

801

MIAMI BEACH

801 41ST STREET • MIAMI BEACH, FL • 33140


THE HAIMOV GROUP
DEVELOPMENT • INVESTMENT • MANAGEMENT

NEWMARK

Timeless Charm with Modern Ambition

801 Miami Beach has been reimagined as a modern hub for business, lifestyle, and community. Infused with Miami Beach's enduring character and elevated through contemporary design, it offers a place that inspires work, fosters relationships, and enhances daily life.



Building Overview

801 Miami Beach is a 51,806 Square Foot Class A trophy office building which has undergone a full renovation introducing sleek architectural lines, premium finishes, and thoughtfully designed layouts, with new move-in ready spec suites that blend sophistication with efficiency.

Beyond its design, 801 Miami Beach offers a location unlike any other. Set along 41st Street, the building is uniquely positioned between Miami Beach's residential neighborhoods and the mainland's economic hubs. With direct access to the Julia Tuttle Causeway and I-95, tenants can reach Downtown, Brickell, Wynwood, the Design District, and Miami International Airport within minutes—making it one of the most connected addresses on the Beach.

This combination of modern design, premium finishes, and unmatched accessibility establishes 801 41st Street as a premier workplace destination in Miami Beach.



















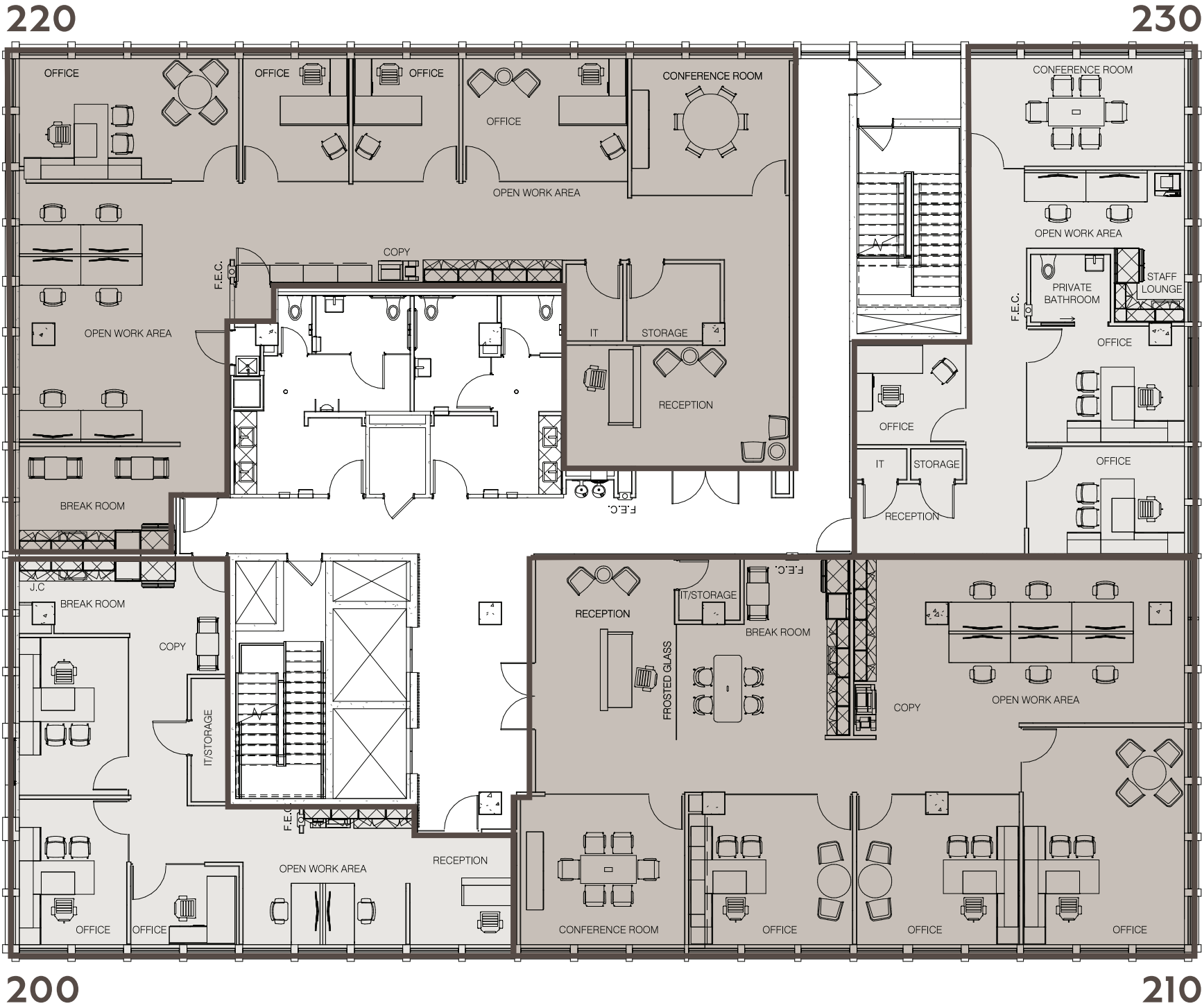


Floor Plans

2ND FLOOR

SPEC SUITES

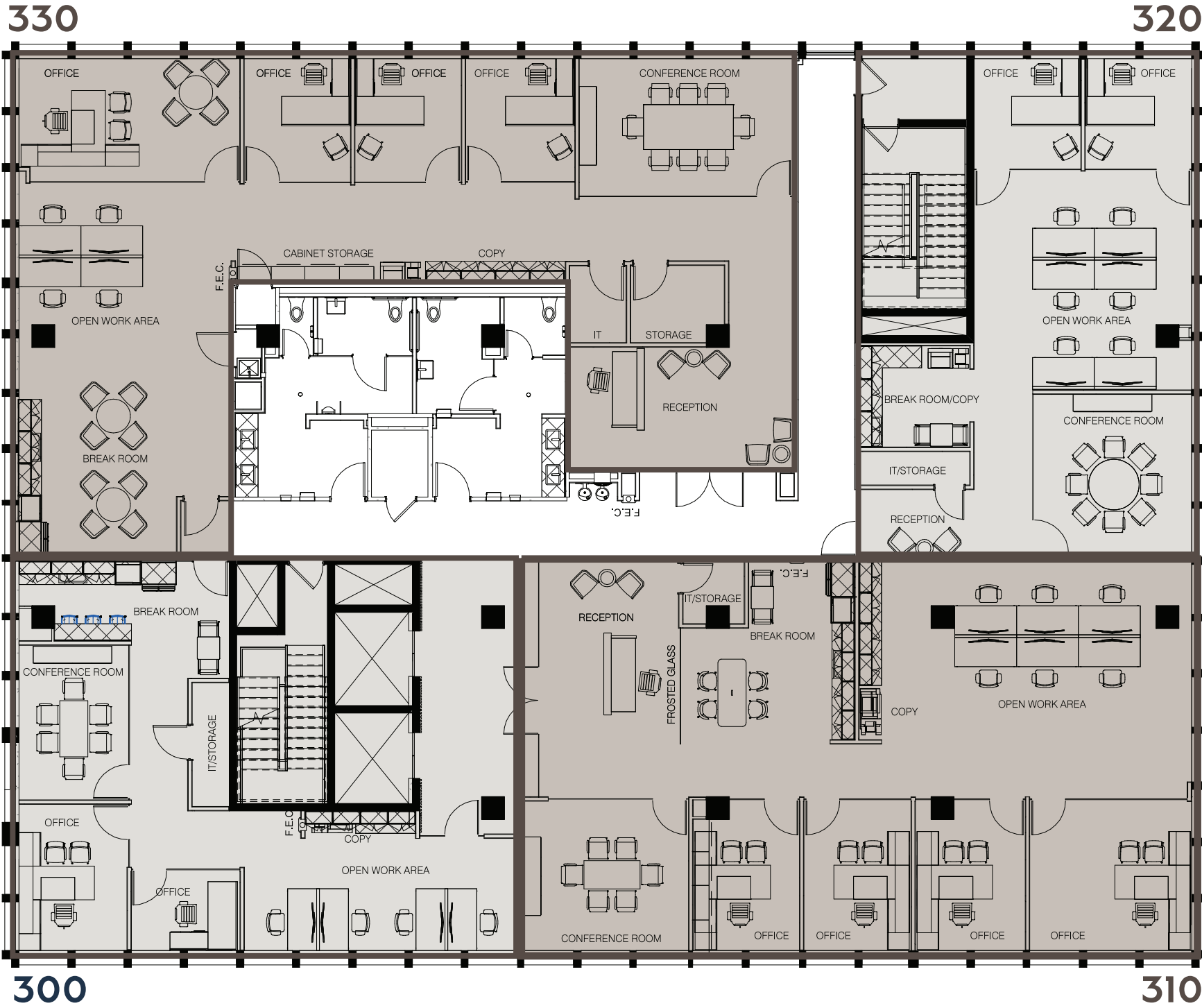
Suite 220	2,864 SF
Suite 210	2,664 SF
Suite 230	1,396 SF
Suite 200	1,301 SF



Floor Plans

3RD FLOOR

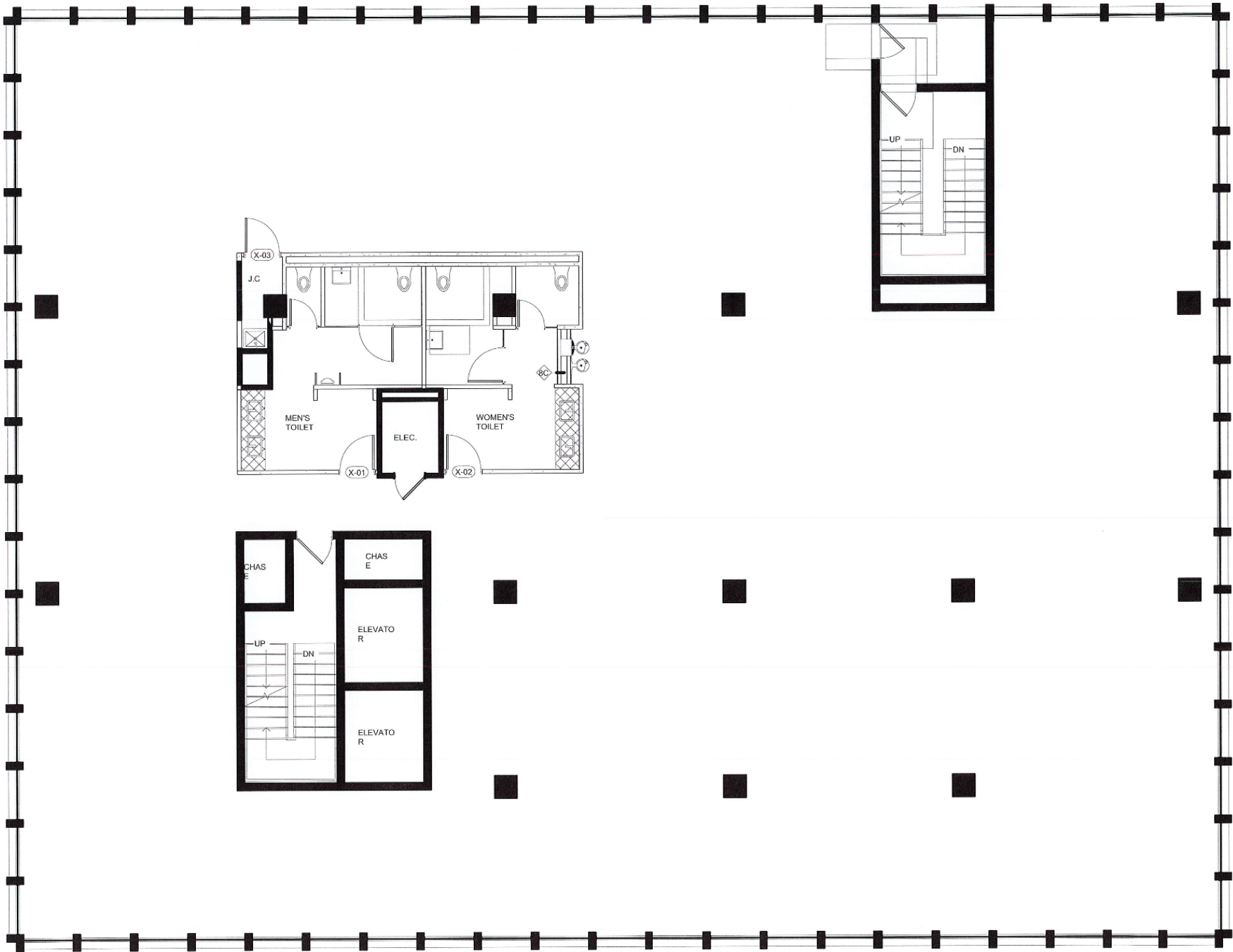
Suite 330	2,881 SF
Suite 310	2,688 SF
Suite 320	1,390 SF
Suite 300	1,300 SF



Floor Plans

4TH & 5TH FLOORS

Suite 400	4,000 – 8,258 SF
Suite 500	4,000 – 8,258 SF



Miami Beach

Miami Beach is more than a postcard destination — it's a thriving community with a pulse of its own. Here, world-class dining, culture, and commerce sit just steps from miles of pristine shoreline.

The 41st Street district serves as one of Miami Beach's key east-west arteries, linking the quiet luxury of residential neighborhoods to the buzz of Collins Avenue and the waterfront resorts. From the entrance at 801 Miami Beach, you can reach the sand in minutes, access the mainland and enjoy an eclectic mix of cafés, boutiques, and services.

Why 41st Street Stands Out:

- Central link between Miami Beach neighborhoods and the mainland.
- Home to a blend of legacy businesses and modern brands.
- Minutes to iconic hotels, cultural venues, and event spaces.
- Walkable, vibrant, and connected — ideal for both work and play.





Entertainment

1. L'Atelier de Joel Robuchon
2. Café Avanti
3. Carlos & Gabby's
4. Motek
5. Bar Luca
6. Crema Gourmet
7. Nobu
8. Roasters n Toasters
9. Starbucks
10. Dunkin Donuts
11. Cote
12. ZZ's
13. The Moore
14. Michael's Genuine
15. Miami Beach Golf Club
16. La Gorce Country Club
17. Uchiko
18. Pura Vida
19. Lucali
20. Sunset Padel
21. Barry's Bootcamp
22. SWEAT440
23. Gotham Gym
24. Otoro

Hotels / Hospitality

1. Fontainebleau
2. Soho House
3. Faena
4. Aman
5. Edition
6. One Hotel
7. Eden Roc

- ENTERTAINMENT
- HOTELS / HOSPITALITY

Drive times from Building

- MIAMI BEACH
NEIGHBORHOODS
- **Sunset Harbour** – 5 minutes
 - **La Gorce** – 7 minutes
 - **Surfside** – 17 minutes
 - **South of Fifth** – 12 minutes
 - **Mid Beach** – 9 minutes
 - **North Beach** – 13 minutes
 - **Normandy** – 13 minutes
 - **Bal Harbour** – 23 minutes

- MIAMI
CONNECTIVITY
- **Wynwood** – 12 minutes
 - **Edgewater** – 10 minutes
 - **Midtown** – 10 minutes
 - **Coral Gables** – 20 minutes
 - **Coconut Grove** – 22 minutes
 - **Brickell** – 19 minutes
 - **Downtown** – 16 minutes
 - **Miami Shores** – 14 minutes
 - **Miami Airport** – 12 minutes

About The Owner

THE HAIMOV GROUP

The Haimov Family has been part of Miami's fabric for decades, establishing themselves first through their renowned fine jewelry business before expanding into real estate investment and ownership. Known for craftsmanship, integrity, and a personalized approach in their jewelry trade, the family has carried those same values into the way they manage and cultivate their real estate portfolio.

As Miami has grown into a global hub for business, culture, and innovation, the Haimov Family has remained deeply committed to investing in properties that not only meet the needs of today's tenants but also contribute to the city's long-term vision. Their ownership style is both attentive and entrepreneurial, with an

emphasis on maintaining high-quality buildings, fostering strong tenant relationships, and making thoughtful improvements that enhance value for all stakeholders.

Their investment along 41st Street in Miami Beach has been particularly impactful, helping to elevate the corridor as a thriving commercial destination and reinforcing its role as a gateway to the broader community. 801 Miami Beach building reflects the Haimov Family's dedication to excellence and their belief in creating environments where businesses can thrive. Tenants benefit not only from a well-maintained property but also from a landlord who understands the importance of trust, reliability, and long-term partnership.



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Newmark has implemented a proprietary database and our tracking methodology has been revised. With this expansion and refinement in our data, there may be adjustments in historical statistics including availability, asking rents, absorption and effective rents. Newmark Research Reports are available at nmrk.com/insights.

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