive to Miami International Airport
Walk Score ®:	Walker's Paradise (96)
Transit Score ®:	Good Transit (52)

Lease Availability Report

555 Washington Ave - 555 Washington
Miami Beach, FL 33139 - Miami Beach Submarket



KEY TENANTS

Warner/Chappell Music Inc	11,280 SF	Alacaran Records	4,349 SF
Elite Models	4,205 SF	X2 Models	3,844 SF
SK Capital Partners	3,602 SF	University of Miami	3,136 SF

Lease Availability Report

1601 Washington Ave - Lincoln Place

Miami Beach, FL 33139 - Miami Beach Submarket



BUILDING

Type:	Class A Office
Tenancy:	Multiple
Year Built:	2002
RBA:	134,135 SF
Floors:	8
Typical Floor:	17,485 SF
Core Factor:	24.2%

AVAILABILITY

Min Divisible:	8,142 SF
Max Contig:	110,946 SF
Total Available:	110,946 SF
Asking Rent:	Withheld

EXPENSES PER SF

Taxes:	\$11.76 (2019)
Opex:	\$12.42 (2011)

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 2nd	200	Office	Direct	8,142	8,142	110,946	Withheld	Jul 2021	Negotiable
P 3rd	300	Office	Direct	9,014	9,014	110,946	Withheld	Jul 2021	Negotiable
P 4th	400	Office	Direct	9,006	9,006	110,946	Withheld	Jul 2021	Negotiable
E 5th		Office	Direct	21,196	21,196	110,946	Withheld	Vacant	Negotiable
E 6th		Office	Direct	21,196	21,196	110,946	Withheld	Jul 2021	Negotiable
E 7th		Office	Direct	21,196	21,196	110,946	Withheld	Jul 2021	Negotiable
E 8th		Office	Direct	21,196	21,196	110,946	Withheld	Jul 2021	Negotiable

SALE

Last Sale: Sold on Dec 27, 2016 for \$80,000,000 (\$596.41/SF) at 4.50% Cap

AMENITIES

Banking

TRANSPORTATION

Parking: Surface Spaces @ \$0.00/mo; 499 Covered Spaces @ \$100.00/mo; Ratio of 3.60/1,000 SF

Airport: 31 minute drive to Miami International Airport

Walk Score ®: Walker's Paradise (96)

Transit Score ®: Good Transit (60)

Lease Availability Report

1601 Washington Ave - Lincoln Place
Miami Beach, FL 33139 - Miami Beach Submarket



KEY TENANTS

Starwood Property Trust, Inc.	21,196 SF	Regions Bank	1,500 SF
Crema Gourmet Espresso Bar	1,211 SF	AT&T Wireless	1,000 SF
Reviv	1,000 SF	Avenue Title Group	500 SF