

LINCOLN ROAD MIAMI BEACH

FULLY BUILT-OUT OFFICE SPACE

560 Lincoln Road
Miami Beach, FL 33139

FOR LEASE

Suite 201



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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.



OFFICE SUITE 201:

1,680 SF ±

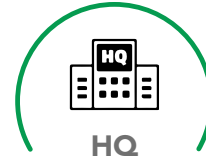
LEASING RATE:

\$34/ PSF MG

ZONING:

CD-3

Ideal Uses Include:

**Creative
Office****Architecture
Firm****HQ
Offices****Design
Agency**

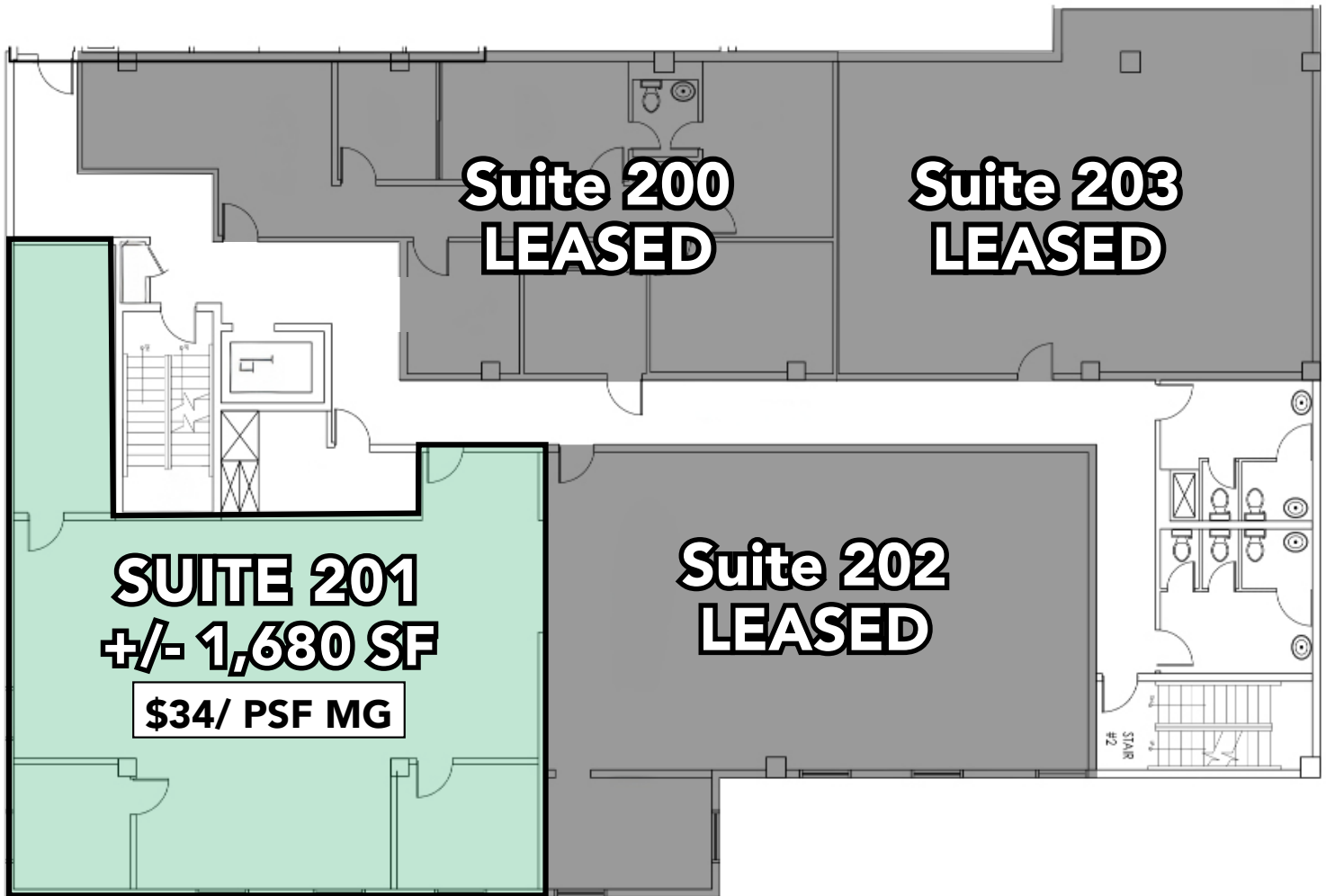
PROPERTY HIGHLIGHTS

- Exclusive office space for lease located at 560 Lincoln Road
- Up to 1,680 SF +/- of office available
- On-site parking available
- Leasing rate is \$34/ PSF Modified Gross
- 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


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S.W TO N.E VIEW



WEST TO EAST VIEW


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SOUTH TO NORTH VIEW



EAST TO WEST VIEW


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