

**OFFICE FOR RENT  
LINCOLN ROAD AREA  
SOUTH BEACH**



|                              |                                                                                                                                                                                                               |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ADDRESS:</b>              | <b>1680 Michigan Ave, Condo Unit PH4 (1104)<br/>South Beach, Florida</b>                                                                                                                                      |
| <b>OFFICE SIZE:</b>          | <b>978 net rentable square feet</b>                                                                                                                                                                           |
| <b>ASKING RENT:</b>          | <b>\$5,700/month plus applicable sales tax, if any</b>                                                                                                                                                        |
| <b>ON SITE PARKING:</b>      | <b>One reserved parking space available in onsite garage at \$175/month. Adjacent municipal parking lot for visitors.</b>                                                                                     |
| <b>INCREDIBLE VIEWS:</b>     | <b>Floor to ceiling unobstructed views north to the golf course from this 11<sup>th</sup> floor Office Suite.</b>                                                                                             |
| <b>ADDITIONAL RENT:</b>      | <b>N/A</b>                                                                                                                                                                                                    |
| <b>PROPERTY DESCRIPTION:</b> | <b>Large executive office with great view, large open workspace with great view, conference room/office, kitchen area, and reception area. Unfurnished.</b>                                                   |
| <b>LOCATION DESCRIPTION:</b> | <b>Class A Lincoln Road Area Office Building with concierge in lobby. Steps from Lincoln Road restaurants and shops. Walk out the front door of the building and have lunch with clients on Lincoln Road.</b> |
| <b>FOR INFORMATION:</b>      | <b>Saul Gross, President, Streamline Properties<br/>305-321-0599 <a href="mailto:saul@stream-line.com">saul@stream-line.com</a></b>                                                                           |

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