

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.





1<sup>ST</sup> 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)

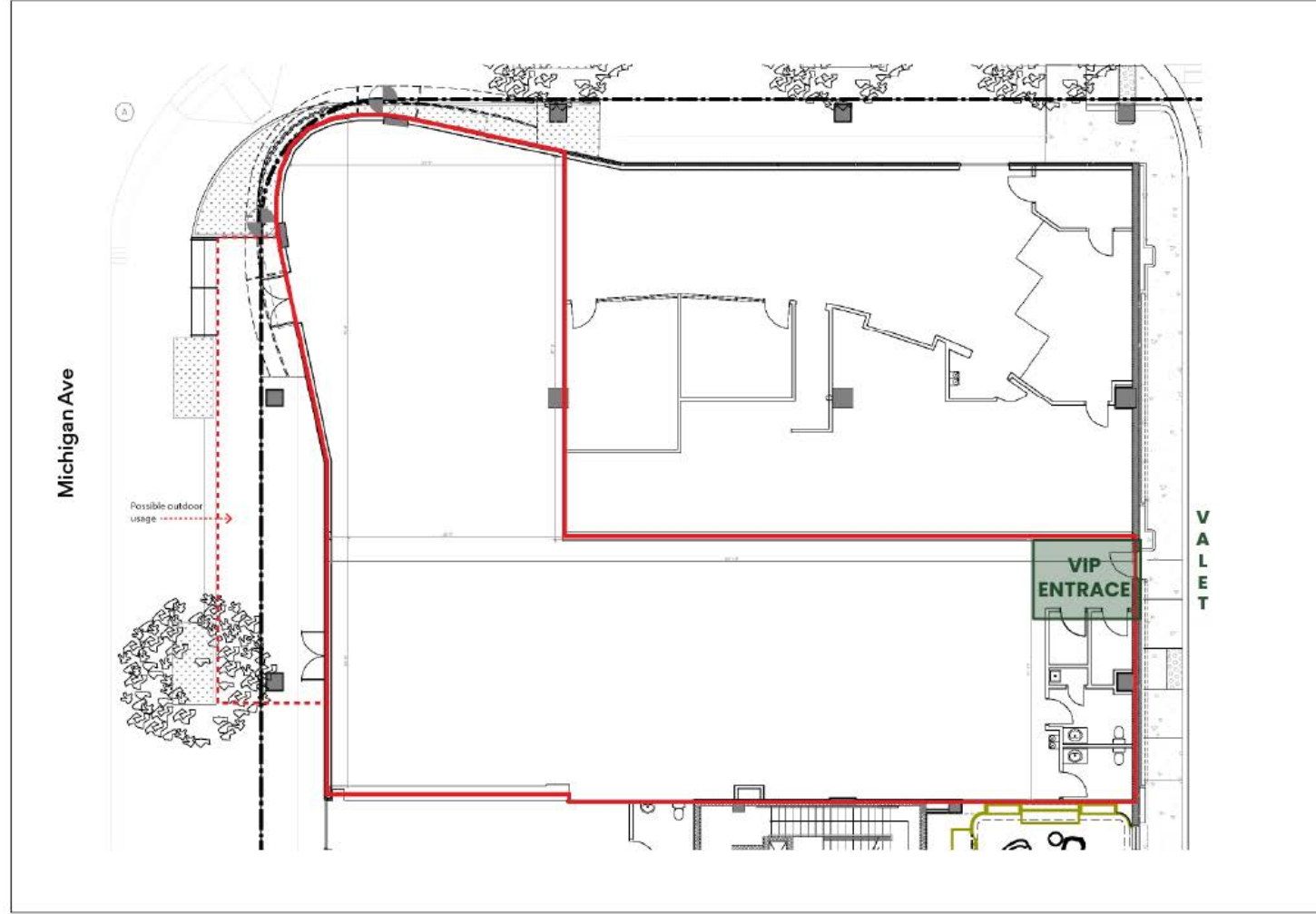
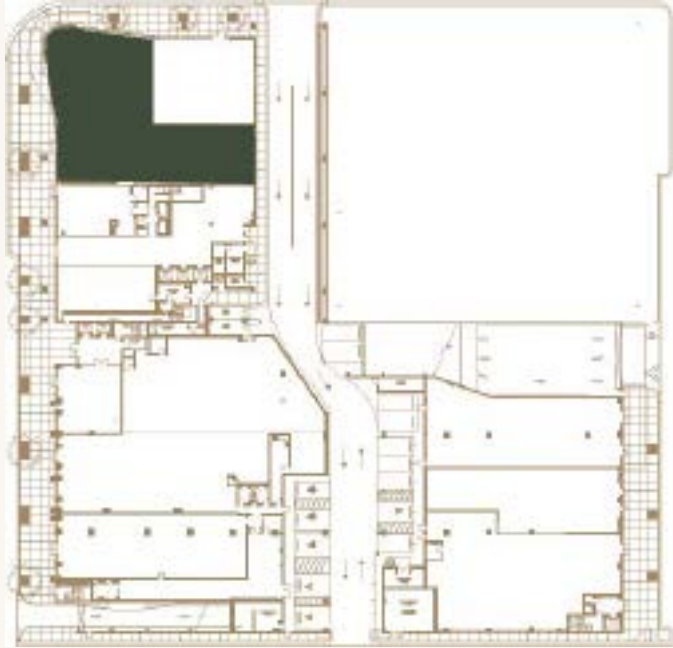
RIVANI

EXCLUSIVE. EXCEL. EXHALE.

1<sup>ST</sup> FLOOR

**Suite 105 - 5,841 SF**

(Restaurant Space)



RIVANI

DATE:  
4/28/26

105

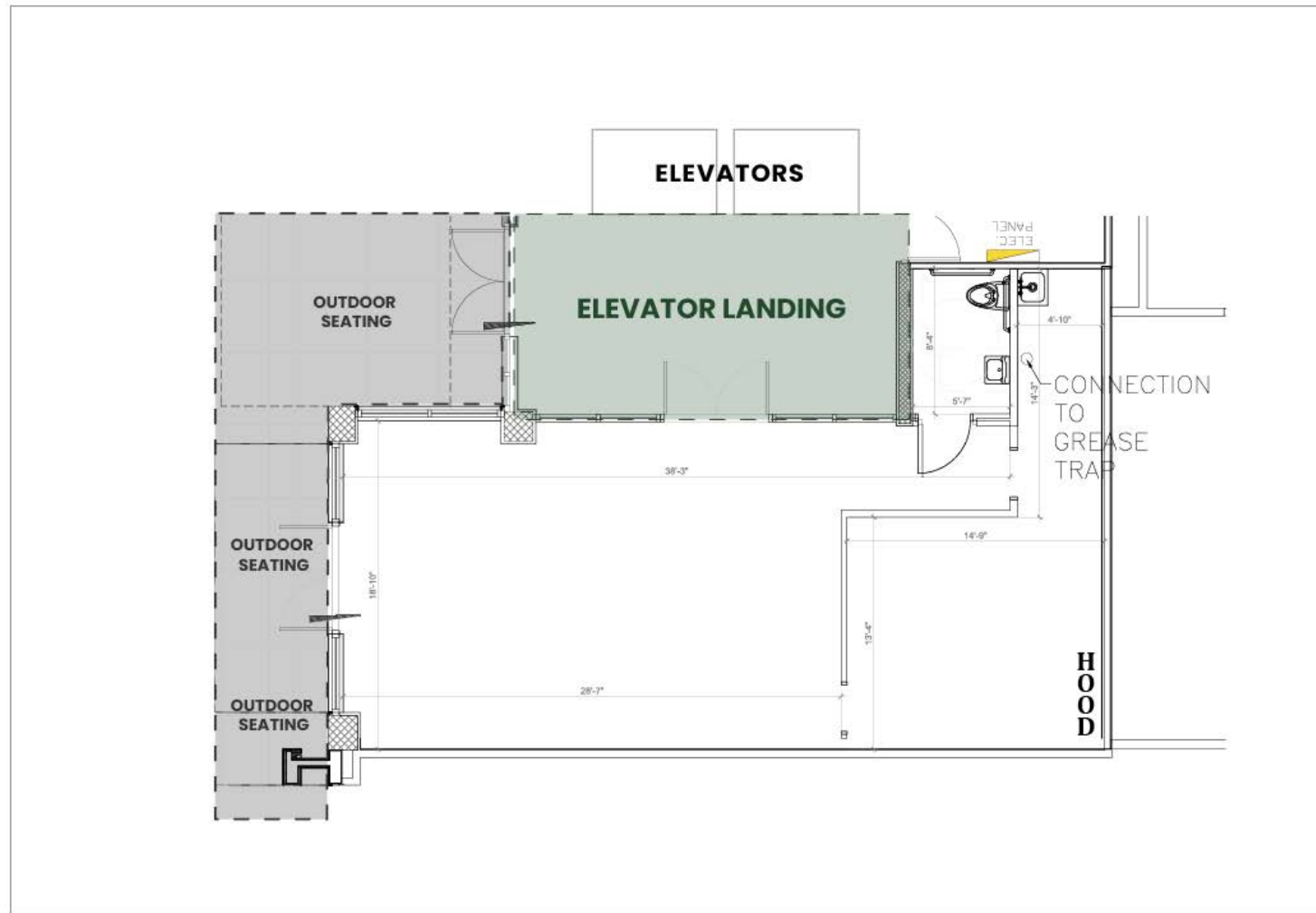
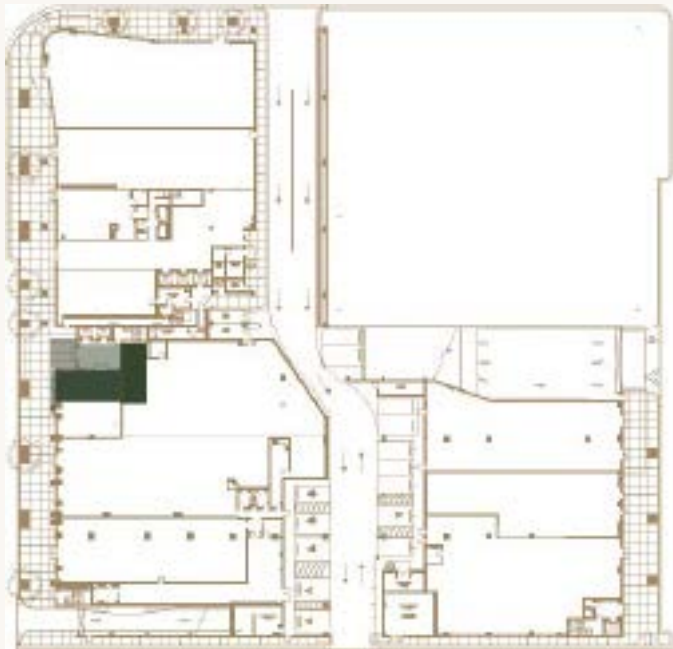
### HIGHLIGHTS

- Entrance directly from valet
- Newly installed grease trap

1<sup>ST</sup> FLOOR

**Suite 115A - 1,338 SF**

(Café / 2nd Gen. Restaurant)



RIVANI

DATE: 3/17/26

115

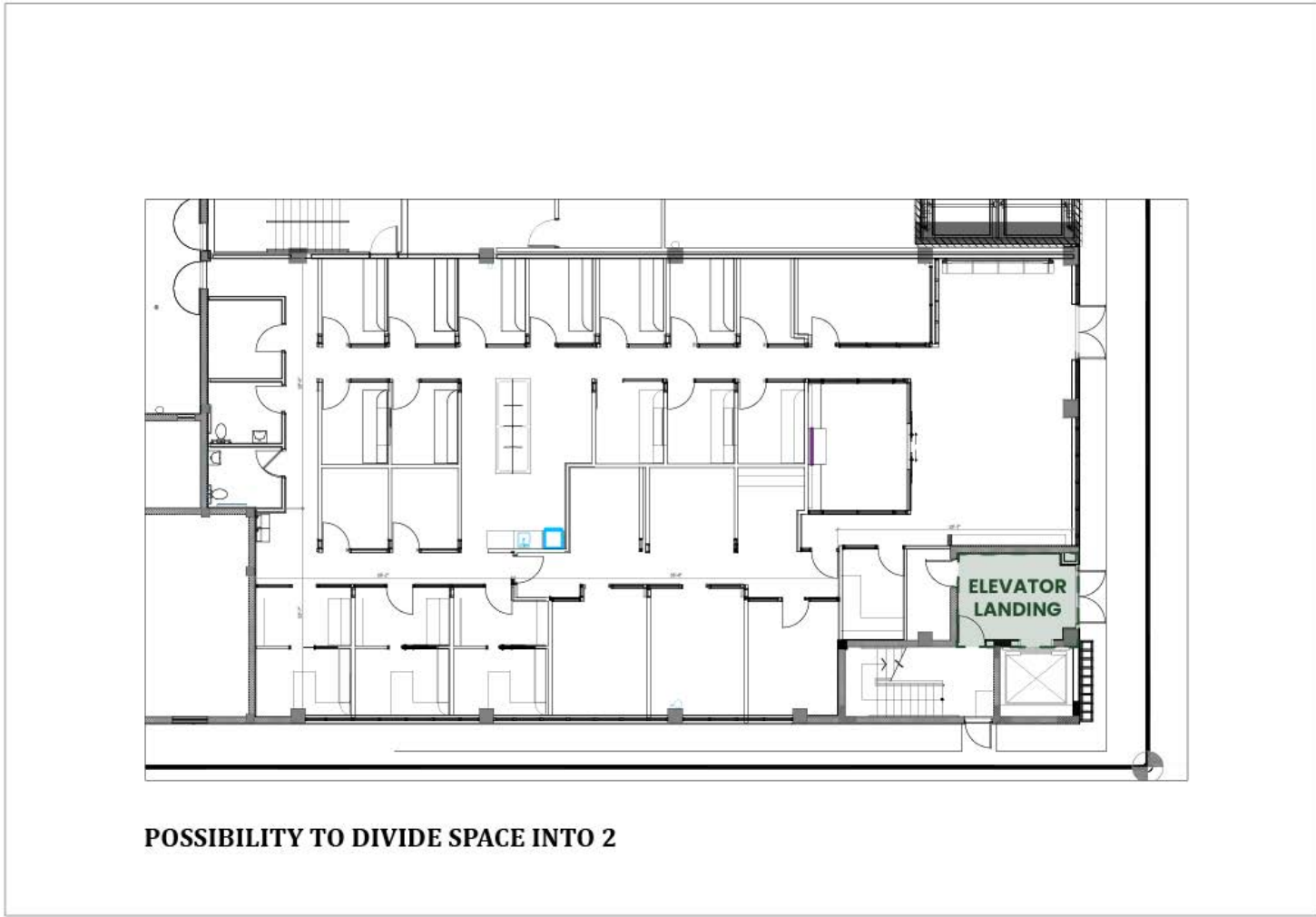
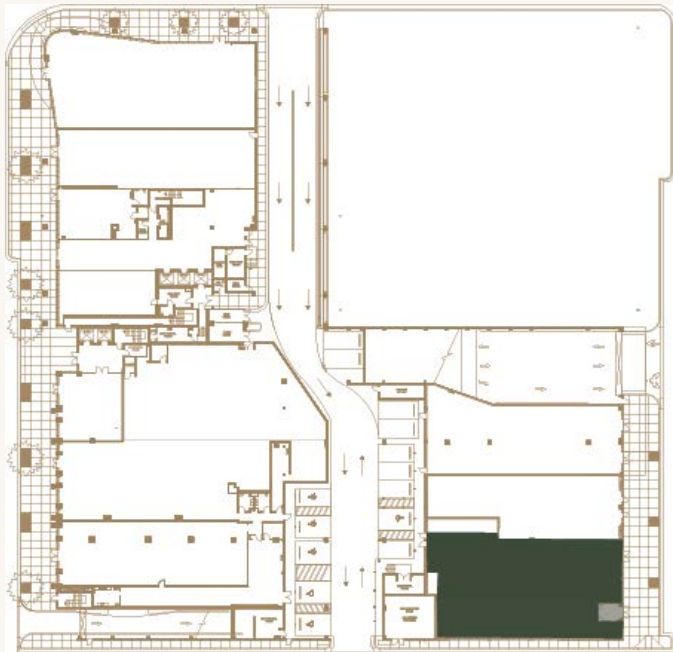
HIGHLIGHTS

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

1<sup>ST</sup> FLOOR

**Suite 130 - 5,255 SF**

(Office / Retail Space)



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DATE:  
3/17/26

130

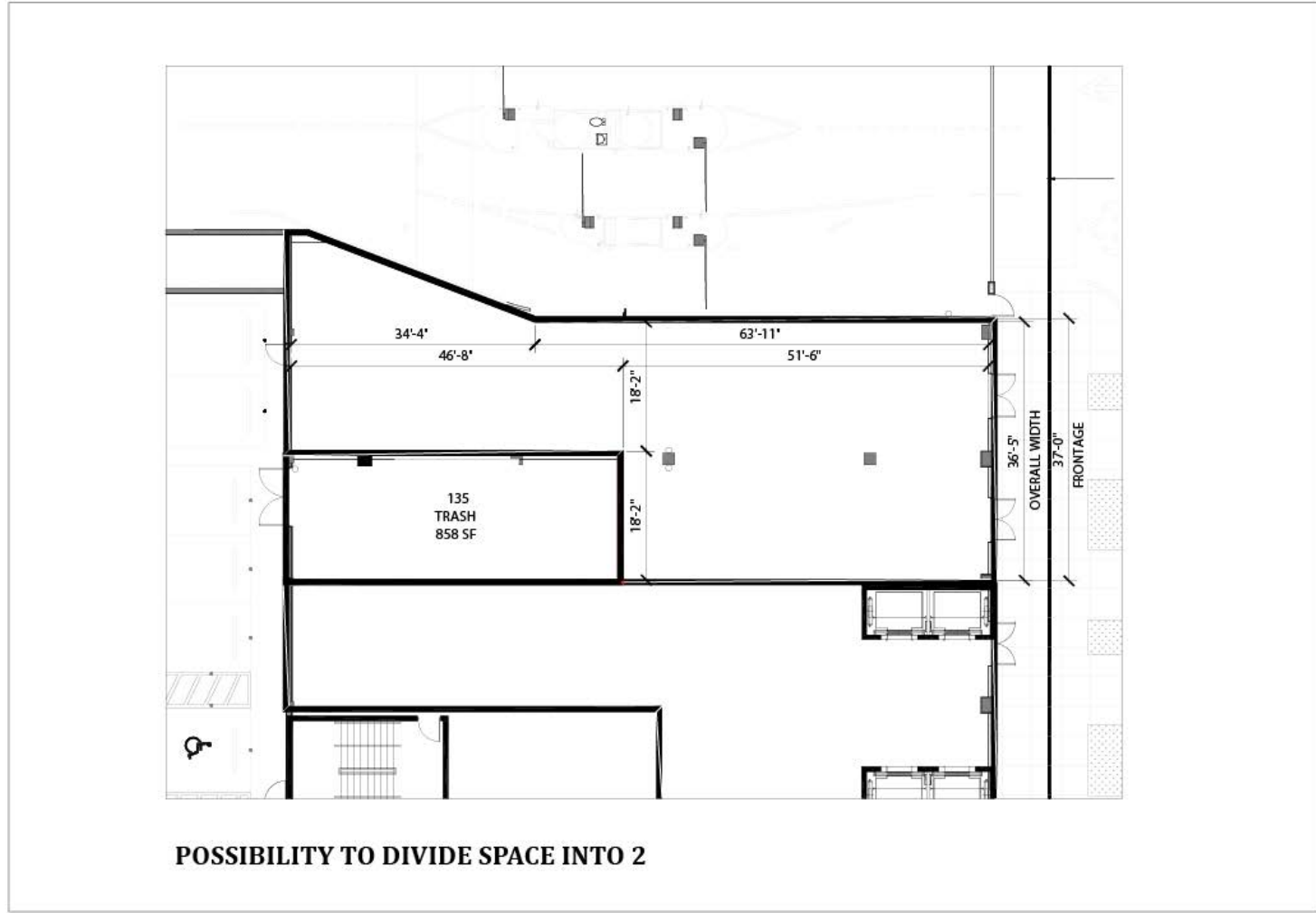
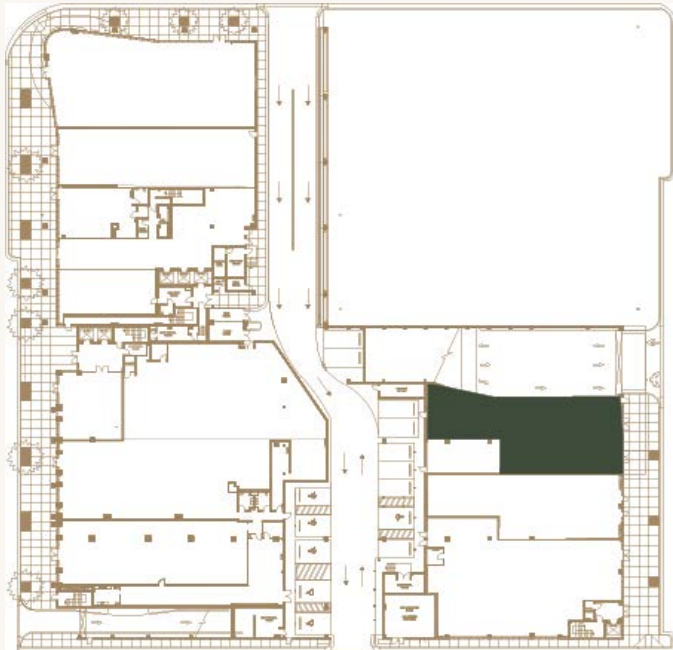
HIGHLIGHTS

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

1<sup>ST</sup> FLOOR

**Suite 140 - 3,370 SF**

(2nd Gen. Restaurant)



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DATE:  
3/17/26

140

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             | 10. ROSEWOOD HOTEL & RESIDENCES |
| 2. LE BASILIC MIAMI         | 11. THE SETAI, SOUTH BEACH      |
| 3. MILA                     | 12. BULGARI HOTEL               |
| 4. ESMÉ MIAMI BEACH HOTEL   | 13. W HOTEL SOUTH BEACH         |
| 5. LOEWS MIAMI BEACH HOTEL  | 14. 1 HOTEL SOUTH BEACH         |
| 6. RITZ-CARLTON HOTEL       | 15. THE MIAMI BEACH EDITION     |
| 7. DELANO SOUTH BEACH       | 16. FAENA HOTEL                 |
| 8. CASA TUA RESTAURANT      | 17. AMAN                        |
| 9. THE FILLMORE MIAMI BEACH |                                 |

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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MIAMI BEACH

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