

SECOND FLOOR OFFICE SPACE FOR LEASE



CONCEPTUAL RENDERING

421 WASHINGTON AVENUE
MIAMI BEACH, FL

INHOUSE
COMMERCIAL

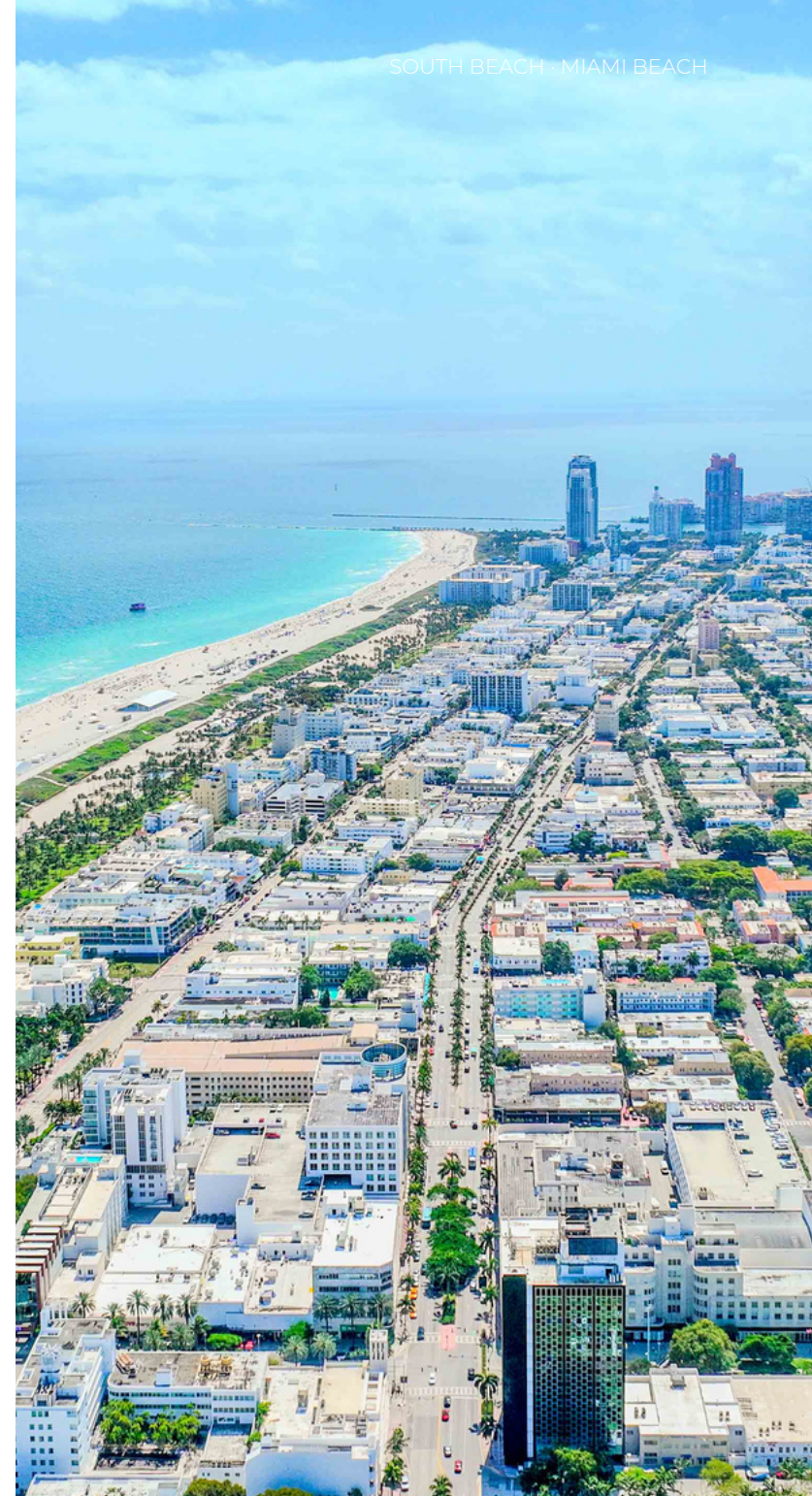
PROPERTY OVERVIEW

Suite 201 at 421 Washington Avenue is a bright, open-plan office loft in the heart of South Beach. Located above Washington Avenue's active retail corridor, the space features abundant natural light, a kitchenette, full bathroom with shower, and flexible space for private offices, storage, or support functions. Ideal for creative, professional, and boutique office users.

ADDRESS	421 WASHINGTON AVENUE MIAMI BEACH, FL 33139
SIZE	±1,000 SF
USES	OFFICE / CREATIVE / PROFESSIONAL SERVICES
POSSESSION	IMMEDIATE

PROPERTY HIGHLIGHTS

- OPEN-PLAN LOFT WITH HIGH CEILINGS
- FULL BATHROOM
- KITCHENETTE WITH AMPLE CABINETRY
- NEW TPO ROOF (2026)
- FULL ELECTRICAL GUTTER UPGRADE (2026)
- BUILDING RECERTIFICATION UNDERWAY
- WINDOW REPLACEMENT PLANNED
- STEPS TO LINCOLN ROAD & COLLINS AVE





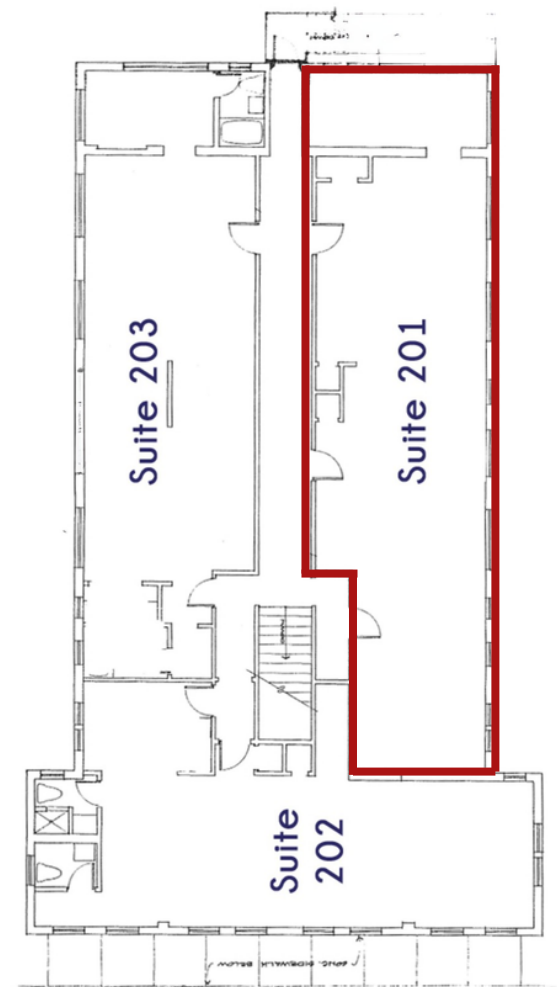
PRIVATE OFFICE



KITCHENETTE

FLOOR PLAN

±1,000 SF



WASHINGTON AVENUE

EXISTING CONDITION



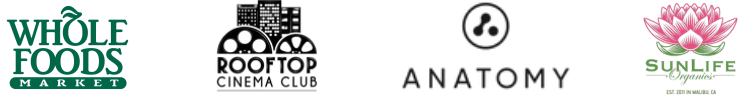
LOCATION OVERVIEW

421 WASHINGTON AVENUE IS POSITIONED IN SOUTH BEACH'S MOST SOUGHT-AFTER OFFICE SUBMARKET, WITHIN WALKING DISTANCE OF PREMIER DINING, HOSPITALITY, AND WATERFRONT AMENITIES. THE BUILDING OFFERS SURROUNDING PARKING, DIRECT MACARTHUR CAUSEWAY ACCESS TO I-395 AND I-95, AND PROXIMITY TO THE PROFESSIONAL AND CREATIVE TENANTS.

SOUTH OF FIFTH | ULTRA-LUXURY RESIDENTIAL, WORLD-CLASS DINING, PRISTINE BEACHFRONT.



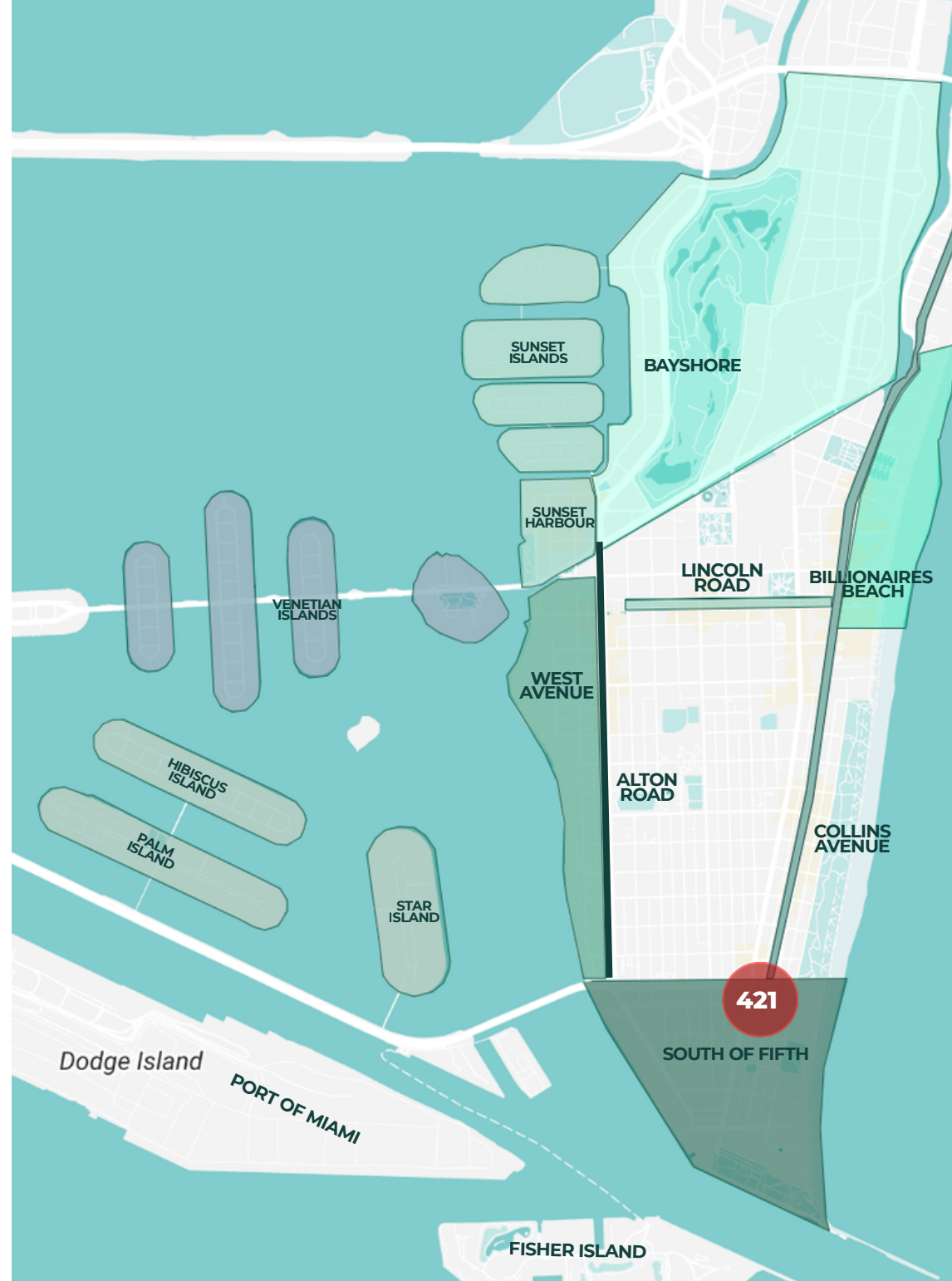
ALTON ROAD CORRIDOR | SOUTH BEACH'S COMMERCIAL SPINE — EVERYDAY SERVICES, FITNESS, DINING.



LINCOLN ROAD | OPEN-AIR PROMENADE FOR DINING, CULTURE, AND THE CREATIVE COMMUNITY.



SUNSET HARBOUR | CURATED DINING, BOUTIQUE FITNESS, AND A CONCENTRATION OF CREATIVE AND PROFESSIONAL TENANTS.



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