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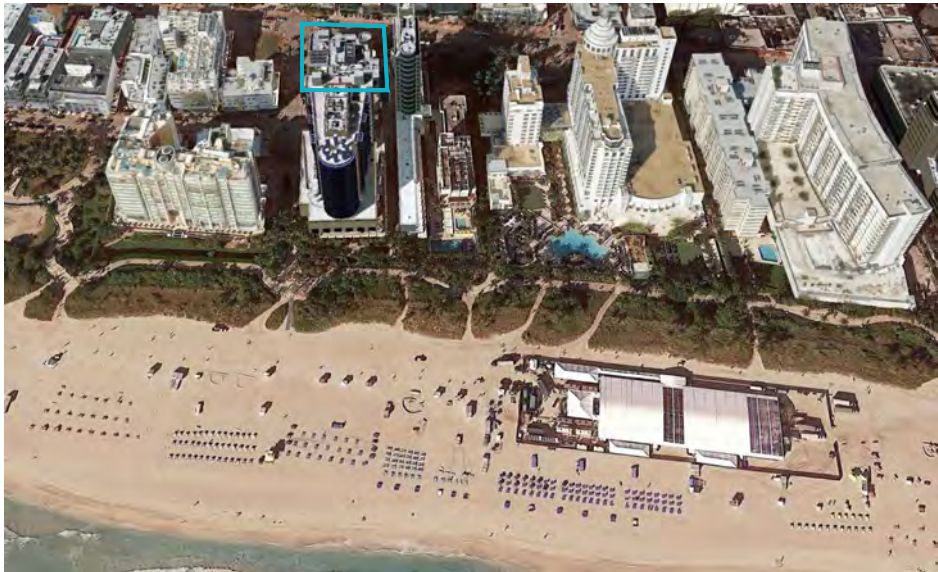
PROJECT:
**BANCROFT
EXECUTIVE
OFFICE SUITES**



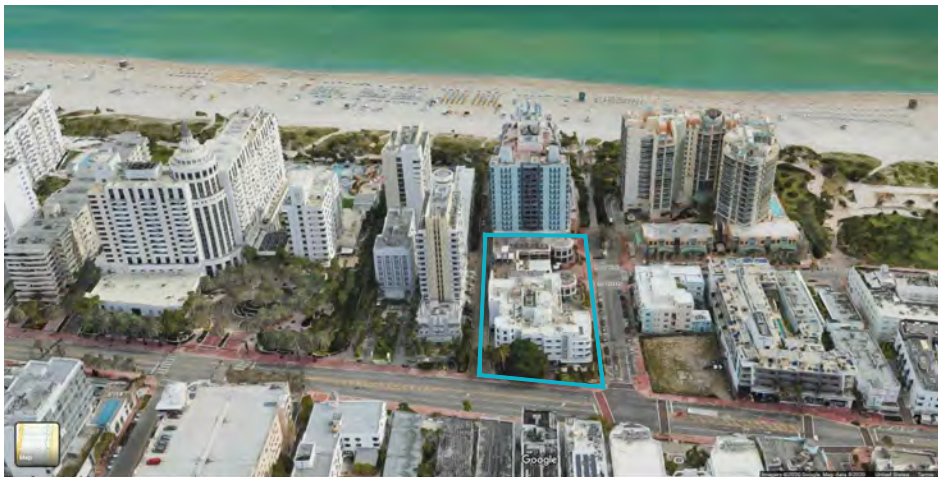
SITE AERIAL - NORTH



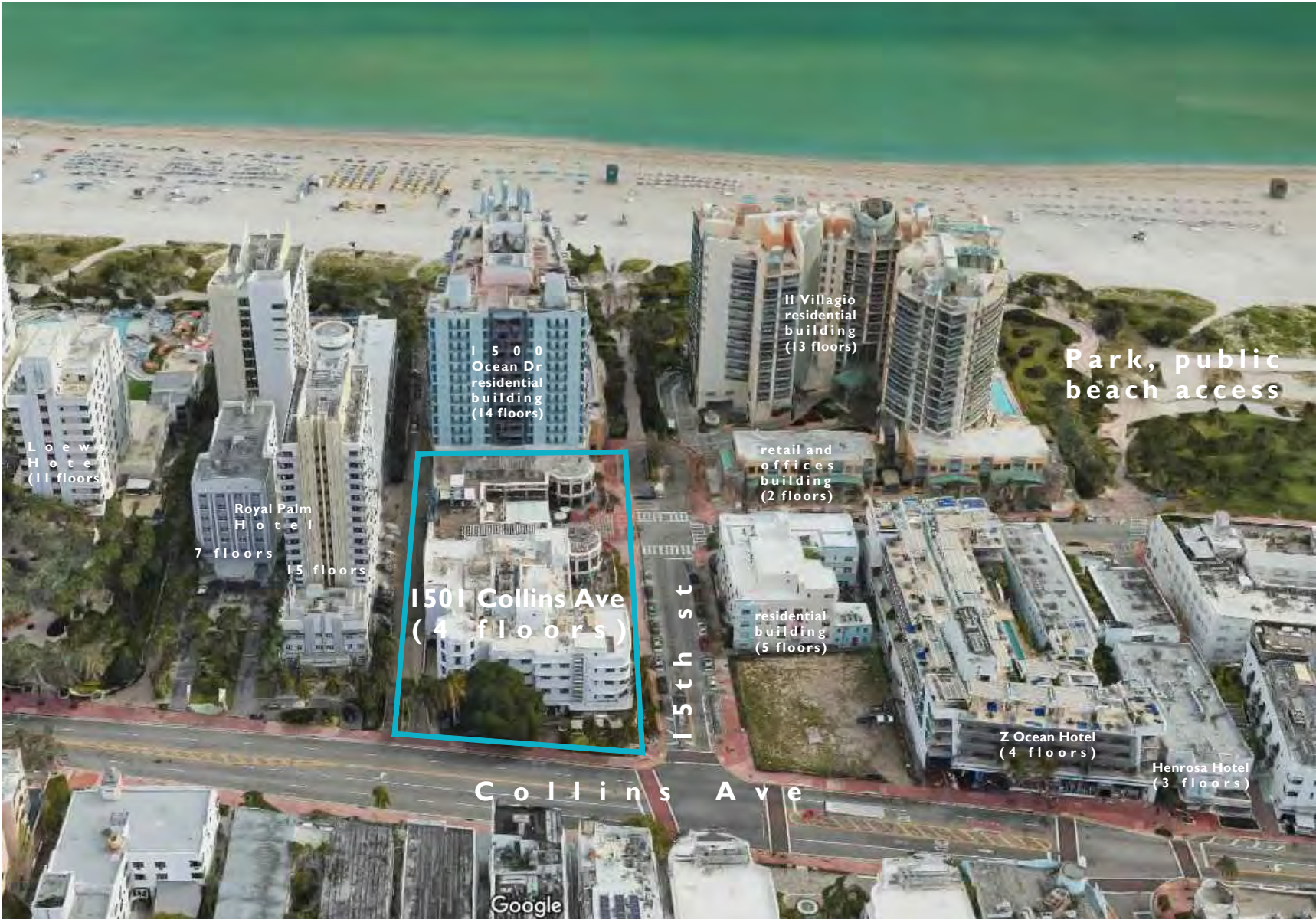
SITE AERIAL - SOUTH



SITE AERIAL - WEST



SITE AERIAL - EAST



1501 COLLINS AVE
MIAMI BEACH , FL 33139

DRAWING:

**AXONOMETRIC
VIEWS**

JENNIFER McCONNEY FLORIDA LIC# AR93044

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SITE AERIAL - NORTH

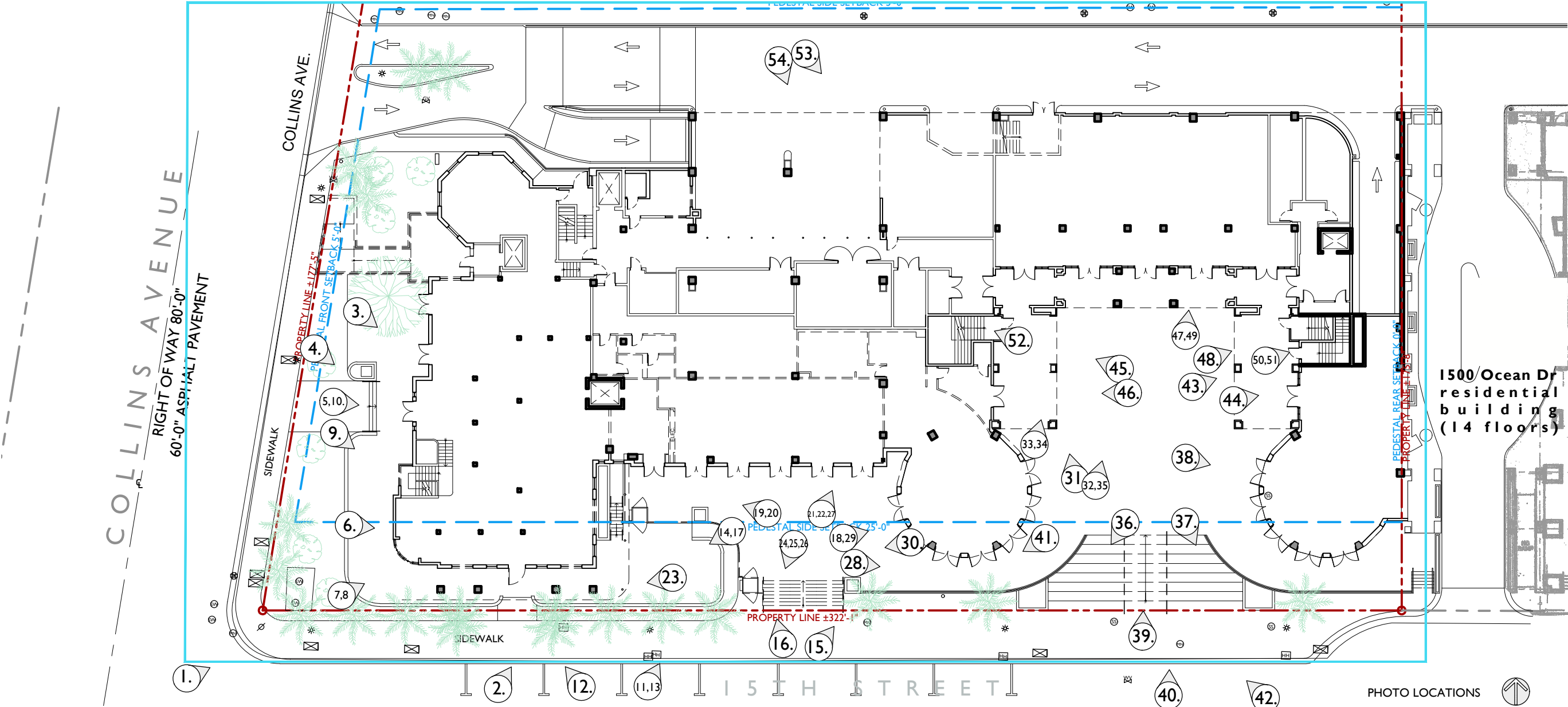




1. CORNER VIEW FACING NORTHEAST, INTERSECTION OF COLLINS AVE AND 15TH STREET



2. VIEW FACING NORTHEAST, OCEAN STEPS





3. GLASS BLOCKS ON WEST FACADE



4. ENTRY ORNAMENT. GLASS BLOCK AND STUCCO



5. MAIN DOOR ON WEST FACADE



6. ORNAMENTAL ENGRAVING ON WEST FACADE



7. CURVED FACADE AND BRIS SOLEIL ON SW FACADE



8. CURVED STOREFRONT



9. STRAIGHT ANGLE FACADE WITH CHAMFERED BRIS SOLEIL



10. VERTICAL TRANSOMS, MAIN DOOR ON WEST FACADE



11. VIEW FACING OCEAN STEPS



12. VIEW OF BANCROFT BUILDING FACING NW



13. VIEW FACING ADA LIFT ON OCEAN STEPS



14. VIEW OF BANCROFT BUILDING FACING NW



2020-11-24
15. VIEW OF OCEAN STEPS FACING NE



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16 VIEW OF OCEAN STEPS FACING NORTH



2020-11-24
17.VIEW OF BANCROFT BUILDING FACING WEST



2020-11-24
18. VIEW OF OCEAN STEPS FACING EAST



19. VIEW OF BANCROFT BUILDING FACING NW



20. VIEW OF BANCROFT BUILDING FACING WEST



21. VIEW OF BANCROFT BUILDING FACING NORTH



22. VIEW OF BANCROFT BUILDING FACING WEST



23. VIEW OF BANCROFT BUILDING FACING WEST



24. VIEW OF BANCROFT BUILDING FACING SW



25. VIEW OF BANCROFT BUILDING FACING SE



26. VIEW OF BANCROFT BUILDING



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27. VIEW OF BANCROFT BUILDING



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28. VIEW OF OCEAN STEPS FACING EAST



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29. VIEW OF OCEAN STEPS STOREFRONT



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30. VIEW OF BANCROFT BUILDING FACING WEST

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1501 COLLINS AVE
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DRAWING:

**BUILDING
PHOTOS**



31. VIEW OF OCEAN STEPS FACING NORTH



32. VIEW OF OCEAN STEPS FACING NORTH



33. VIEW OF OCEAN STEPS STOREFRONT



34. VIEW OF OCEAN STEPS FACING WEST

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35. VIEW OF OCEAN STEPS



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36. VIEW OF OCEAN STEPS FACING SOUTH



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37. VIEW OF OCEAN STEPS SOUTH



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38. VIEW OF OCEAN STEPS FACING EAST



39. VIEW OF OCEAN STEPS



40. VIEW OF OCEAN STEPS FACING SOUTH



41. VIEW OF OCEAN STEPS SOUTH



42. VIEW OF OCEAN STEPS FACING EAST



43. VIEW OF OCEAN STEPS COURTYARD



44. VIEW OF OCEAN STEPS COURTYARD



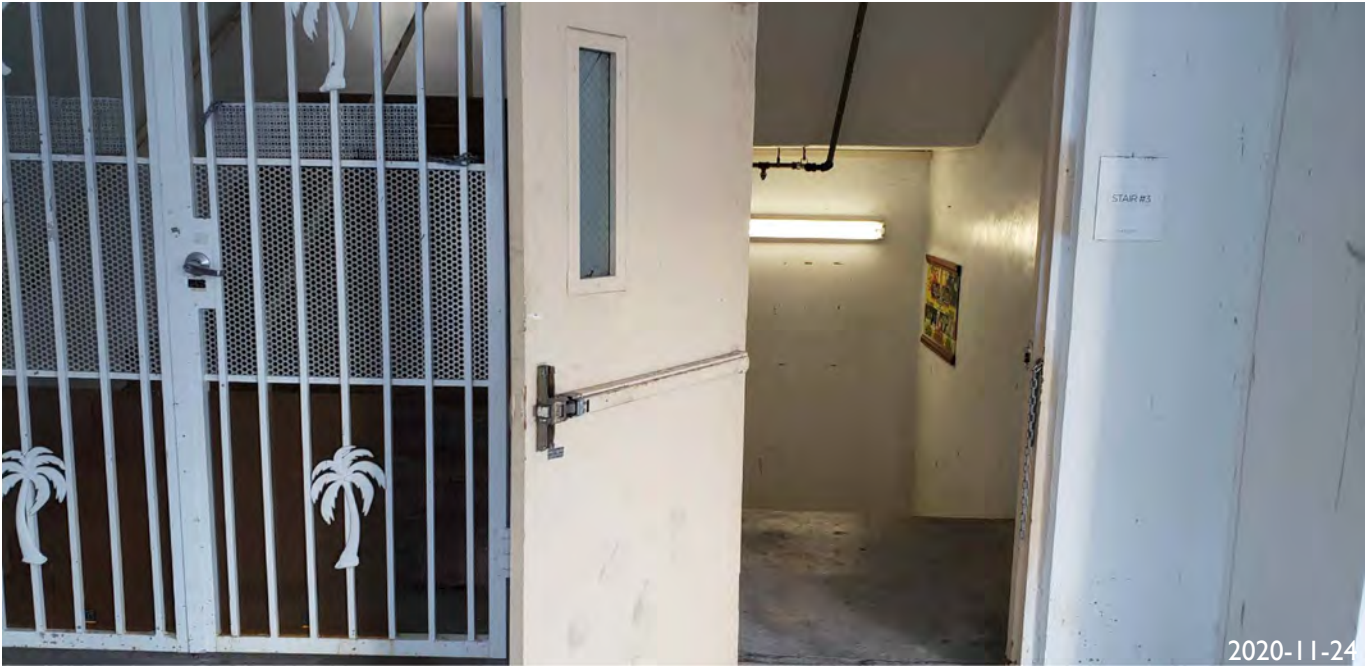
45. VIEW OF OCEAN STEPS COURTYARD



46. VIEW OF OCEAN STEPS COURTYARD



47. VIEW OF OCEAN STEPS COURTYARD



48. VIEW OF OCEAN STEPS COURTYARD



49. VIEW OF OCEAN STEPS - INTERIOR OF COMMERCIAL SPACE



50. VIEW OF OCEAN STEPS STAIRS TO BASEMENT

**BUILDING
PHOTOS**



51. VIEW OF OCEAN STEPS BASEMENT



53. VIEW OF LOADING AREA, ALLEY FACING SE



52. VIEW OF OCEAN STEPS COURTYARD



54. VIEW OF LOADING AREA, ALLEY FACING SOUTH



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55. VIEW OF BANCROFT BUILDING INTERIOR



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56. VIEW OF BANCROFT BUILDING INTERIOR



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57. VIEW OF BANCROFT BUILDING INTERIOR



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58. VIEW OF LOADING AREA, ALLEY FACING SOUTH

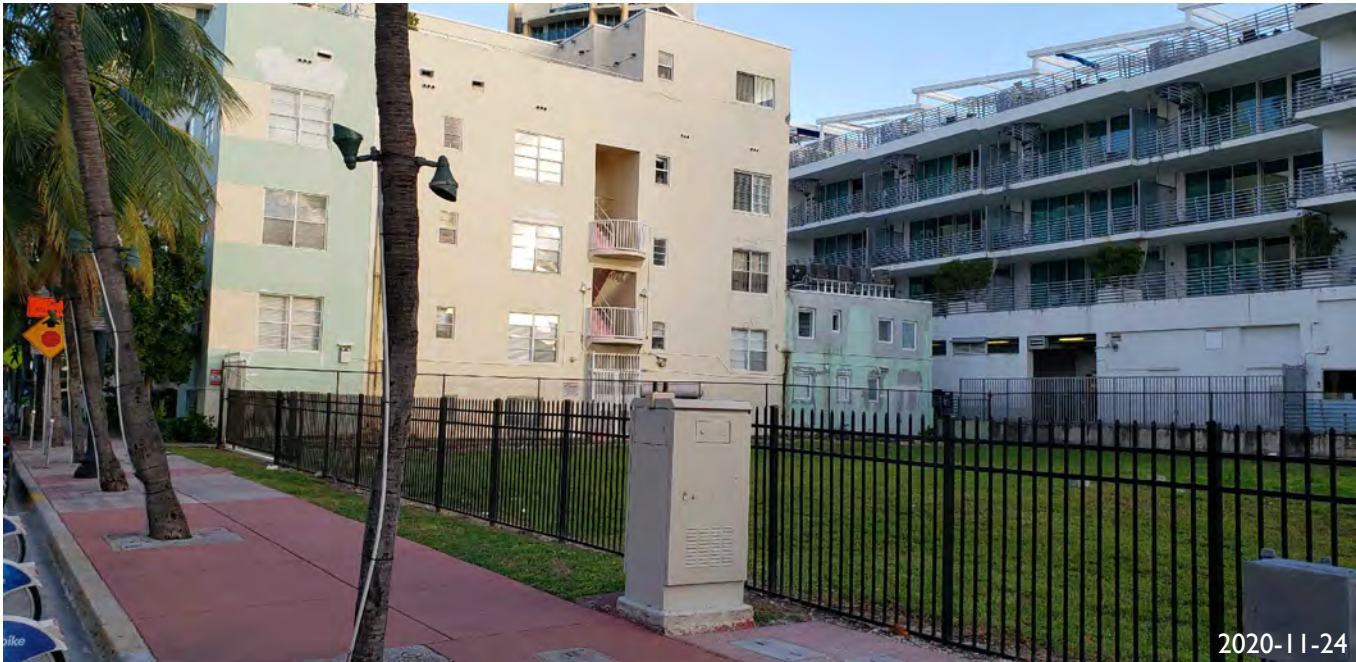




59. VIEW OF HADDEN HALL/ AXELBEACH HOTEL FACING SW



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



61. VIEW OF RESIDENTIAL BUILDING, ZOCEAN HOTEL FACING SE



62. VIEW OF LOADING AREA, ALLEY FACING SOUTH



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63. HOSTEL AT 1506 LINCOLN



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64. PARISIAN HOTEL



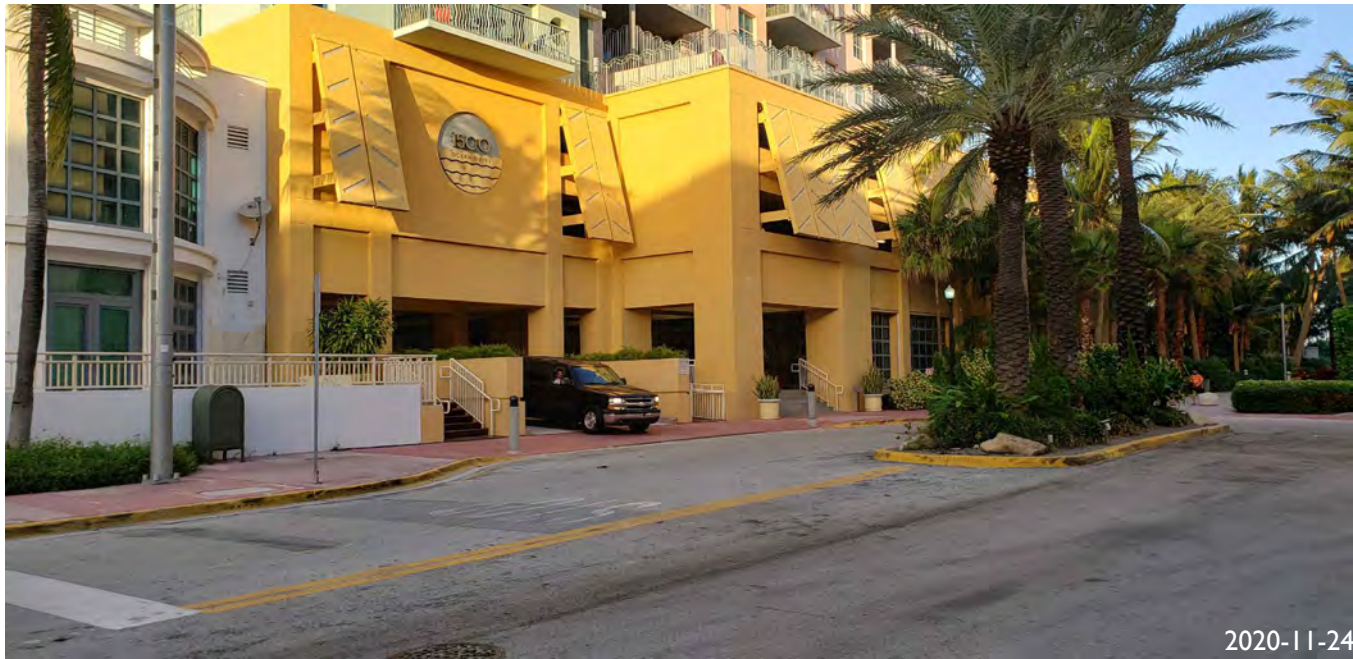
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65. VIEW COLLINS AVE FACING NORTH



2020-11-24

66. VIEW OF COMMERCIAL BUILDING FACING SE



67. 1500 OCEAN DR RESIDENTIAL BUILDING



68. DRAKE BUILDING, 4 FLOORS. 1460 OCEAN DR



69. BANCROFT BUILDING VIEW FROM OCEAN DR.



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)



74. VIEW FACING SE: IL VILLAGGIO CONDOS



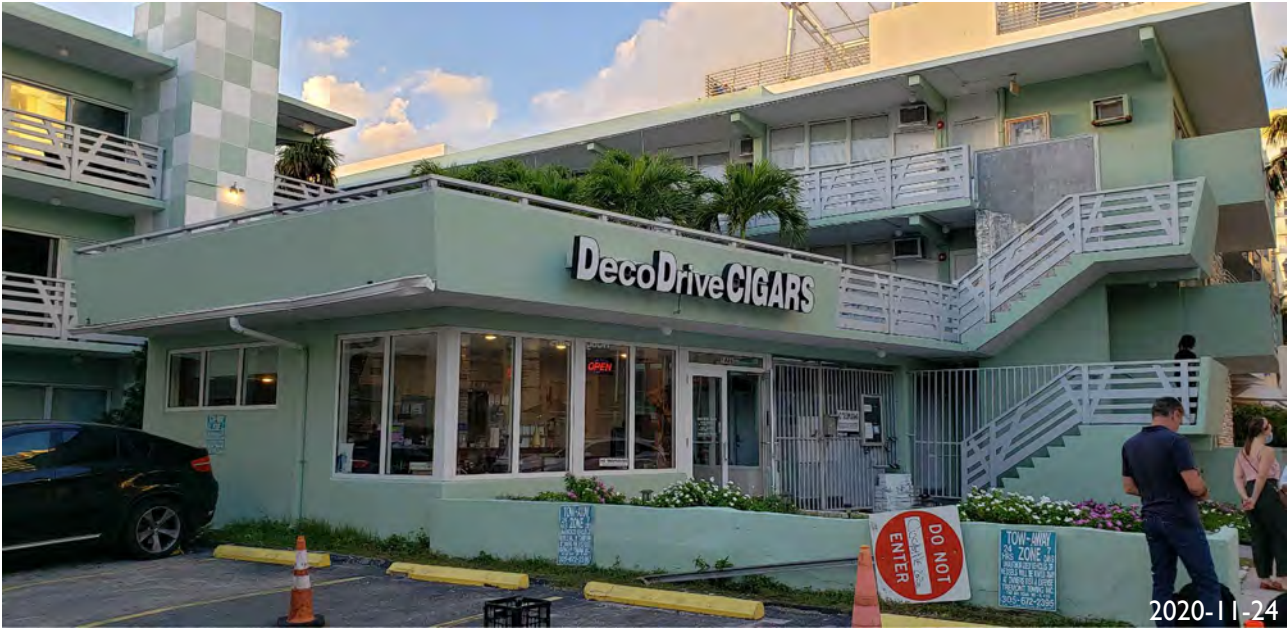
75. VIEW OF Z OCEAN LOBBY HOTEL



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



79. VIEW OF PUBLIC BEACH PARK FACING SOUTH



80. HILTON GRAND HOTEL AT MCALPIN-OCEAN PLAZA



81. PENGUIN HOTEL



82. MARRIOTT VACATION CLUB PULSE HOTEL



83. WINTER HAVEN, AUTOGRAPH COLLECTION HOTEL



84. WALGREENS



85. THE SOUTH BEACH PLAZA VILLAS HOTEL



86. HOTEL MIAMI I



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DRAWING:

**HISTORIC
PHOTOS**





2021-01-04

Former hotel lobby with terrazzo floors



2021-01-04

Former hotel lobby with terrazzo bands decoration and ceiling moldings



2021-01-04

Historic handrail with ADA railing attachment



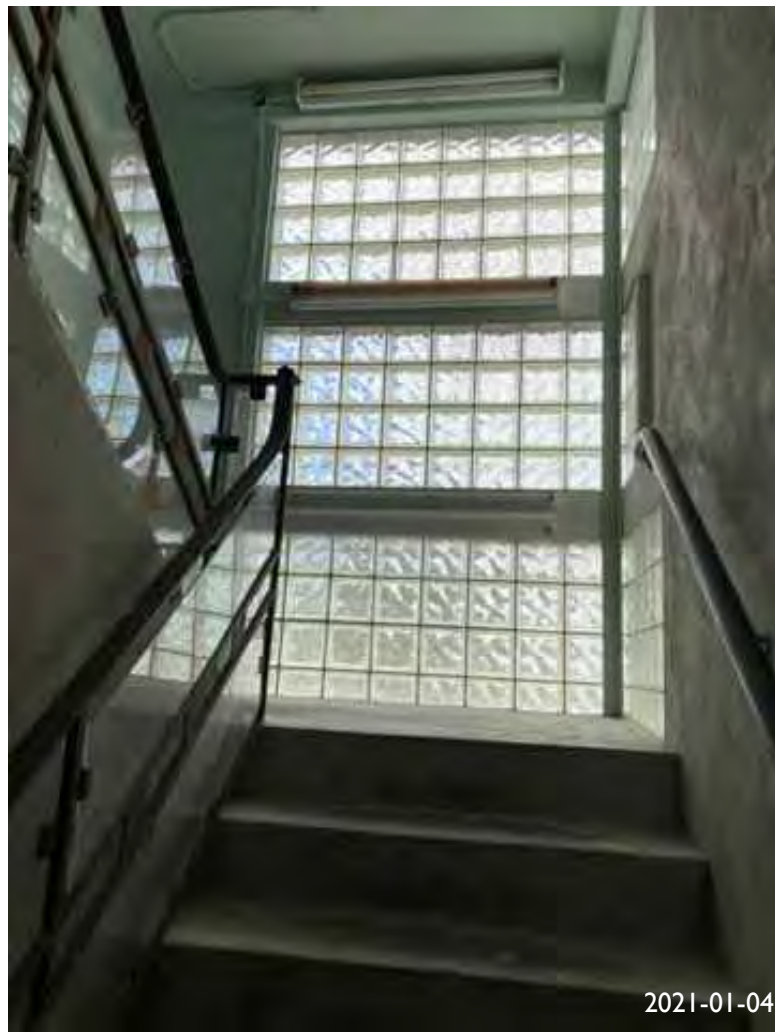
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Former restaurant's reception stand



2021-01-04

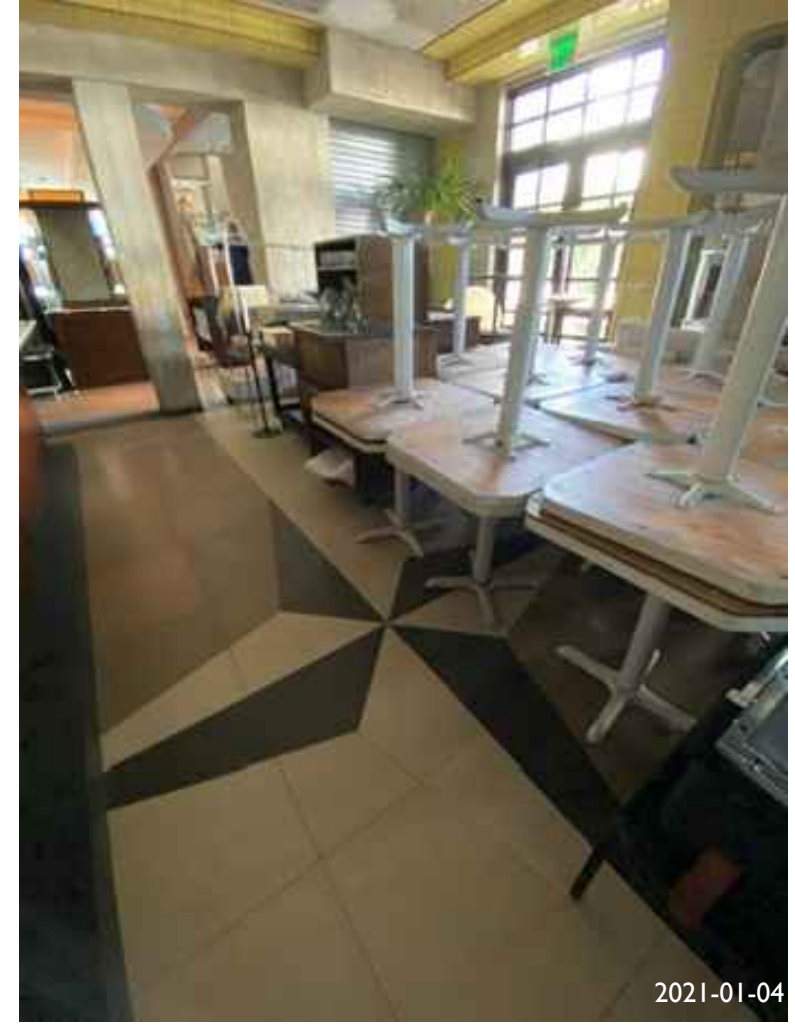
Decoration medallion embedded in the terrazzo floors



Interior view of a stairwell located inside the glass block tower



Bar area with terrazzo floor design



Storage area with terrazzo floor design



Non-historic mirror decoration



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



Interior view of the 4th floor looking towards Collins Avenue

INTERIOR PHOTOS

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