

# LINCOLN ROAD MIAMI BEACH

## FULLY BUILT-OUT OFFICE SPACE

560 Lincoln Road  
Miami Beach, FL 33139

**FOR LEASE**



[www.chariff.com](http://www.chariff.com)

**Lyle Chariff**  
President/Broker  
(305) 576-7474  
[lyle@chariff.com](mailto:lyle@chariff.com)

**Mauricio Zapata**  
Principal/Broker  
(305) 576-7474  
[mauricio@chariff.com](mailto:mauricio@chariff.com)

 @chariff

 @chariff

 @chariffrealty

305-576-7474

5801 Biscayne Blvd  
Miami, Florida 33137

[info@chariff.com](mailto:info@chariff.com)

All information has been secured from the seller/lessor and Chariff Realty Group, Inc. and its agents, employees and representatives (collectively "Chariff") make no representations and/or warranties as to the accuracy thereof, all of which are expressly not warranted, disclaimed and must be verified by the buyer/lessee prior to purchase/lease. All information from Chariff is subject to errors, omissions, change, and withdrawal without notice. Any reference to age, market data, condition, suitability and/or square footage must be verified and is not guaranteed by Chariff. Buyer/lessee bears all risk of information provided by Chariff.



AVAILABLE SPACE:

**2,800 SF ±**

LEASING RATE:

**\$29.50 PSF + Electric**

ZONING:

**CD-3**

## PROPERTY HIGHLIGHTS

- Exclusive office space for lease located at 560 Lincoln Road
- Up to 2,800 SF +/- of office available
- Leasing rate is \$29.50 PSF + Electric
- On-site parking available
- Benefit from the sophistication of having a Lincoln Road address
- Walking distance to big names such as Nike, Apple, Lululemon, Starbucks, Gap, All Saints, H&M, and The Cheesecake Factory on opposite corner



## LOCATION HIGHLIGHTS

- 560 Lincoln Road fronts Miami Beach's world-famous pedestrian shopping center Lincoln Road Mall
- The area is thriving with countless shops, restaurants, art and entertainment
- Plenty of nearby parking garages and street parking
- Walking distance to Art and Entertainment: Miami Beach Convention Center, The Fillmore Theater, New World Center, Soundscape Park, and more



www.chariff.com

**Lyle Chariff**  
President/Broker  
(305) 576-7474  
lyle@chariff.com

**Mauricio Zapata**  
Principal/Broker  
(305) 576-7474  
mauricio@chariff.com

305-576-7474

5801 Biscayne Blvd  
Miami, Florida 33137

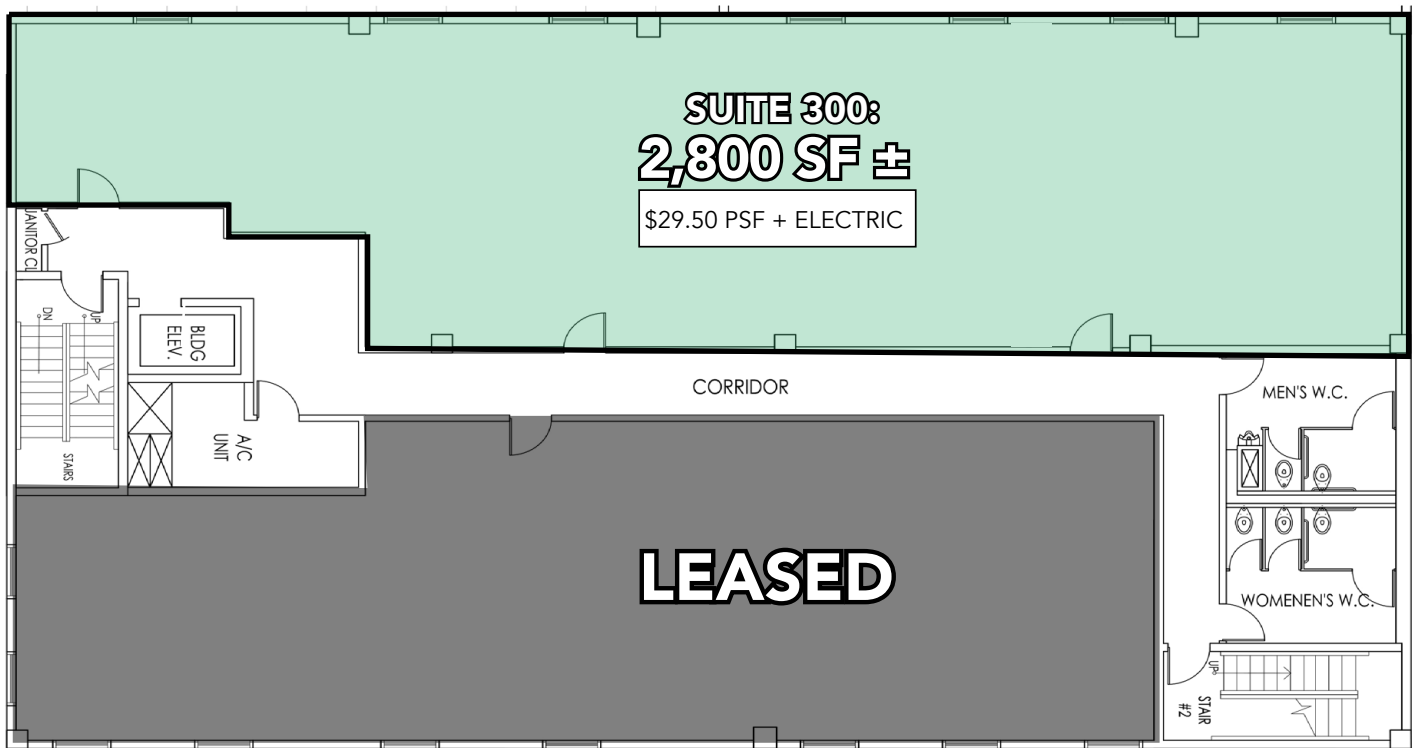
info@chariff.com

@chariff

@chariff

@chariffrealty

All information has been secured from the seller/lessor and Chariff Realty Group, Inc. and its agents, employees and representatives (collectively "Chariff") make no representations and/or warranties as to the accuracy thereof, all of which are expressly not warranted, disclaimed and must be verified by the buyer/lessee prior to purchase/lease. All information from Chariff is subject to errors, omissions, change, and withdrawal without notice. Any reference to age, market data, condition, suitability and/or square footage must be verified and is not guaranteed by Chariff. Buyer/lessee bears all risk of information provided by Chariff.


[www.chariff.com](http://www.chariff.com)

**Lyle Chariff**  
President/Broker  
(305) 576-7474  
[lyle@chariff.com](mailto:lyle@chariff.com)

**Mauricio Zapata**  
Principal/Broker  
(305) 576-7474  
[mauricio@chariff.com](mailto:mauricio@chariff.com)

@chariff

@chariff

@chariffrealty

305-576-7474

5801 Biscayne Blvd  
Miami, Florida 33137

[info@chariff.com](mailto:info@chariff.com)

All information has been secured from the seller/lessor and Chariff Realty Group, Inc. and its agents, employees and representatives (collectively "Chariff") make no representations and/or warranties as to the accuracy thereof, all of which are expressly not warranted, disclaimed and must be verified by the buyer/lessee prior to purchase/lease. All information from Chariff is subject to errors, omissions, change, and withdrawal without notice. Any reference to age, market data, condition, suitability and/or square footage must be verified and is not guaranteed by Chariff. Buyer/lessee bears all risk of information provided by Chariff.





www.chariff.com

**Lyle Chariff**  
President/Broker  
(305) 576-7474  
lyle@chariff.com

**Mauricio Zapata**  
Principal/Broker  
(305) 576-7474  
mauricio@chariff.com

@chariff

@chariff

@chariffrealty

305-576-7474

5801 Biscayne Blvd  
Miami, Florida 33137

info@chariff.com

All information has been secured from the seller/lessor and Chariff Realty Group, Inc. and its agents, employees and representatives (collectively "Chariff") make no representations and/or warranties as to the accuracy thereof, all of which are expressly not warranted, disclaimed and must be verified by the buyer/lessee prior to purchase/lease. All information from Chariff is subject to errors, omissions, change, and withdrawal without notice. Any reference to age, market data, condition, suitability and/or square footage must be verified and is not guaranteed by Chariff. Buyer/lessee bears all risk of information provided by Chariff.





## WEST TO EAST VIEW


[www.chariff.com](http://www.chariff.com)

**Lyle Chariff**  
President/Broker  
(305) 576-7474  
lyle@chariff.com

**Mauricio Zapata**  
Principal/Broker  
(305) 576-7474  
mauricio@chariff.com

@chariff

@chariff

@chariffrealty

305-576-7474

5801 Biscayne Blvd  
Miami, Florida 33137

[info@chariff.com](mailto:info@chariff.com)

All information has been secured from the seller/lessor and Chariff Realty Group, Inc. and its agents, employees and representatives (collectively "Chariff") make no representations and/or warranties as to the accuracy thereof, all of which are expressly not warranted, disclaimed and must be verified by the buyer/lessee prior to purchase/lease. All information from Chariff is subject to errors, omissions, change, and withdrawal without notice. Any reference to age, market data, condition, suitability and/or square footage must be verified and is not guaranteed by Chariff. Buyer/lessee bears all risk of information provided by Chariff.



## SOUTH TO NORTH VIEW



## EAST TO WEST VIEW


[www.chariff.com](http://www.chariff.com)

**Lyle Chariff**  
President/Broker  
(305) 576-7474  
lyle@chariff.com

**Mauricio Zapata**  
Principal/Broker  
(305) 576-7474  
mauricio@chariff.com

@chariff

@chariff

@chariffrealty

305-576-7474

5801 Biscayne Blvd  
Miami, Florida 33137

[info@chariff.com](mailto:info@chariff.com)

All information has been secured from the seller/lessor and Chariff Realty Group, Inc. and its agents, employees and representatives (collectively "Chariff") make no representations and/or warranties as to the accuracy thereof, all of which are expressly not warranted, disclaimed and must be verified by the buyer/lessee prior to purchase/lease. All information from Chariff is subject to errors, omissions, change, and withdrawal without notice. Any reference to age, market data, condition, suitability and/or square footage must be verified and is not guaranteed by Chariff. Buyer/lessee bears all risk of information provided by Chariff.





**chariff**  
REALTY GROUP

5801 BISCAYNE BOULEVARD  
MIAMI, FLORIDA 33137

[www.chariff.com](http://www.chariff.com)

(O) 305-576-7474

(F) 305-576-7494

 @chariff

 @chariff

 @chariffrealty

**Lyle Chariff**

President/Broker  
(305) 576-7474  
[lyle@chariff.com](mailto:lyle@chariff.com)



**Mauricio Zapata**

Principal/Broker  
(305) 576-7474  
[mauricio@chariff.com](mailto:mauricio@chariff.com)

