

NOLI

723 LINCOLN LANE N

noli-miamibeach.com

CREATIVE OFFICE/ENTERTAINMENT
BUILDING SIGNAGE RIGHTS

723 LINCOLN LANE N · MIAMI BEACH, FL 33139

ANCHORING THE NOLI DISTRICT · IDEAL FOR OFFICE · FITNESS · RESTAURANT · EXPERIENTIAL

Flagship Building Opportunity For Lease

A DEVELOPMENT OF



comras company
redefining retail.®



± 9,500 SF
Rooftop Deck
overlooking NoLi
and Lincoln Rd



723 LINCOLN LANE N, MIAMI BEACH, FL 33139
THREE-LEVEL FLAGSHIP BUILDING ANCHORING THE NoLi DISTRICT
± 9,500 SF Rooftop Deck overlooking NoLi and Lincoln Road

BUILDING SIZE
± 10,000 - 50,000 SF
Three Levels + Rooftop

FRONTAGE
± 210' Lincoln Ln N
± 50' Meridian Ave

CEILING HEIGHT
± 18' - 37'

POSSESSION
February 2027

PROPERTY HIGHLIGHTS

- Contemporary building located between the Miami Beach Convention Center & Hotel and Lincoln Road
- Escalators and elevators in place
- Building Name signage available

LOCATION

- Over 3,000 parking spaces in the immediate area
- Just off Lincoln Road – Miami Beach's iconic pedestrian promenade and premier commercial corridor

NEIGHBORING TENANTS



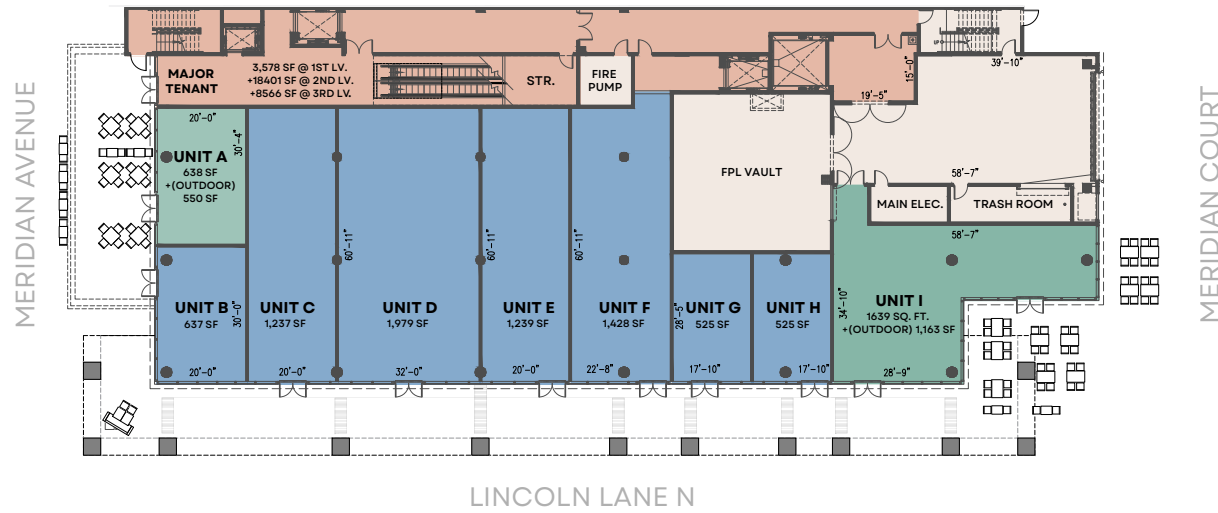


DOUBLE-HEIGHT WORKPLACE



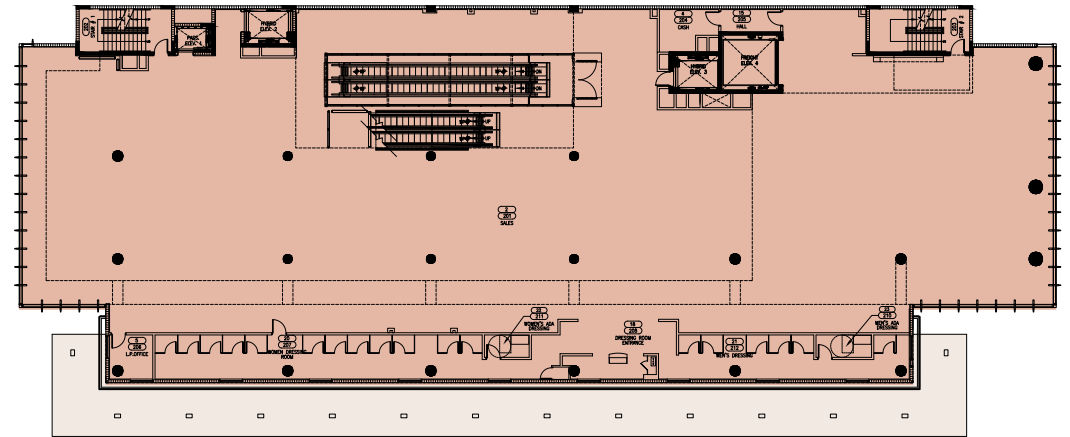
LEVEL 1

± 525 - 10,000 SF



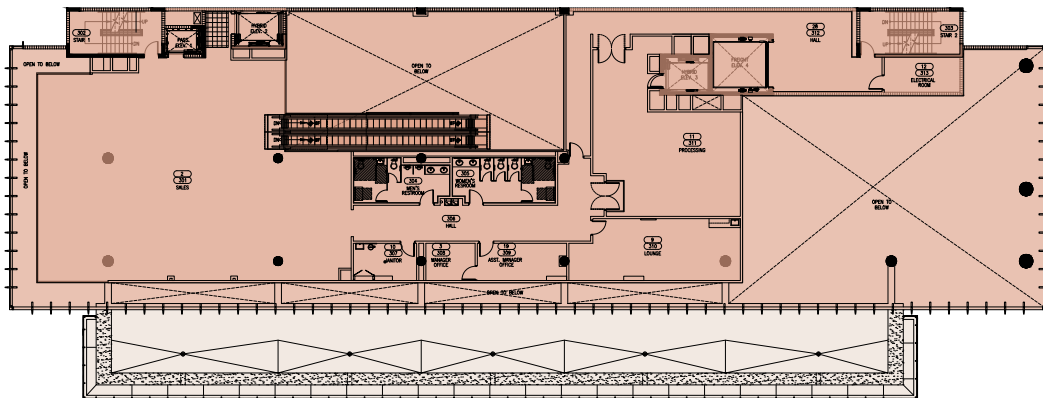
LEVEL 2

± 22,000 SF



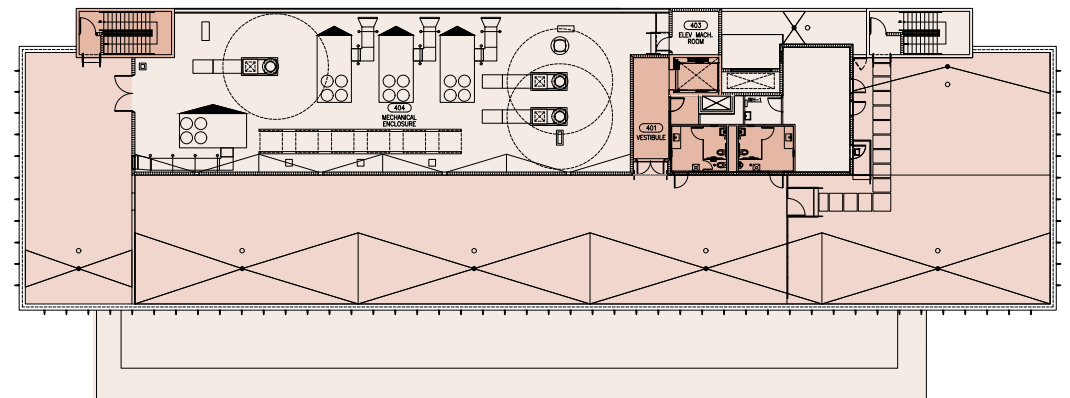
LEVEL 3

± 12,000 SF



ROOFTOP + OUTDOOR TERRACE OVERLOOKING NoLi

± 9,500 SF





OVERLOOKING NoLi PLAZA

VNECT

VNECT

3DD



NoLi

MIAMI BEACH'S NEWEST Boutique, Café, Office & Lifestyle Destination

At its heart **Via NoLi** creates a boutique passage to **North Lincoln Lane**, transforming an alley into a lively “**street off the street**” with curated shops, outdoor cafés, and lifestyle uses.

150,000 SF+
Across the NoLi District
~1,800
Linear feet of Frontage

± 600 - 10,000 SF
Retail, Café & Lifestyle Spaces
Immediate & Fall 2026
Deliveries



Via NoLi creates the first direct pedestrian connection from Lincoln Road to NoLi Lane, transforming an old service alley into Miami Beach's newest boutique corridor.

STEPS FROM CULTURAL LANDMARKS INCLUDING



New World Symphony



THE
BASS

WALKING DISTANCE TO LUXURY HOTELS AND RESIDENCES

THE RITZ-CARLTON

1 HOTEL SOUTH BEACH

THE W HOTEL

LOEWS HOTEL

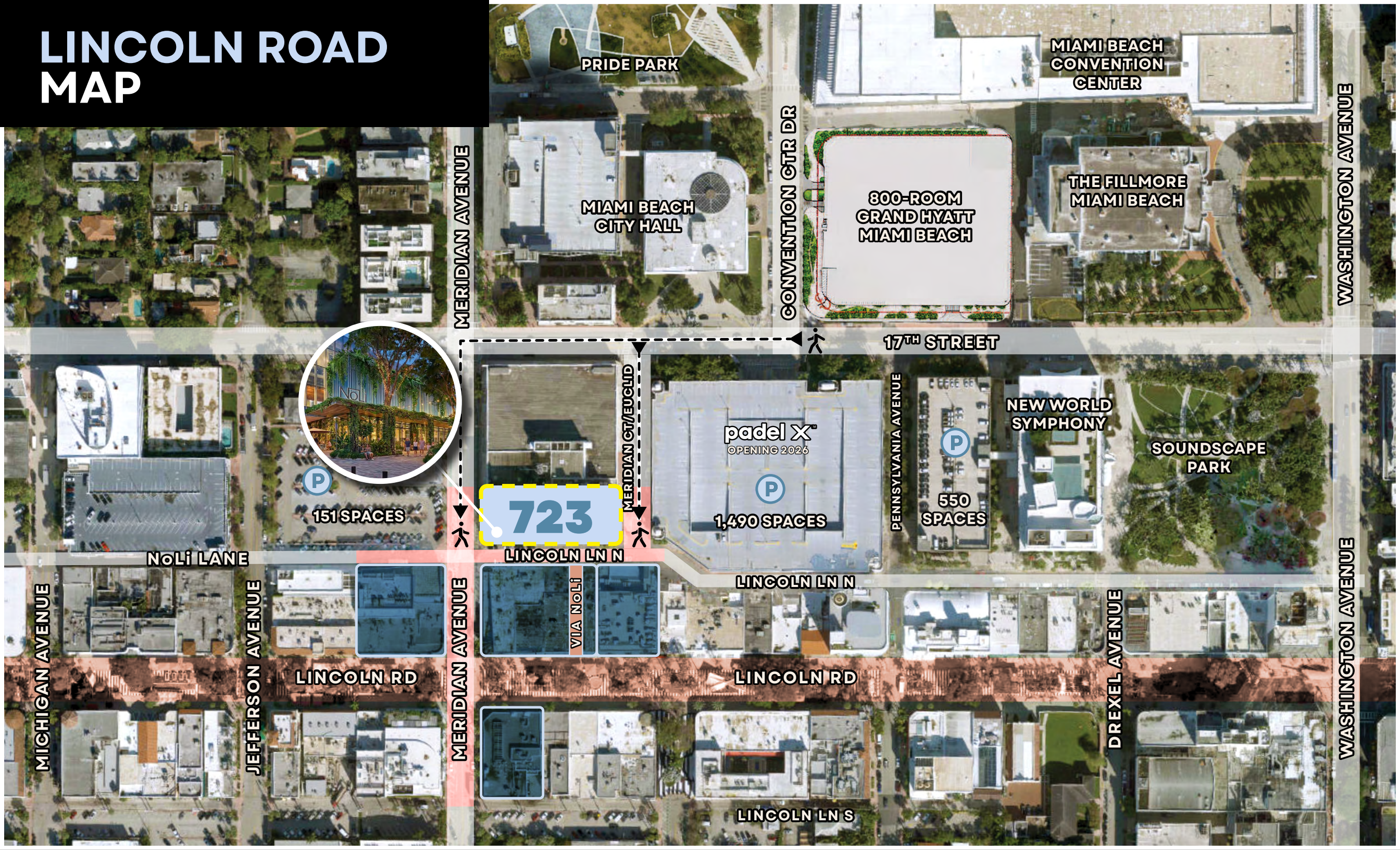
DELANO
ENNISMORE

THE RALEIGH
ROSEWOOD

THE SHORE CLUB
AUBERGE COLLECTION

GRAND HYATT
CONVENTION CENTER, 2027

LINCOLN ROAD MAP



PRIDE PARK

MIAMI BEACH
CONVENTION
CENTER

MIAMI BEACH
CITY HALL

CONVENTION CTR DR

800-ROOM
GRAND HYATT
MIAMI BEACH

THE FILLMORE
MIAMI BEACH

WASHINGTON AVENUE



17TH STREET

151 SPACES

723

padel XSM
OPENING 2026

1,490 SPACES

550
SPACES

NEW WORLD
SYMPHONY

SOUNDSCAPE
PARK

NOLI LANE

LINCOLN LN N

LINCOLN LN N

MICHIGAN AVENUE

JEFFERSON AVENUE

LINCOLN RD

MERIDIAN AVENUE

VIA NOLI

LINCOLN RD

PENNSYLVANIA AVENUE

DREXEL AVENUE

WASHINGTON AVENUE

LINCOLN LN S



NOLI
723 LINCOLN LANE N

LEASING

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