

RIVANNI

MIAMI BEACH



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At RIVANI, our mission is to redefine the modern workspace experience by seamlessly blending luxury, wellness, and productivity. We are committed to providing professionals with an elevated environment that fosters creativity, collaboration, and personal well-being. Through our exceptional amenities, personalized service, and attention to detail, we set ourselves apart as a “Class X” building and strive to inspire and empower individuals to thrive both professionally and personally.

FROM DESK TO ZEN



INTRODUCING CLASS X

Where luxury seamlessly integrates with efficiency because we understand your time and your health are your most valuable assets.

- Full-Time Dedicated Concierge
- Security & Valet
- Ample Parking
- Private Event Space
- Café
- Food Delivery Service
- Conference Room
- Biohacking Room
- Speakeasy
- Spa
- Frost Locker
- Fitness Center

EXCLUSIVE. EXCEL. EXHALE.





VALET ENTRY

The entrance to RIVANI embraces you with a white glove bespoke valet service and a familiar “welcome back to work.”

The decadent beauty of the natural aesthetics and soothing sounds are accompanied by a full-time reception and concierge service attending to your every need.





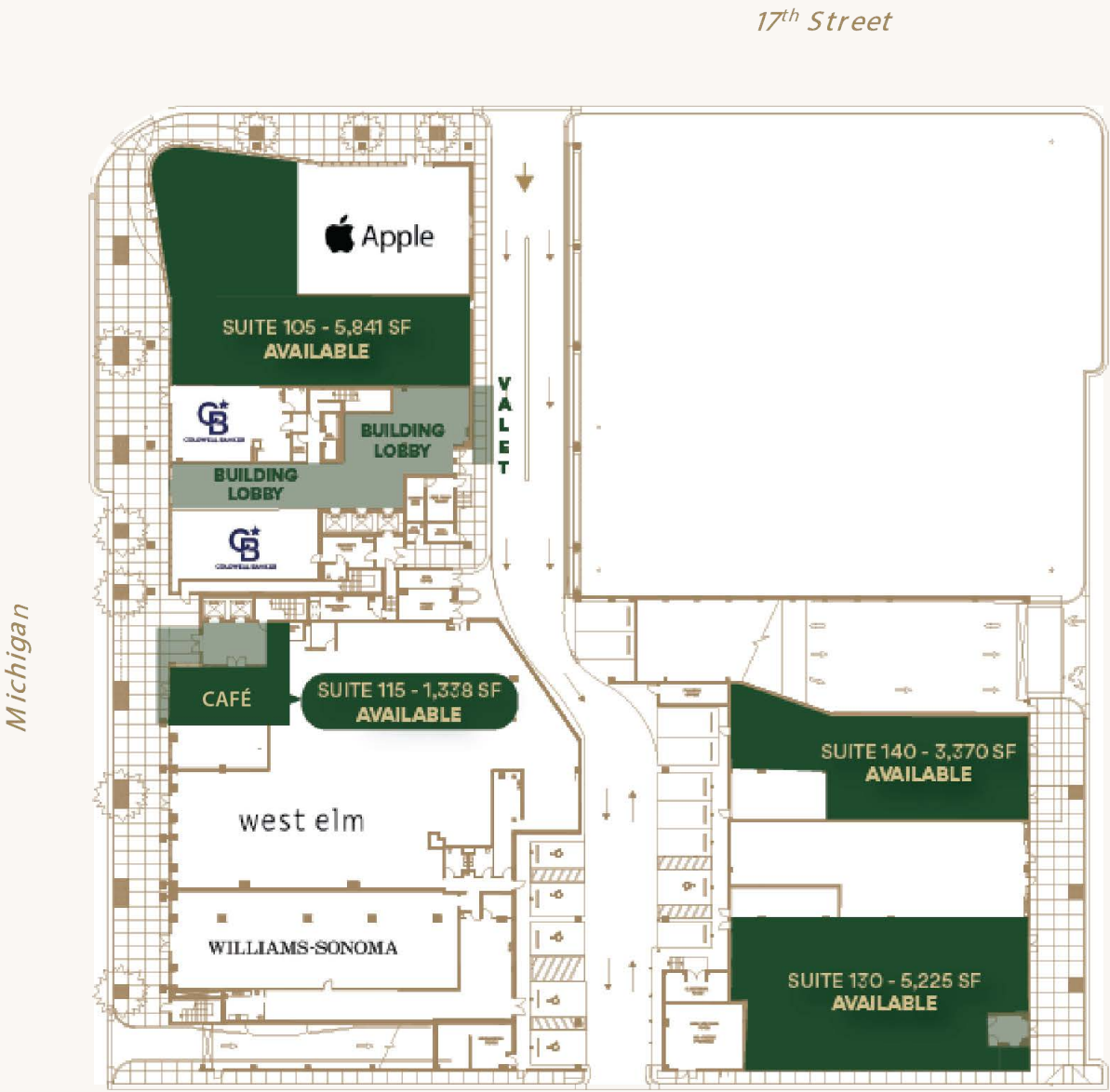


Monarch's 8,000-square-foot space at RIVANI brings their model to Miami Beach, with personal training, physical therapy, preventative medicine, IV therapy, hormone therapy, prescription management, and full recovery amenities.

Monarch Athletic Club operates across five integrated pillars: Medical, Strength, Physical Therapy, Nutrition, and Mind. "Monarch Athletic Club is a game changer for Miami's wellness scene," said Robert Rivani. "Their innovation and elite level of services represents the caliber of tenants we are curating at The RIVANI, and aligns with our vision of a workplace designed around lifestyle and wellbeing."



1ST FLOOR
Floor Plan



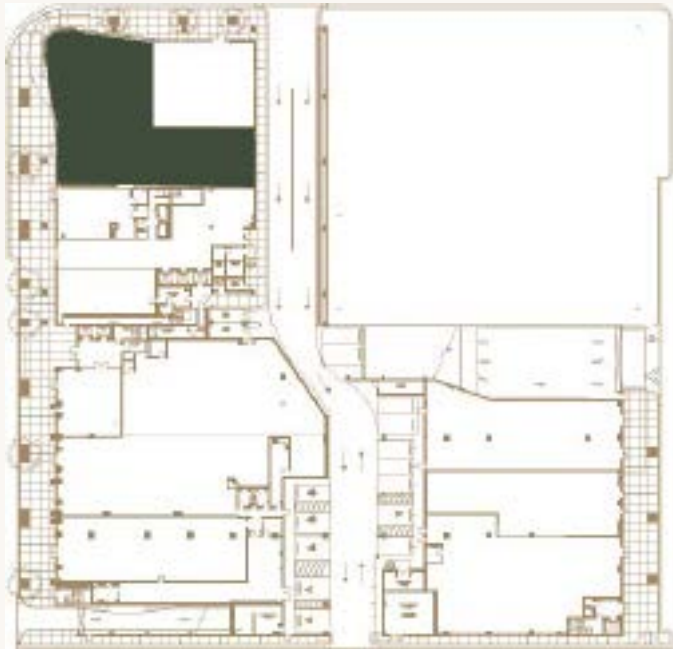
4 SPACES AVAILABLE FOR LEASE

Ground Floor - Available Spaces

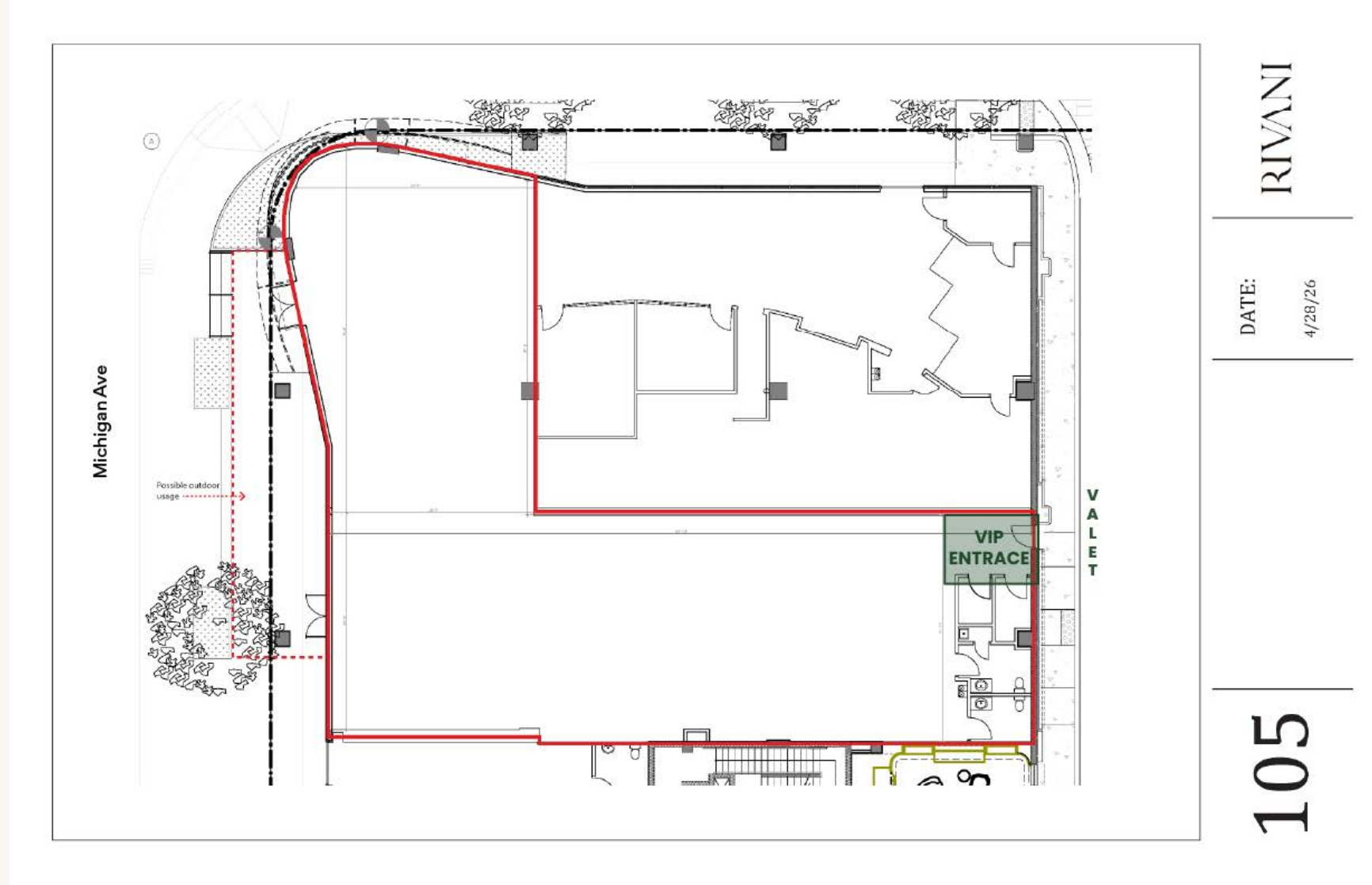
STE 105	5,841 SF	(Restaurant)
STE 115A	1,338 SF	(Café / 2nd Gen. Restaurant)
STE 130	5,255 SF	(Retail / Office Space)
STE 140	3,370 SF	(2nd Gen. Restaurant)

RIVANI

EXCLUSIVE. EXCEL. EXHALE.



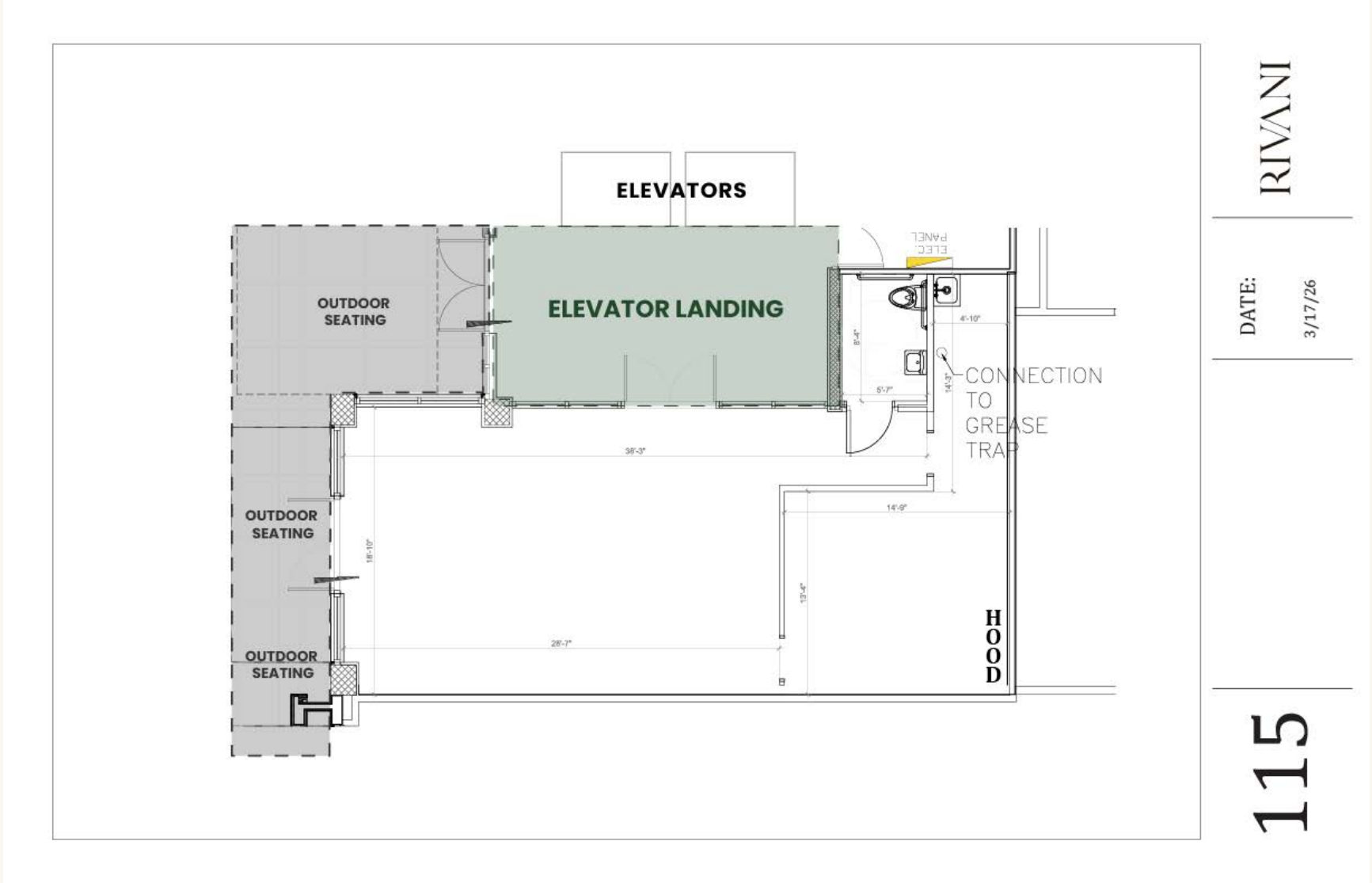
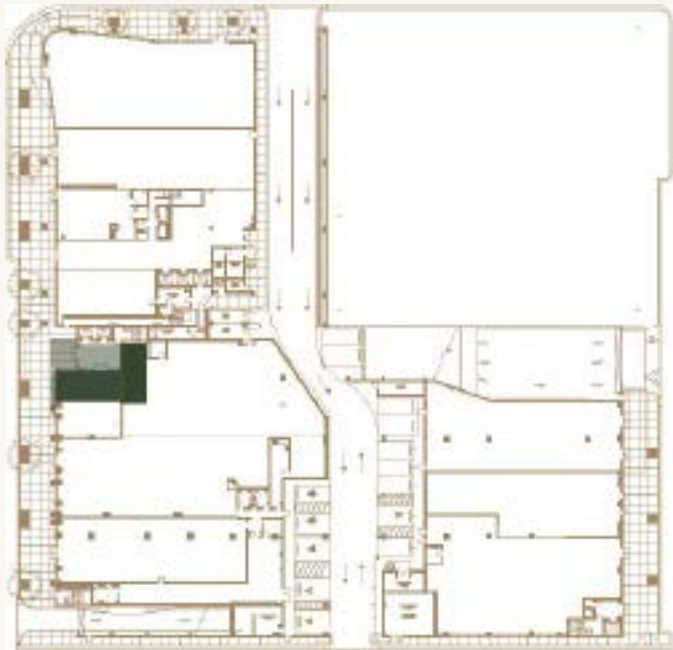
1ST FLOOR
Suite 105 - 5,841 SF
(Restaurant Space)



HIGHLIGHTS

- Entrance directly from valet
- Newly installed grease trap

1ST FLOOR
Suite 115A - 1,338 SF
(Café / 2nd Gen. Restaurant)



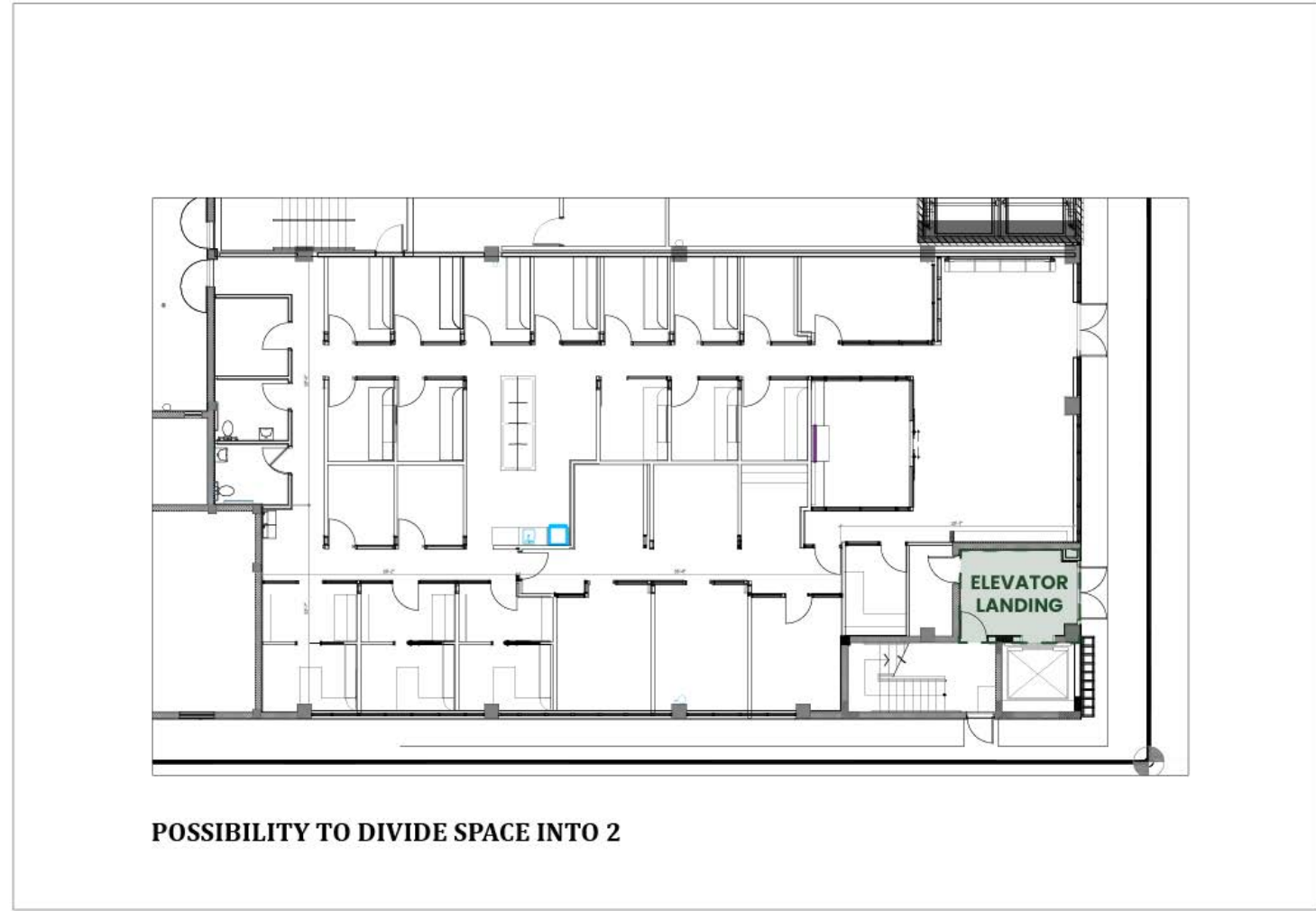
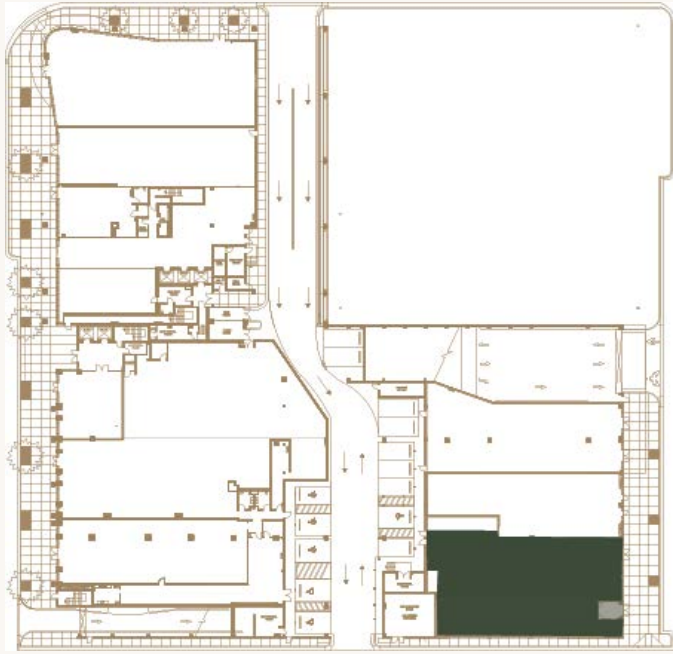
HIGHLIGHTS

- Located next to building lobby
- Ideal restaurant/café space
- Grease trap and hood installed
- Next to elevator landing for tower

1ST FLOOR

Suite 130 - 5,255 SF

(Office / Retail Space)



RIVANI

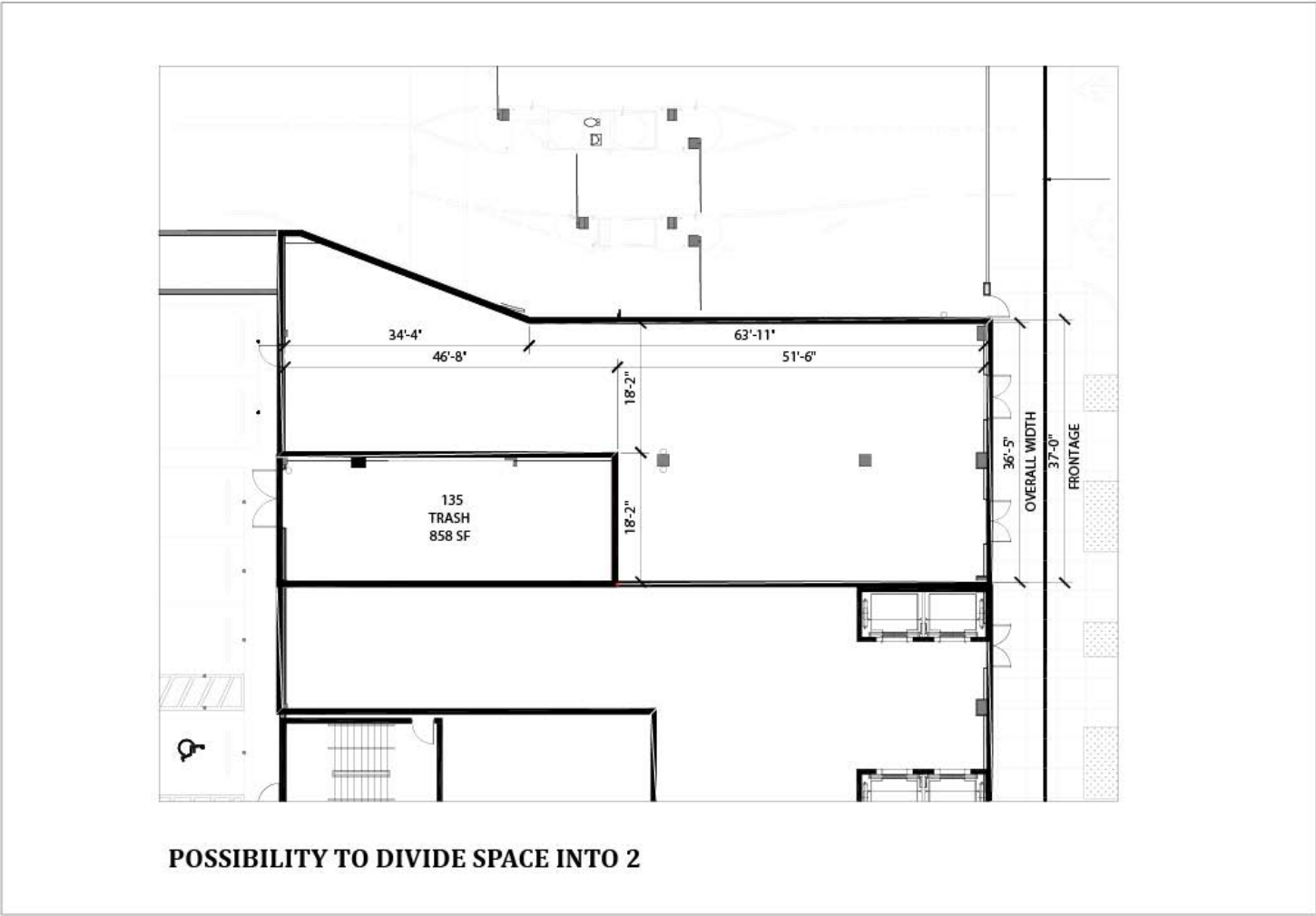
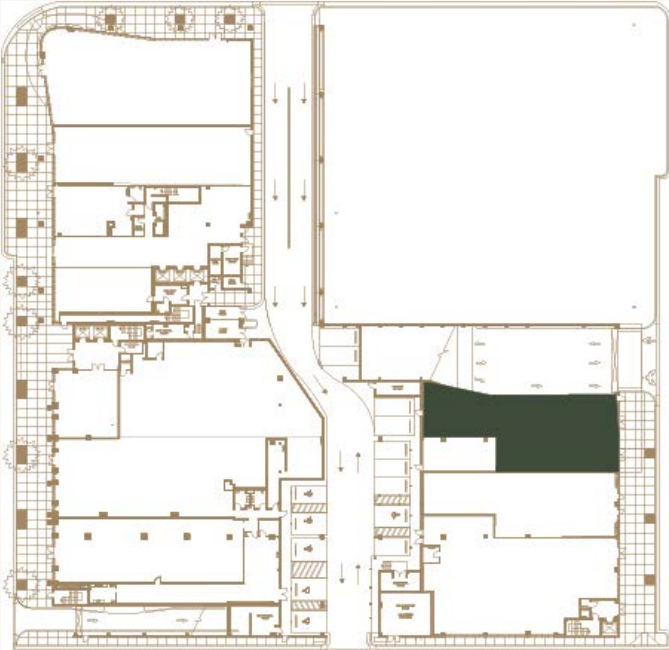
DATE:
3/17/26

130

HIGHLIGHTS

- Currently built out as an office space
- Ideal for office, retail or medical spa
- Can be split into two

1ST FLOOR
Suite 140 - 3,370 SF
(2nd Gen. Restaurant)



140

DATE: 3/17/26

RIVANI

- HIGHLIGHTS
- Grease trap in place
 - 2nd generation restaurant
 - Can be split into two



Miami Beach is located on the barrier island between Biscayne Bay and the Atlantic Ocean. This vibrant city is globally recognized for its Hispanic influences, luxury hospitality, art deco architecture, pristine beaches, and high quality of life. Fused with a pro-business environment Miami Beach has blossomed into a hub for some of the most successful and wealthy figures of the world.

Nearby Hotels & Restaurants

1. STANDARD SPA

2. LE BASILIC MIAMI

3. MILA

4. ESMÉMIAMI BEACH HOTEL

5. LOEWS MIAMI BEACH HOTEL

6. RITZ-CARLTON HOTEL

7. DELANO SOUTH BEACH

8. CASA TUA RESTAURANT

9. THE FILLMORE MIAMI BEACH
10. ROSEWOOD HOTEL & RESIDENCES

11. THE SETAI, SOUTH BEACH

12. BULGARI HOTEL

13. W HOTEL SOUTH BEACH

14. 1 HOTEL SOUTH BEACH

15. THE MIAMI BEACH EDITION

16. FAENA HOTEL

17. AMAN

RIVANI offers a new class of workplace for the everyday professional accustomed to panache. The building is ideally positioned between the only east to west thoroughfare and Lincoln Road, creating a perfect blend of work and play environment.







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