

35. VIEW OF OCEAN STEPS



36. VIEW OF OCEAN STEPS FACING SOUTH



2026

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PROJECT:

BANCROFT EXECUTIVE OFFICE SUITES

I501 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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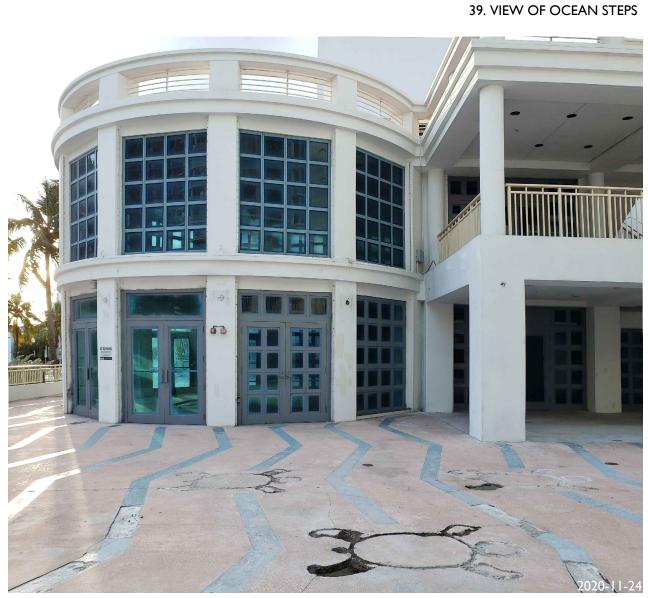
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40. VIEW OF OCEAN STEPS FACING SOUTH



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41. VIEW OF OCEAN STEPS SOUTH

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42. VIEW OF OCEAN STEPS FACING EAST

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43. VIEW OF OCEAN STEPS COURTYARD

44. VIEW OF OCEAN STEPS COURTYARD



45. VIEW OF OCEAN STEPS COURTYARD



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46. VIEW OF OCEAN STEPS COURTYARD

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47. VIEW OF OCEAN STEPS COURTYARD

48. VIEW OF OCEAN STEPS COURTYARD

BUILDING PHOTOS



49. VIEW OF OCEAN STEPS - INTERIOR OF COMMERCIAL SPACE



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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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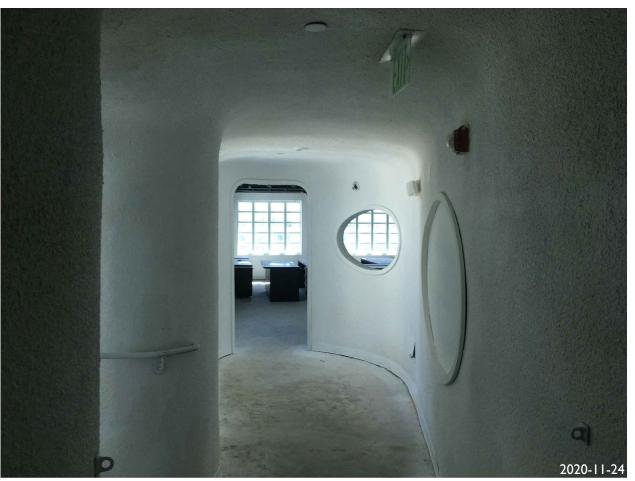
54. VIEW OF LOADING AREA, ALLEY FACING SOUTH



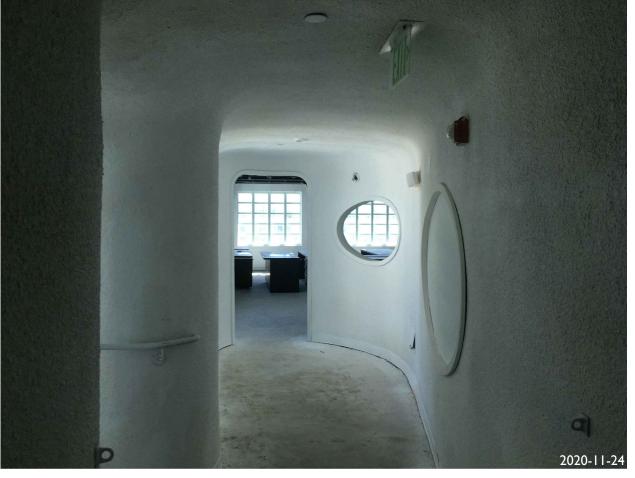
55. VIEW OF BANCROFT BUILDING INTERIOR



57. VIEW OF BANCROFT BUILDING INTERIOR



56. VIEW OF BANCROFT BUILDING INTERIOR



DRAWING:





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7500 NE 4th Court Studio 103 Miami, FL 33138

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58. VIEW OF LOADING AREA, ALLEY FACING SOUTH





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SITE PHOTO LOCATIONS

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DRAWING:





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

61. VIEW OF RESIDENTIAL BUILDING, ZOCEAN HOTEL FACING SE

59. VIEW OF HADDEN HALL/ AXELBEACH HOTEL FACING SW

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62. VIEW OF LOADING AREA, ALLEY FACING SOUTH

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63. HOSTEL AT 1506 LINCOLN



65. VIEW COLLINS AVE FACING NORTH



64. PARISIAN HOTEL



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DRAWING:

SURROUNDING BUILDING PHOTOS



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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**

69. BANCROFT BUILDING VIEW FROM OCEAN DR.

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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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74. VIEW FACING SE: IL VILLAGIO CONDOS

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



77. 1446 OCEAN DR RETAIL COMPONENT



75. VIEW OF Z OCEAN LOBBY HOTEL





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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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SURROUNDING BUILDING PHOTOS



81. PENGUIN HOTEL



82. MARRIOTT VACATION CLUB PULSE HOTEL

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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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HISTORIC PHOTOS

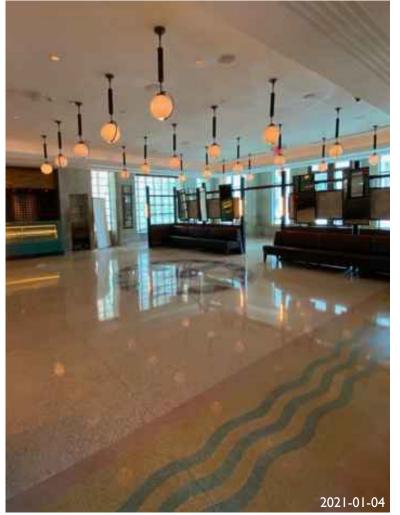
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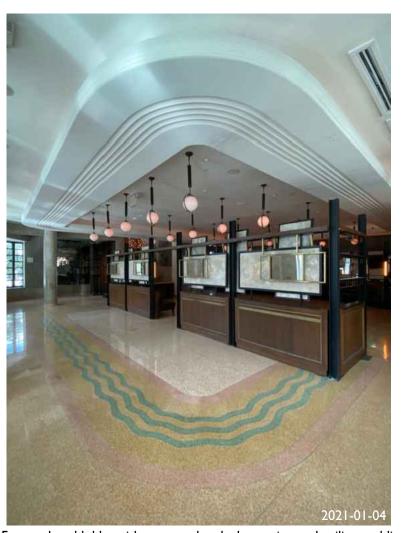
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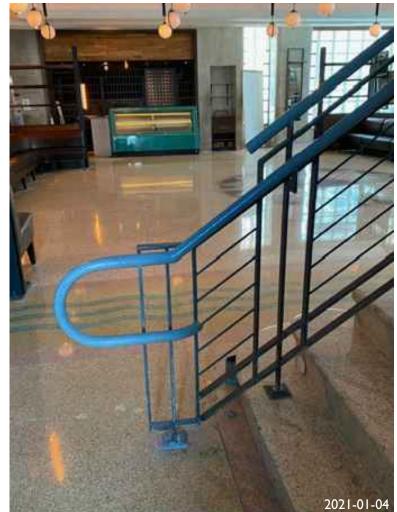




Former hotel lobby with terrazzo bands decoration and ceiling moldings



Former restaurant's reception stand



Historic handrail with ADA railing attachment



Decoration medallion embedded in the terrazzo floors



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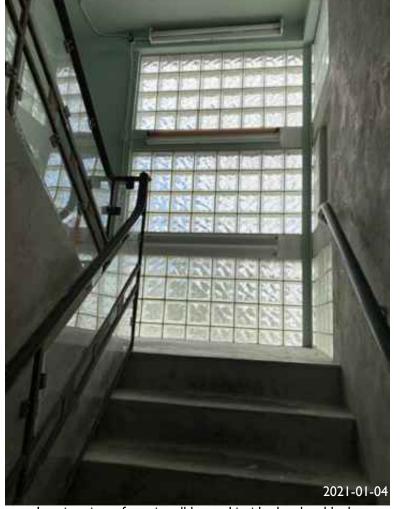
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DRAWING:

INTERIOR **PHOTOS**

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Interior view of a stairwell located inside the glass block tower







Non-historic mirror decoration



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



Interior view of the 4th floor looking towards Collins Avenue



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DRAWING:

INTERIOR **PHOTOS**

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OPEN TO
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PROJECT:

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INTERIOR LEVEL 4 PHOTOS

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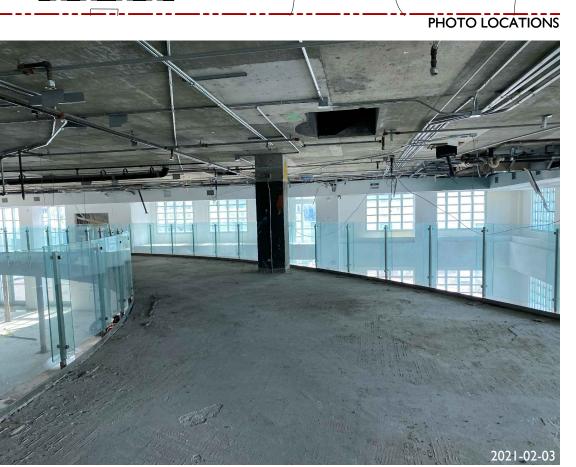
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87. EXISTING WALKWAY TO BE DEMOLISHED



88. VIEW TOWARDS DOUBLE HEIGHT SPACE FROM EXISTING WALKWAY



89. EXISTING WALKWAY WITH GLASS RAILINGS

PEDESTAL SIDE SETBACK 26'-3"

90.

PEDESTAL SIDE FACING STREET SETBACK

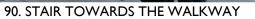
92.

OPEN TO ABOVE

EXISTING CONCERT VENUE

EXISTING VACANT OFFICE









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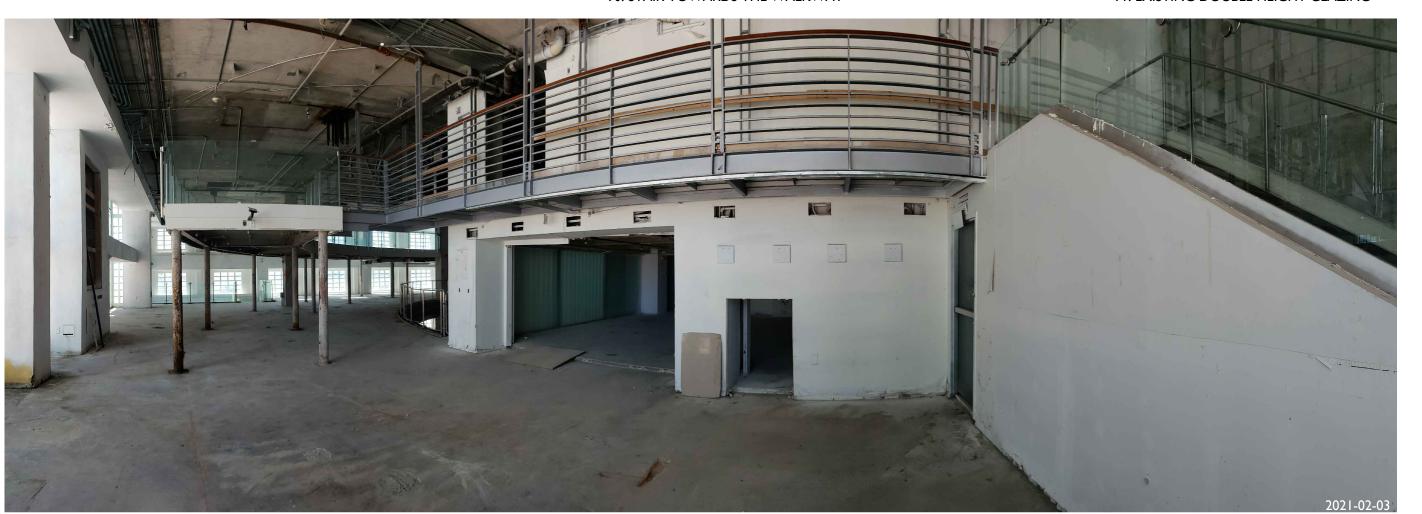
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DRAWING:

INTERIOR LEVEL 3 **PHOTOS**

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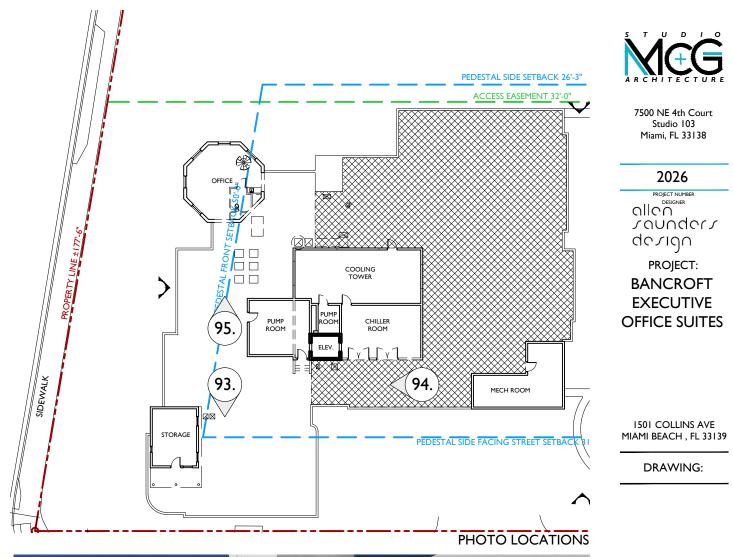




93. AREA IN FRONT OF STORAGE ROOM



94. PUMP ROOM ENTRANCE





ROOFTOP LEVEL 5 **PHOTOS**

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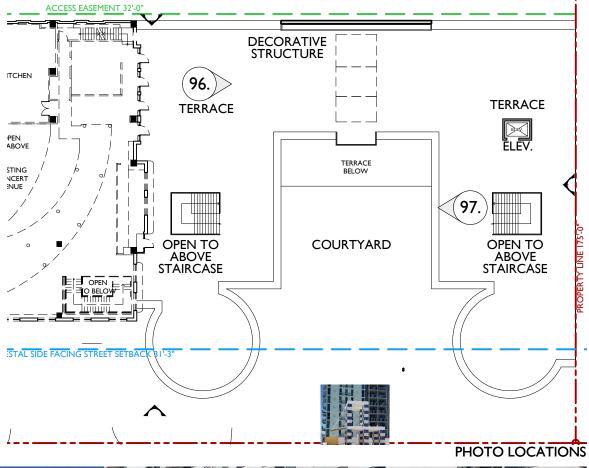
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PEDESTAL SIDE SETBACK 26'-3"

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96. DECORATIVE STRUCTURE TO BE DEMOLISHED

97. 3RD FLOOR TERRACE

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> **ROOFTOP** LEVEL 3 **PHOTOS**

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