

555 Washington

MIAMI BEACH | FLORIDA



Cool place.
Serious business.



Class A office space

IN THE HEART OF SOUTH BEACH

The premier Class A office building, 555 Washington offers an unbeatable location in the heart of South Beach and only blocks from the MacArthur Causeway, Ocean Drive, restaurants, boutiques, and the Atlantic Ocean.

Designed by famed Miami-based Arquitectonica, 555 Washington is a highly visible landmark on South Beach, emphasized by cutting edge contemporary design, yet emblematic of the historical Art Deco District for which South Beach is famous.










Highlights

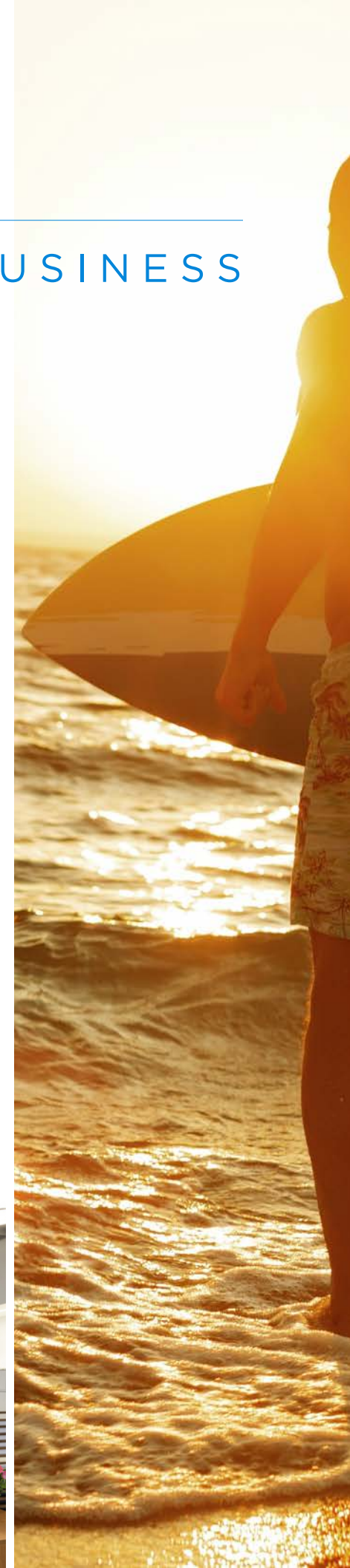
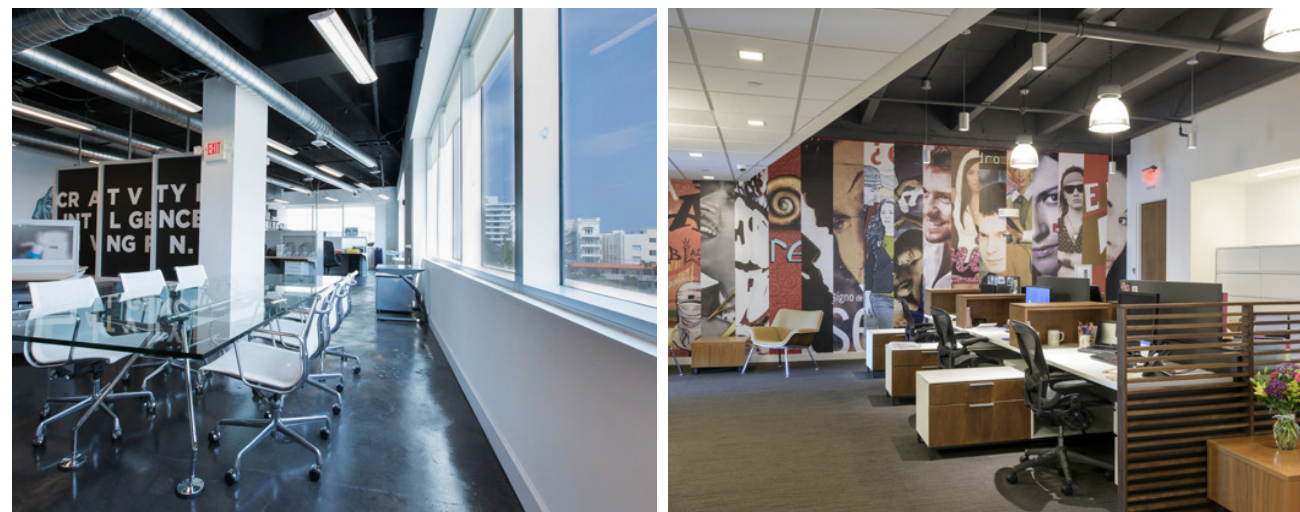
COOL PLACE, SERIOUS BUSINESS

The main building lobby features a dramatic, 80-foot open atrium and a colorful circular motif found throughout 555 Washington's finishes.

EQUINOX

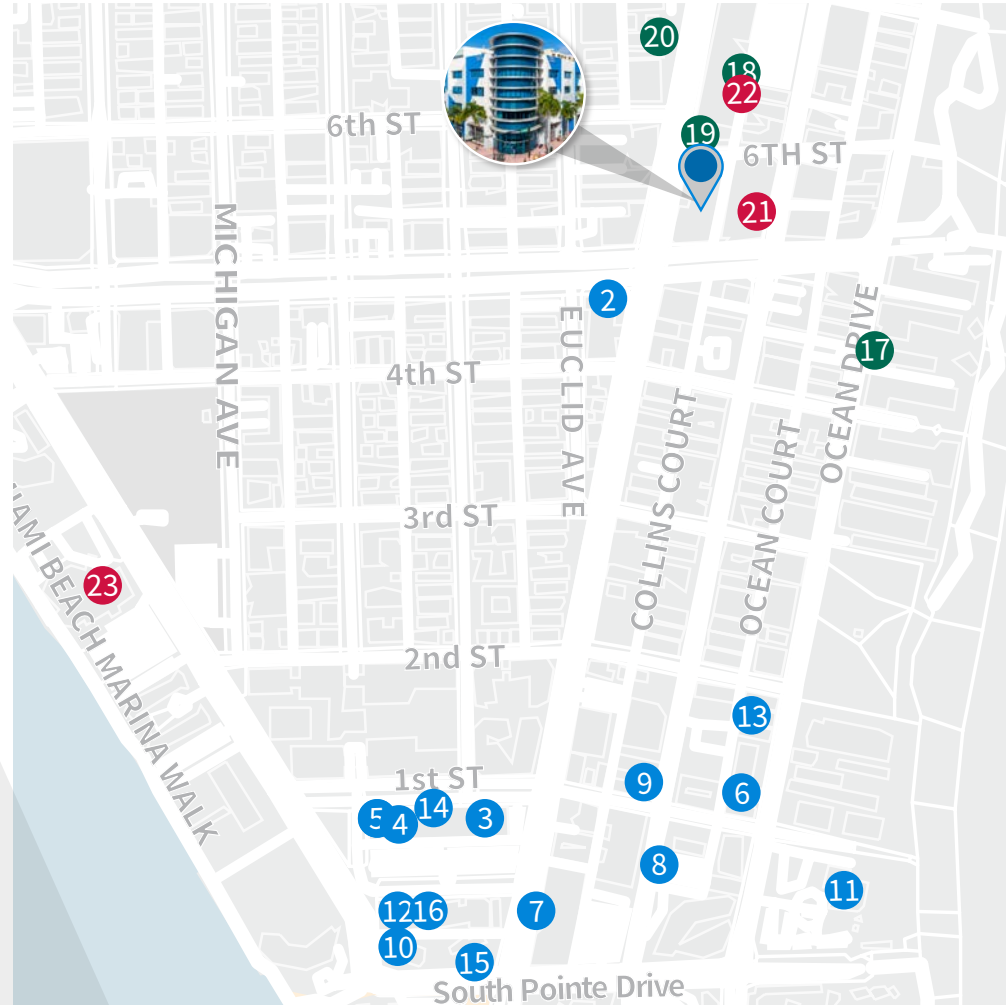
Adjacent to the building

-  65,601 s.f. total building size
-  Building signage opportunity
-  Street-level retail and three stories of class A office space
-  New institutional ownership
Built in 2001/Renovated 2015/2018
-  Covered parking - direct access garage with 243 spaces
-  Parking ratio: 4.0 / 1,000 s.f.
-  Traffic counts: +50,000 vpd at the intersection of 5th Street & Washington Avenue



Location & Amenities

HIGH ENERGY LIFESTYLE



555 Washington
CVS/Pharmacy
Wells Fargo

DINING AMENITIES

- 2. HaSalon Miami
- 3. Estiatorio Milos by Costas Spiliadis
- 4. Fogo de Chão Brazilian Steakhouse
- 5. INTIMO
- 6. Prime 112 Restaurant
- 7. Joe's Stone Crab Restaurant
- 8. Carbone
- 9. Prime Fish
- 10. RED South Beach
- 11. Nikki Beach Miami
- 12. Abbalé Telavivian Kitchen

- 13. Forte dei Marmi
- 14. Jia
- 15. Kosushi Miami
- 16. PLANTA | South Beach

HOTELS

- 17. The Savoy Hotel & Beach Club - Miami Beach
- 18. The Goodtime Hotel

- 19. Strawberry Moon
- 20. Kimpton Angler's Hotel

AMENITIES

- 21. Equinox South Beach
- 22. **Coming Soon:**
The Goodtime Hotel Retail: Jon & Vinny's, milk + honey spa, Pure Green, F45, Binske, VAULT, Vilebrequin
- 23. Miami Beach Marina

Think about it. Step out of your offices and into eateries, shops, fitness, culture and all the amenities of Lincoln Road and South Beach.

555 Washington is located within close proximity to a variety of fine dining,

boutiques, and business services such as Zara, DASH, Joe's Stone Crab, Red Steakhouse and Prime 112.


Discerning clients? Accommodate them at the world-renowned Loews, The Ritz Carton or Delano.




South Beach

A SERIOUS PLACE FOR BUSINESS

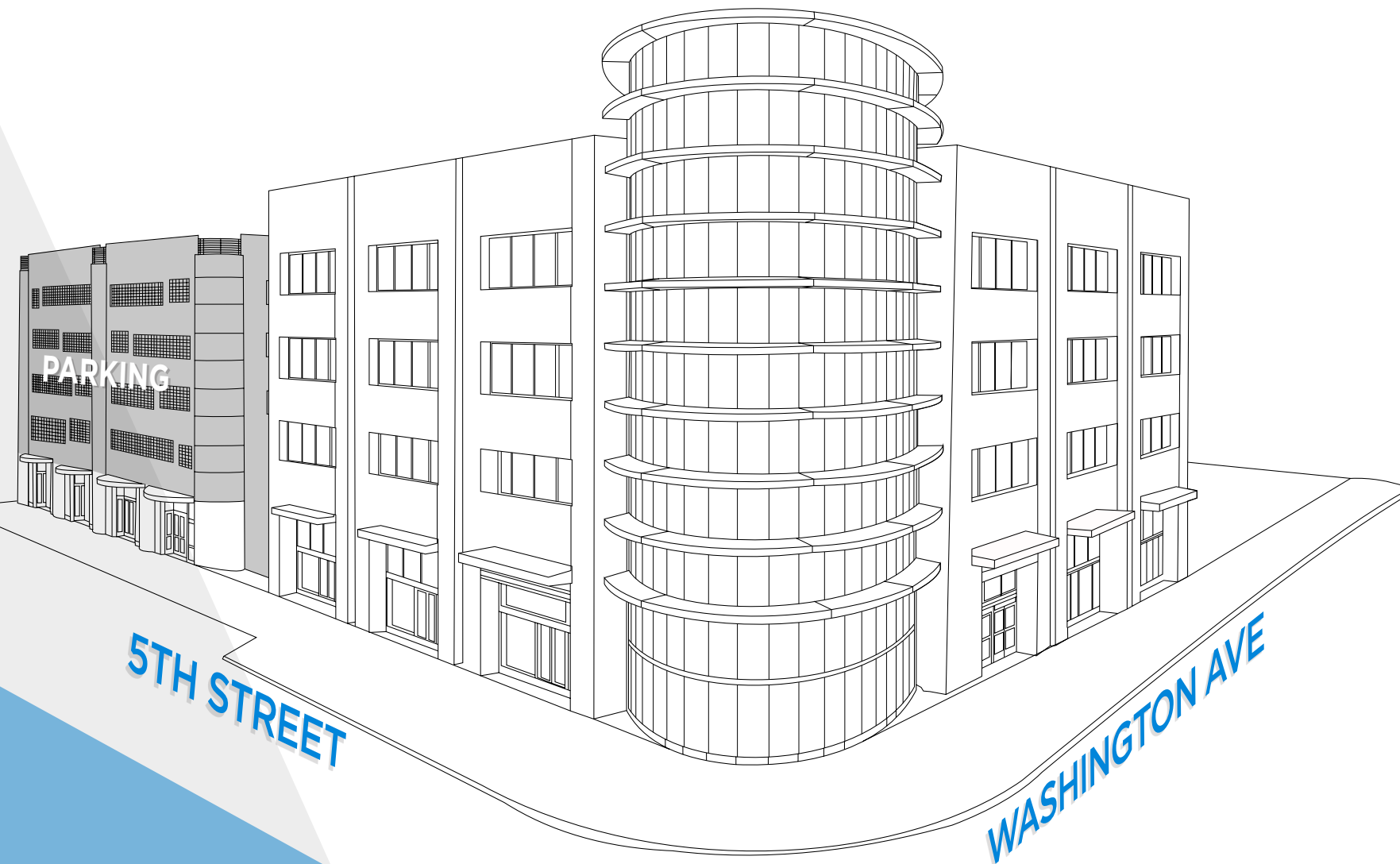

119,301
population


49%
college
graduates


\$511,094
median
home value


76,160
employees


68%
white-collar
employees



MAJOR AREA EMPLOYERS



555 Washington

MIAMI BEACH | FLORIDA



GREENMONT

DAVIS

JLL

STEVEN HURWITZ
+1 (305) 960 8441

steven.hurwitz@am.jll.com

DOUG OKUN
+1 (305) 960 8444

doug.okun@am.jll.com

MADELINE FINE
+1 (305) 665 8965

madeline.fine@am.jll.com