





2026

PROJECT: **BANCROFT**

EXECUTIVE OFFICE SUITES

1501 COLLINS AVE MIAMI BEACH , FL 33139

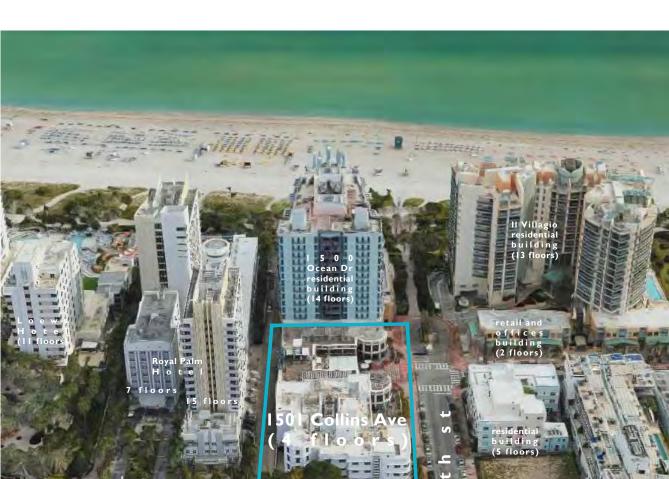
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AXONOMETRIC VIEWS

1/25/2021

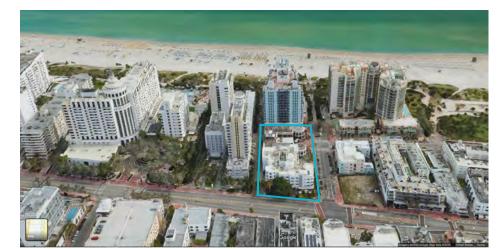
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SITE AERIAL - NORTH





SITE AERIAL - WEST







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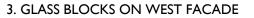
SITE PHOTO

2. VIEW FACING NORTHEAST, OCEAN STEPS

1501 COLLINS AVE MIAMI BEACH , FL 33139 \triangleleft COLLINS AVE. \Rightarrow * **LOCATIONS** LINSAVE RIGHT OF WAY 80:0" 60:0" ASP! ALT PAVEMENT Ш 4. (3.) 47,49 170 ISOO Ocean Dr residential building (I4 floors) 38. 0 36. € (3) ® ***** 39. 16. (15.) SIDEWALK \boxtimes 2. 40. 42.) PHOTO LOCATIONS

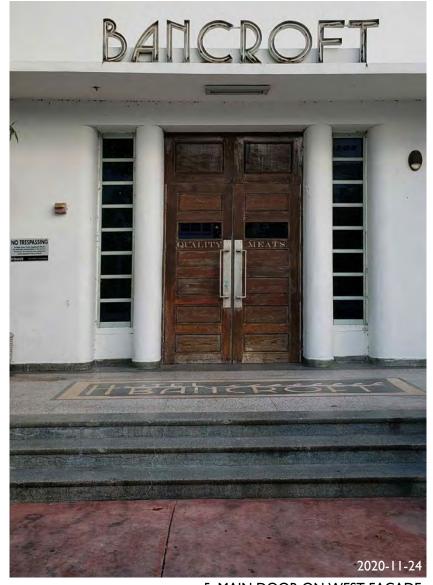
CHECK: JMcG DATE: 1/25/2021







4. ENTRY ORNAMENT. GLASS BLOCK AND STUCCO



5. MAIN DOOR ON WEST FACADE



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1501 COLLINS AVE MIAMI BEACH , FL 33139

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ARCHITECTURAL DETAILS PHOTOS

ENNIFER McCONNEY FLORIDA LIC# AR93044

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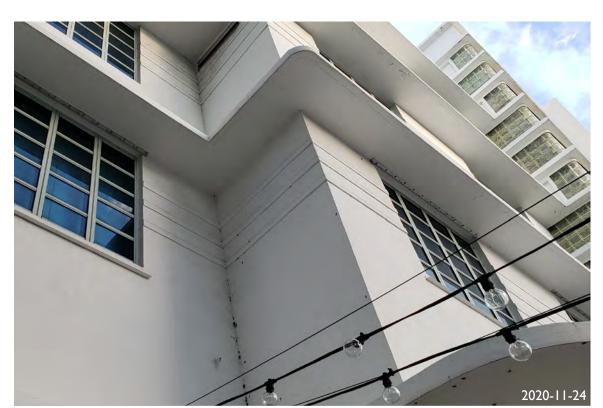
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7. CURVED FACADE AND BRIS SOLEIL ON SW FACADE



9. STRAIGHT ANGLE FACADE WITH CHAMFERED BRIS SOLEIL



8. CURVED STOREFRONT



10. VERTICAL TRANSOMS, MAIN DOOR ON WEST FACADE



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12. VIEW OF BANCROFT BUILDING FACING NW



13. VIEW FACING ADA LIFT ON OCEAN STEPS



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PROJECT: **BANCROFT EXECUTIVE OFFICE SUITES**

1501 COLLINS AVE MIAMI BEACH , FL 33139

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BUILDING **PHOTOS**

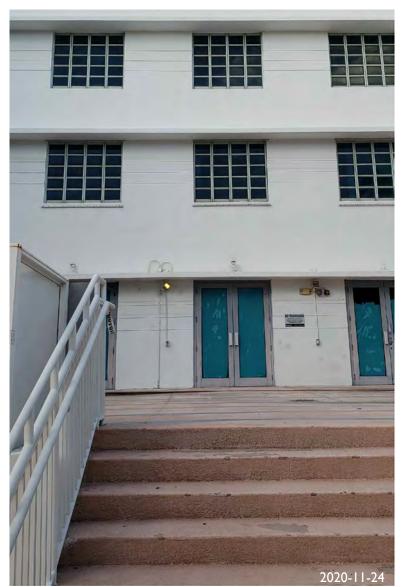
1/25/2021

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14.VIEW OF BANCROFT BUILDING FACING NW



15. VIEW OF OCEAN STEPS FACING NE



16 VIEW OF OCEAN STEPS FACING NORTH



17.VIEW OF BANCROFT BUILDING FACING WEST



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PROJECT: **BANCROFT EXECUTIVE OFFICE SUITES**

1501 COLLINS AVE MIAMI BEACH , FL 33139

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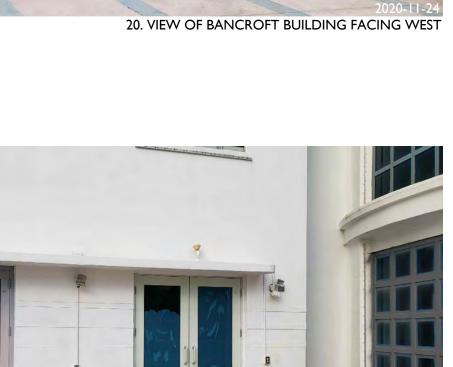
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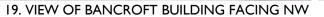
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BUILDING **PHOTOS**



DATE: 1/25/2021

22. VIEW OF BANCROFT BUILDING FACING WEST





21. VIEW OF BANCROFT BUILDING FACING NORTH

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1501 COLLINS AVE MIAMI BEACH , FL 33139

DRAWING:

BUILDING PHOTOS





25. VIEW OF BANCROFT BUILDING FACING SE

23. VIEW OF BANCROFT BUILDING FACING WEST



26. VIEW OF BANCROFT BUILDING

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DRAWING:

BUILDING **PHOTOS**



27. VIEW OF BANCROFT BUILDING





29. VIEW OF OCEAN STEPS STOREFRONT



30. VIEW OF BANCROFT BUILDING FACING WEST

1/25/2021



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1501 COLLINS AVE MIAMI BEACH , FL 33139

DRAWING:

BUILDING PHOTOS



32. VIEW OF OCEAN STEPS FACING NORTH



2020-11-24

33. VIEW OF OCEAN STEPS STOREFRONT

31. VIEW OF OCEAN STEPS FACING NORTH



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34. VIEW OF OCEAN STEPS FACING WEST



35. VIEW OF OCEAN STEPS



36. VIEW OF OCEAN STEPS FACING SOUTH



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1501 COLLINS AVE MIAMI BEACH , FL 33139

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BUILDING PHOTOS



37. VIEW OF OCEAN STEPS SOUTH

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38. VIEW OF OCEAN STEPS FACING EAST



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DRAWING:









39. VIEW OF OCEAN STEPS



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42. VIEW OF OCEAN STEPS FACING EAST

40. VIEW OF OCEAN STEPS FACING SOUTH

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43. VIEW OF OCEAN STEPS COURTYARD



44. VIEW OF OCEAN STEPS COURTYARD

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1501 COLLINS AVE MIAMI BEACH , FL 33139

DRAWING:

BUILDING PHOTOS



45. VIEW OF OCEAN STEPS COURTYARD



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46. VIEW OF OCEAN STEPS COURTYARD

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PROJECT: **BANCROFT EXECUTIVE OFFICE SUITES**

1501 COLLINS AVE MIAMI BEACH , FL 33139

DRAWING:

BUILDING **PHOTOS**



47. VIEW OF OCEAN STEPS COURTYARD



49. VIEW OF OCEAN STEPS - INTERIOR OF COMMERCIAL SPACE

2020-11-24

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1/25/2021

50. VIEW OF OCEAN STEPS STAIRS TO BASEMENT



51. VIEW OF OCEAN STEPS BASEMENT



53. VIEW OF LOADING AREA, ALLEY FACING SE



52. VIEW OF OCEAN STEPS COURTYARD



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54. VIEW OF LOADING AREA, ALLEY FACING SOUTH

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EXECUTIVE OFFICE SUITES

7500 NE 4th Court Studio 103 Miami, FL 33138

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1501 COLLINS AVE MIAMI BEACH , FL 33139

DRAWING:

BUILDING **PHOTOS**

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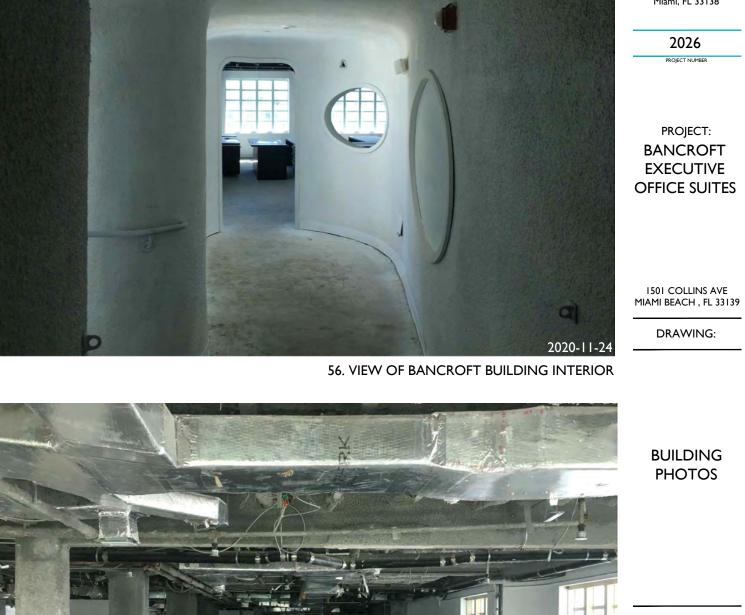


55. VIEW OF BANCROFT BUILDING INTERIOR



57. VIEW OF BANCROFT BUILDING INTERIOR





BUILDING **PHOTOS**

DRAWING:

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58. VIEW OF LOADING AREA, ALLEY FACING SOUTH

1/25/2021





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1501 COLLINS AVE MIAMI BEACH , FL 33139

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SITE PHOTO LOCATIONS

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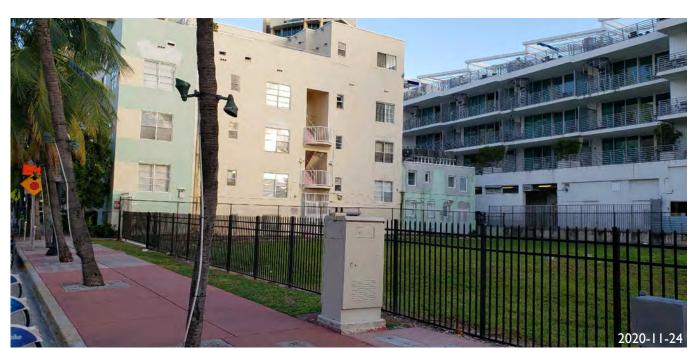
59. VIEW OF HADDEN HALL/ AXELBEACH HOTEL FACING SW



60. VIEW OF HOTELS, RETAIL ON COLLINS AVE FACING NW

SURROUNDING BUILDING **PHOTOS**

1/25/2021



61. VIEW OF RESIDENTIAL BUILDING, ZOCEAN HOTEL FACING SE



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62. VIEW OF LOADING AREA, ALLEY FACING SOUTH



63. HOSTEL AT 1506 LINCOLN





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DRAWING:

SURROUNDING BUILDING **PHOTOS**

64. PARISIAN HOTEL



65. VIEW COLLINS AVE FACING NORTH

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66. VIEW OF COMMERCIAL BUILDING FACING SE



67. I500 OCEAN DR RESIDENTIAL BUILDING



68. DRAKE BUILDING, 4 FLOORS. 1460 OCEAN DR



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SURROUNDING BUILDING **PHOTOS**

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69. BANCROFT BUILDING VIEW FROM OCEAN DR.

2020-11-24

70. DRAKE BUILDING, 4 FLOORS. 1460 OCEAN DR



71. VIEW FACING SOUTH ON OCEAN DRIVE



72. VIEW OF ROYAL PALM HOTEL FACING NORTH ON OCEAN DRIVE



73. VIEW OF DRAKE BUILDING'S LOBBY (1460 OCEAN DR)



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SURROUNDING BUILDING PHOTOS

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74. VIEW FACING SE: IL VILLAGIO CONDOS

2020-11-24



75. VIEW OF Z OCEAN LOBBY HOTEL



76. VIEW OF 1446 OCEAN DR 3 FLOOR RESIDENTIAL BUILDING FACING WEST



77. 1446 OCEAN DR RETAIL COMPONENT



78. 1446 OCEAN DR 3 FLOOR RESIDENTIAL BUILDING FACING NW



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1501 COLLINS AVE MIAMI BEACH , FL 33139

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SURROUNDING BUILDING PHOTOS

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79. VIEW OF PUBLIC BEACH PARK FACING SOUTH



80. HILTON GRAND HOTEL AT MCALPIN-OCEAN PLAZA



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1501 COLLINS AVE MIAMI BEACH , FL 33139

DRAWING:

SURROUNDING BUILDING PHOTOS



81. PENGUIN HOTEL



82. MARRIOTT VACATION CLUB PULSE HOTEL

ENNIFER McCONNEY FLORIDA LIC# AR93044

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1501 COLLINS AVE MIAMI BEACH , FL 33139

DRAWING:

SURROUNDING BUILDING PHOTOS



83. WINTER HAVEN, AUTOGRAPH COLLECTION HOTEL



85. THE SOUTH BEACH PLAZA VILLAS HOTEL



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86. HOTEL MIAMI I















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1501 COLLINS AVE MIAMI BEACH , FL 33139

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HISTORIC PHOTOS

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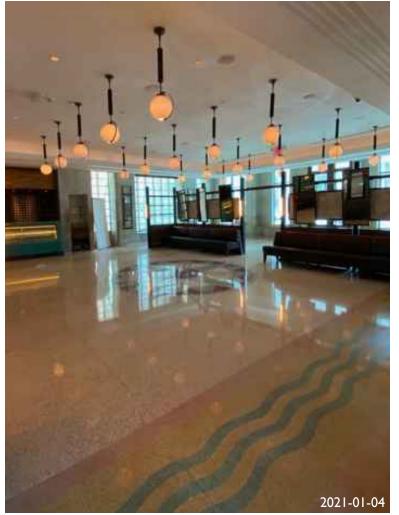
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HISTORIC POSTCARDS



Former hotel lobby with terrazzo floors

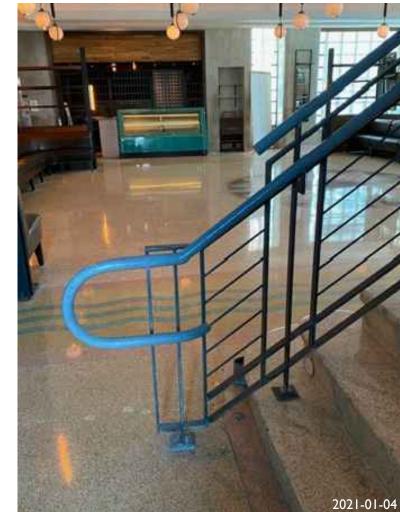


Former restaurant's reception stand



Former hotel lobby with terrazzo bands decoration and ceiling moldings





Historic handrail with ADA railing attachment



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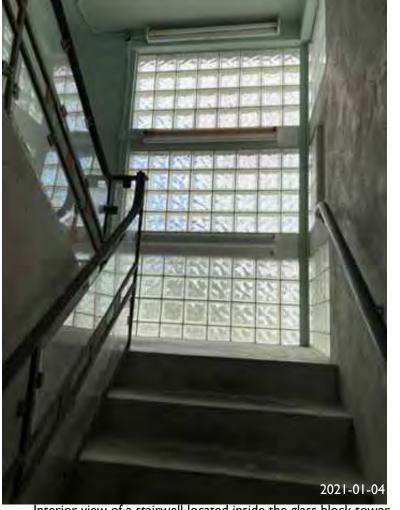
DRAWING:

INTERIOR **PHOTOS**

1/25/2021

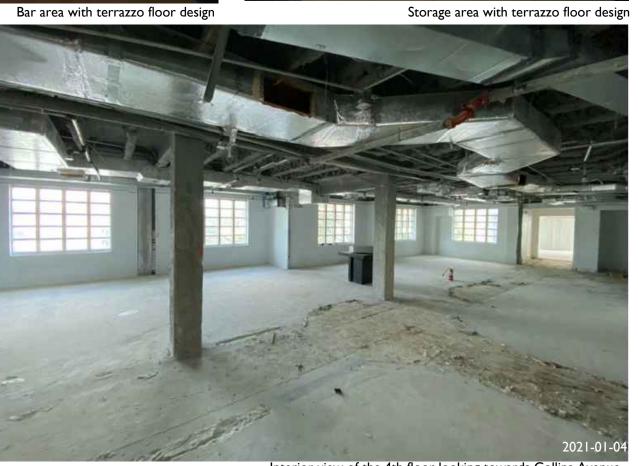
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Decoration medallion embedded in the terrazzo floors



Interior view of a stairwell located inside the glass block tower





Interior view of the 4th floor looking towards Collins Avenue



2021-01-04

1501 COLLINS AVE MIAMI BEACH , FL 33139

DRAWING:

INTERIOR

PHOTOS

Non-historic mirror decoration



Second floor with faux, non-historic wall and ceiling paneling

7500 NE 4th Court Studio 103 Miami, FL 33138

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