



TURNKEY CLASS A+ WORKSPACE

FULLY FURNISHED SUBLEASE

1691 Michigan Avenue | 4th Floor
Miami Beach, FL 33139

Leasing Information:

Stephen Rutchik

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Prime Miami Beach Office



9,008 RSF available immediately

Prime Miami Beach Office Sublease

9,008 SF Available Immediately

A Rare Opportunity in the Heart of Miami Beach

Secure a professionally designed office space in one of Miami Beach's most sought-after locations. This 9,008 SF sublease offers flexibility, efficiency, and a premier address—ideal for companies looking to elevate their presence without long-term commitment.

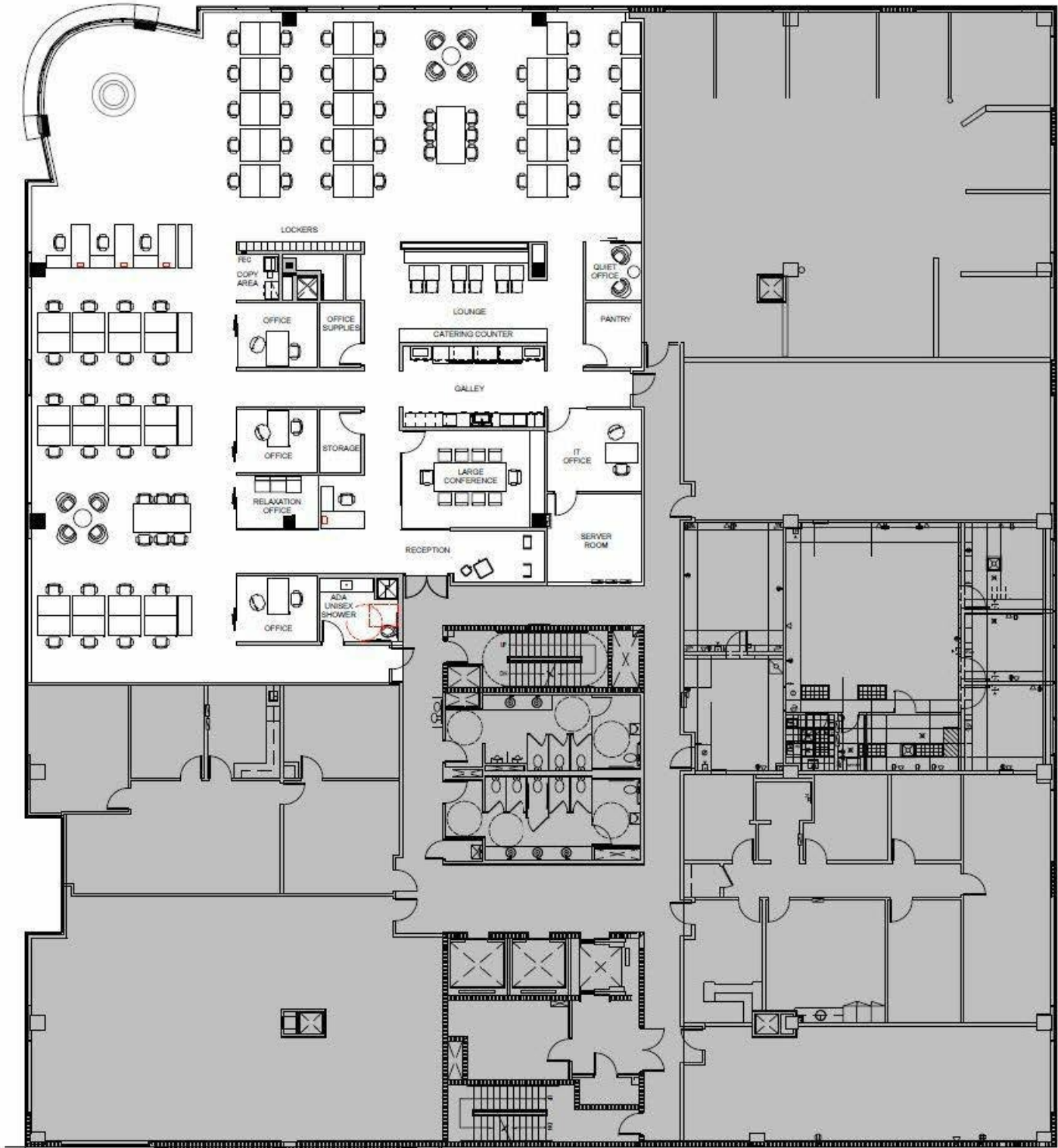
Why This Space Works

- 9,008 SF office space available for sublease
- Immediate availability
- Efficient, flexible floor plan
- Abundant natural light
- Professional office environment
- Ideal for professional services, creative, or corporate users
- 120,000 SF of class-A office space in a prime six-story building
- 40,000 SF ground floor retail
- Connected six-level parking garage
- Conferencing Facility
- Controlled Access
- Security System
- Fitness Center

Address	1691 Michigan Avenue Miami Beach, FL 33139
Office Size (SF)	9,008
Suite Number	400
Occupancy	Vacant
Transaction Type	Sublease
Lease Term	Through June 2029

Suite 400 9,008 RSF

Enjoy a premium Miami Beach office location with the flexibility and value of a sublease opportunity.





Unmatched Location

- Steps from Lincoln Road, Sunset Harbour, and top dining & retail
- Easy access to major roadways and public transportation
- Centrally positioned for clients and employees throughout Miami Beach



The Rivani Reimagined for the Future of Work

1691 Michigan Avenue is being renovated into The Rivani — a next-generation commercial destination that blends luxury, hospitality and wellness into the workplace experience.

Key Transformation Features:

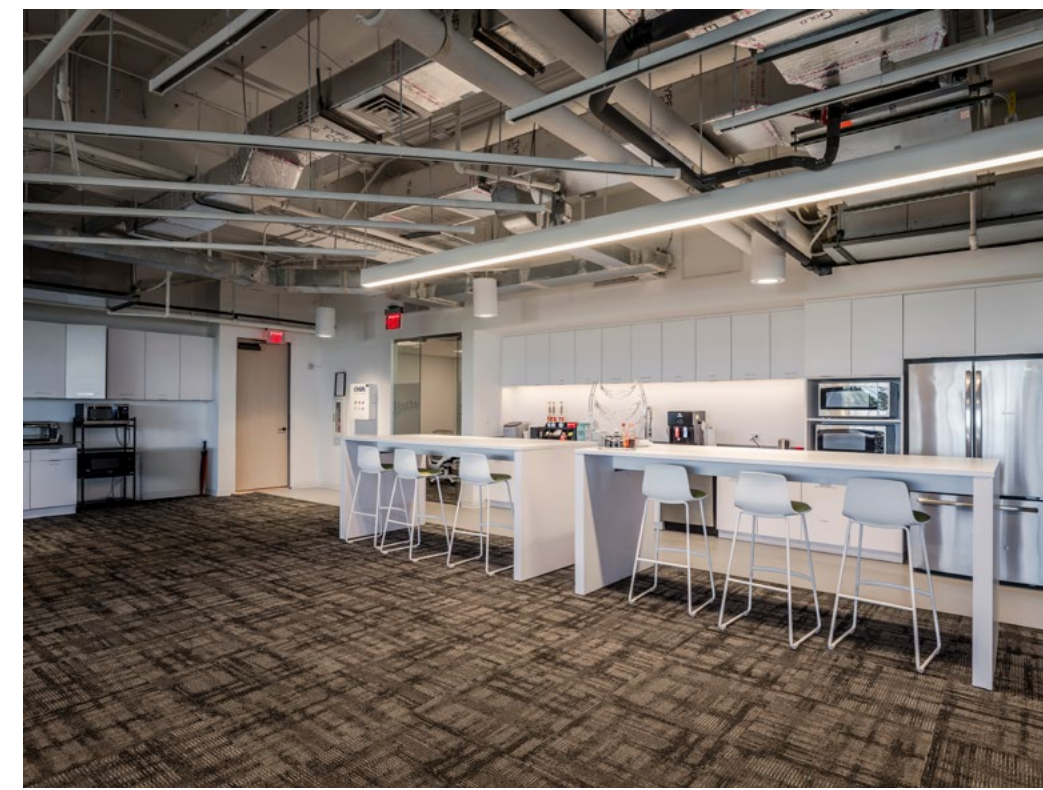
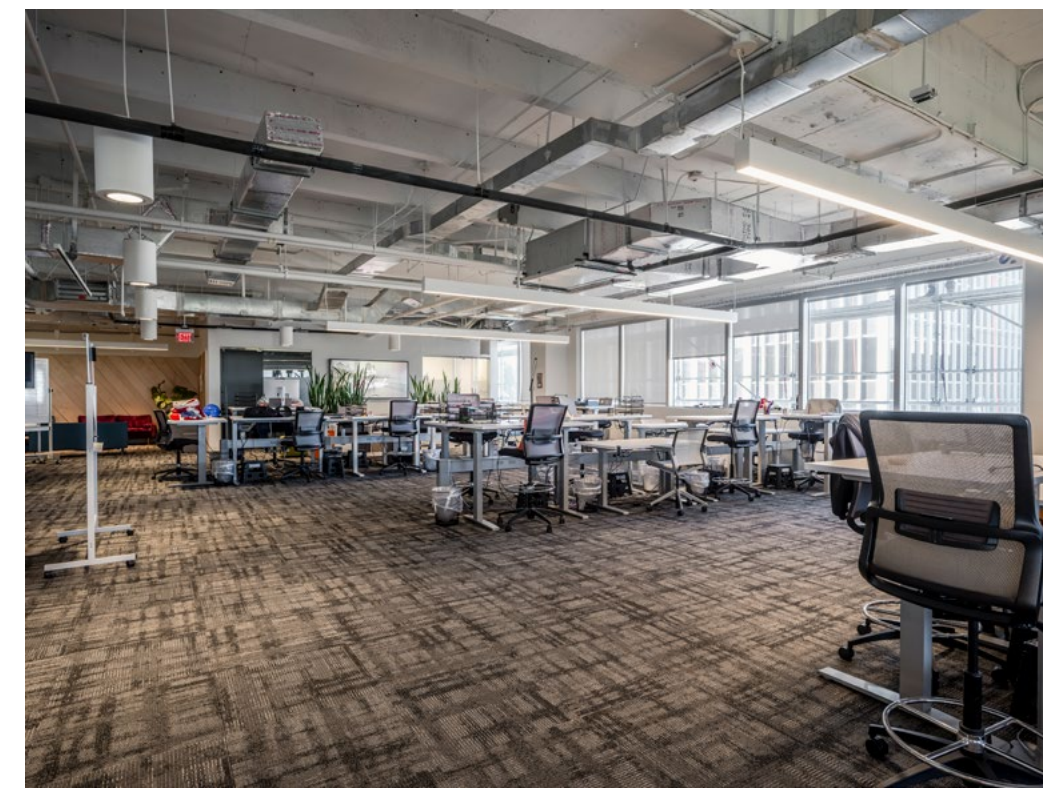
- Class X Office Concept: A visionary iteration of the office building focused on premium amenities and elevated design.
- Luxury Hospitality-Infused Environment: Designed to deliver a five-star experience with concierge service, wellness spaces, spa, fitness center, and curated social lounges.
- Award-Level Design: Collaborative design by high-profile firms for world-class interior and exterior aesthetics.
- Mixed-Use Energy: Retail and hospitality offerings on site, with tenants and partners enhancing the property's vibrancy.
- Headquarters Momentum: Playboy has signed to relocate its global headquarters to the building — a testament to its appeal and prestige.

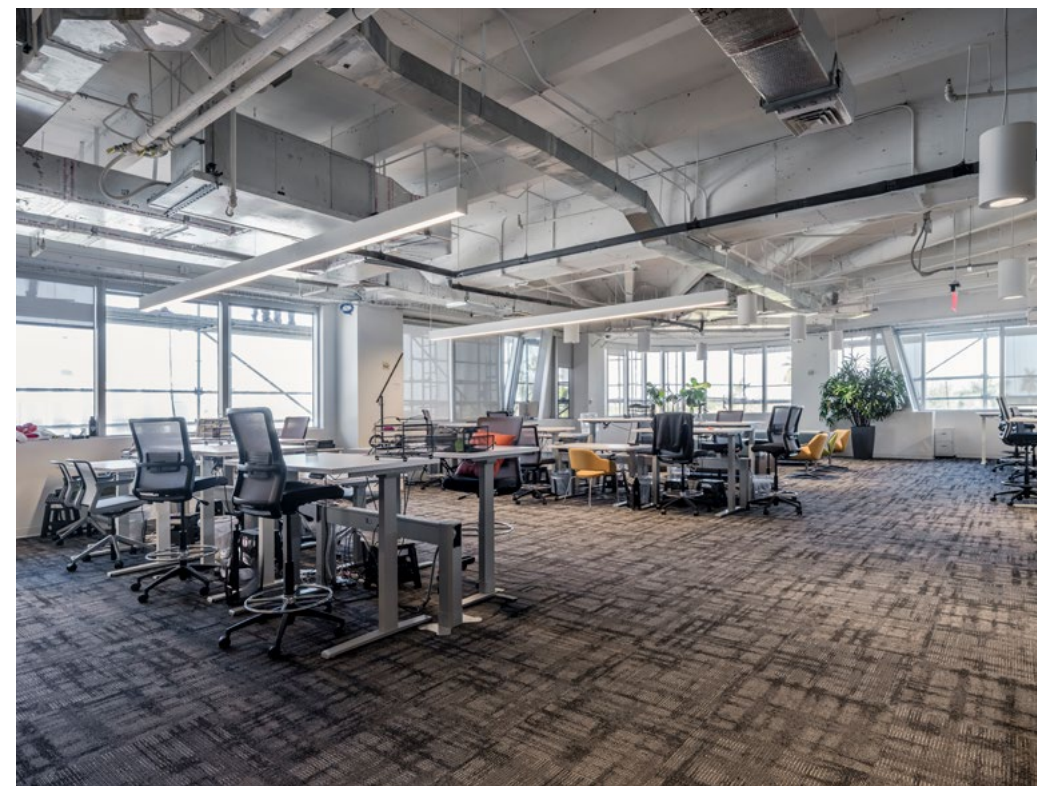
This renovation not only modernizes the space but positions The Rivani at the forefront of Miami Beach's commercial evolution — delivering a workplace environment that rivals top global markets.





Gallery







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