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**FOR LEASE** | 1688 Meridian Avenue, Miami Beach, FL 33139

## Miami Beach office space with ocean and bay views

1688 Meridian is situated in Miami Beach's most desirable neighborhood. It is within walking distance from the new Miami Beach Convention Center, The Fillmore Miami Beach, New World Symphony and Soundscape Park.

Colliers International  
South Florida, LLC  
2121 Ponce de Leon Blvd,  
Suite 1250  
Coral Gables, FL 33134  
+1 305 854 7342



Accelerating success.

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SPEC Suites available for immediate occupancy

## Available Suites

Suite 200	3,360 SF	Suite 500	1,432 SF
Suite 202	1,297 SF	Suite 520	1,498 SF
Suite 340	2,694 SF	Suite 530	2,390 SF
Suite 400	2,804 SF	Suite 560	1,508 SF
Suite 420	2,724 SF	Suite 580	1,145 SF
Suite 440	1,714 SF	Suite 803	604 SF
Suite 460	1,093 SF	Suite 903	2,084 SF

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# Located steps away from the world famous Lincoln Road



2,390 SF of contiguous space available



10 Floors  
96,870 SF



0.90/1,000 SF.  
Adjacent to city-owned parking lot



Class B Miami Beach Office Building



Built in 1961.  
Currently being renovated



Easy Access to I-95 and I-195



Close proximity to Lincoln Road and numerous retail amenities

### THE BUILDING

Originally designed by renowned architect Morris Lapidus and still features the artistic facade, but is currently undergoing a transformative renovation including exterior enhancements, new lobby, common areas and restrooms.

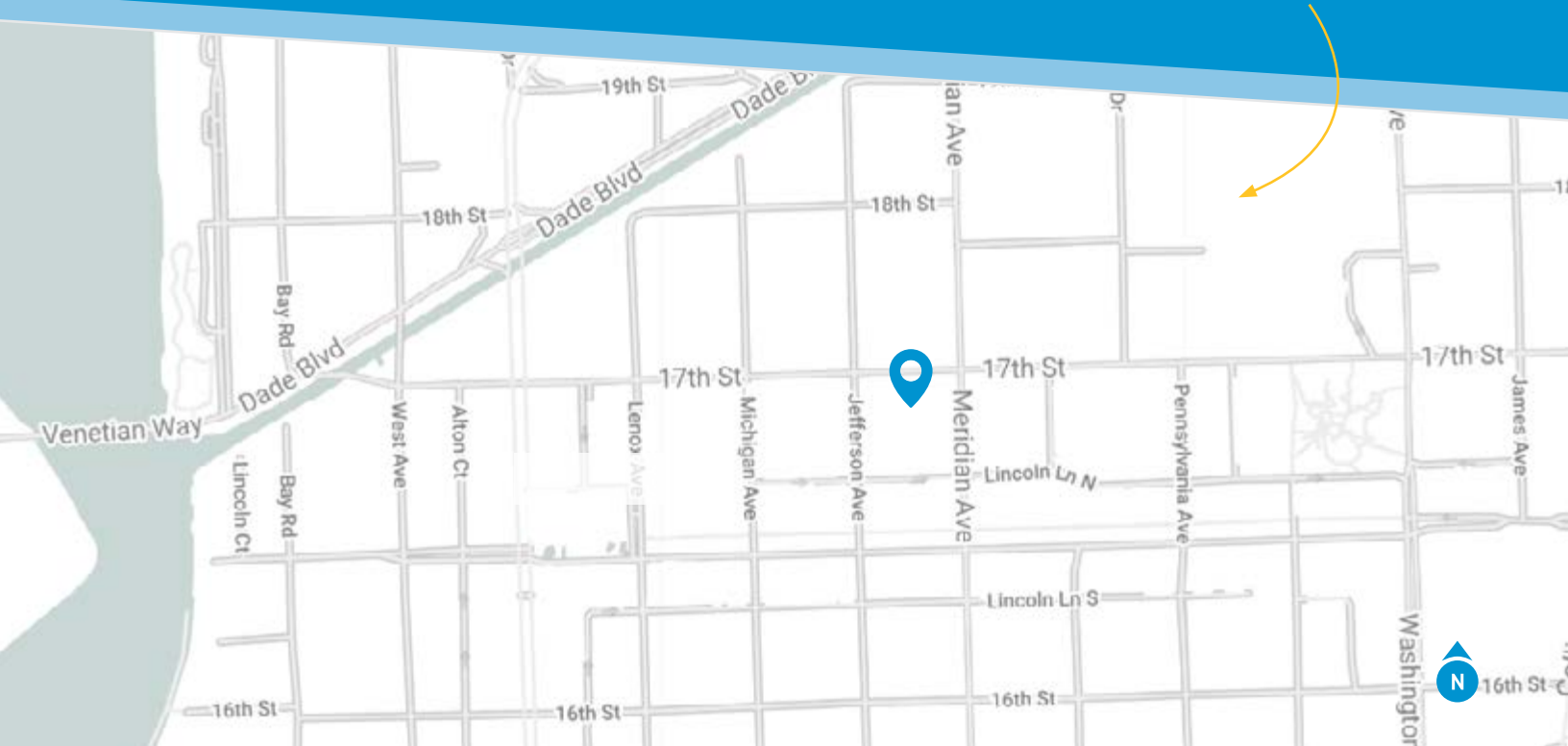
### THE AREA

Miami Beach extends across seven square miles on an island separating Biscayne Bay from the Atlantic Ocean. It features 63 miles of water frontage, exceptional quality of life, and numerous cultural events, along with excellent business opportunities, superior hotels, art galleries, restaurants & boutique shopping.

### DISTANCE

Lincoln Road Mall	8 min walk
Downtown Miami	20 min drive
Brightline at Miami Central	21 min drive
Miami International Airport	30 min drive

Walking Distance to Miami Beach Convention Center, New World Symphony, and The Fillmore



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