

# 800 Lincoln Road

35,601sf at the Most Visible Retail Corner in South Beach



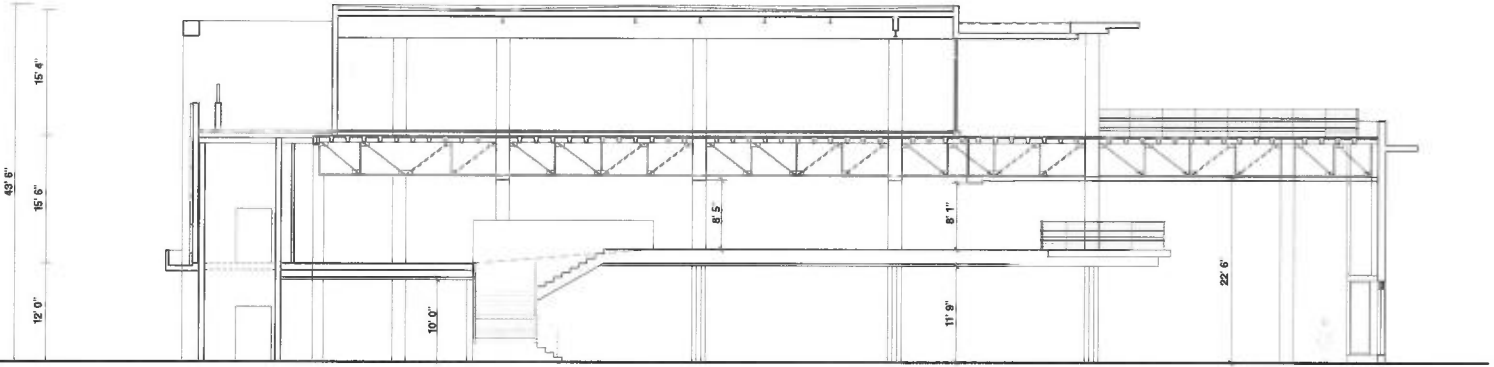
### 35,601sf at the Most Visible Retail Corner in South Beach

- Multi-level flagship opportunity with 250 feet of wraparound frontage and high ceilings
- Prized position at the center of Lincoln Road
- Most visible retail corner in South Beach
- Tremendous rooftop food and beverage opportunity
- Exposure to Collins Avenue hotels, the new Miami Beach Convention Center, and Miami Beach's affluent residential population
- Four divisions available

<b>Location</b>	SE Corner of Meridian Avenue	
<b>Approximate Size*</b>	Ground Floor	14,566sf
	Second Floor	9,865sf
	Third Floor	9,680sf
Divisions Available	<b>Total</b>	<b>35,601sf</b>
<b>Possession</b>	Fall 2017	
<b>Site Status</b>	Formerly ArtCenter/South Florida	

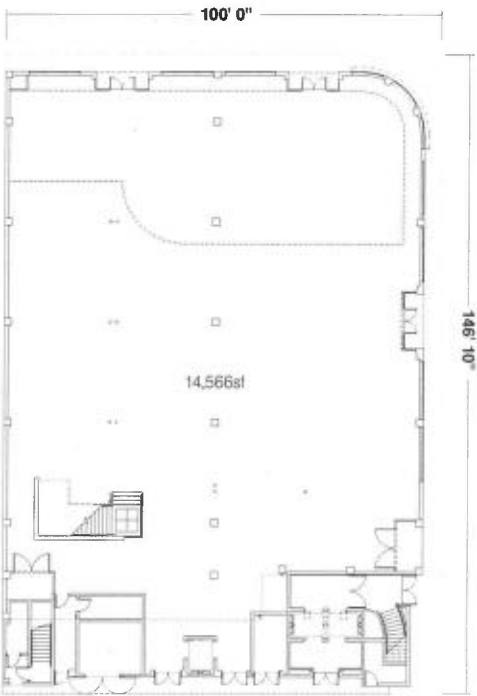
#### Neighboring Tenants

Apple, Club Moncai, Diesel, Garmin, H&M, Intermix, John Varvatos, Kiehl's, Ladurée, lululemon athletica, Nespresso, Nike, Sephora (coming soon), Ted Baker, Tumi, Victoria's Secret, Zadig & Voltaire, and Zara



**Option 1**  
Single Tenant | 35,601sf

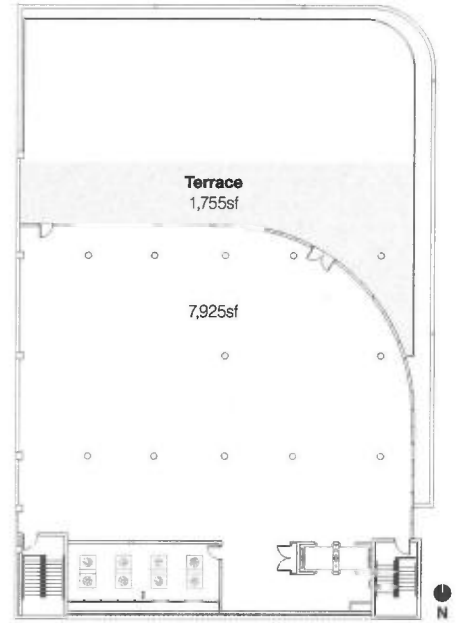
Lincoln Road



**Ground Level**



**Second Level**



**Third Level**

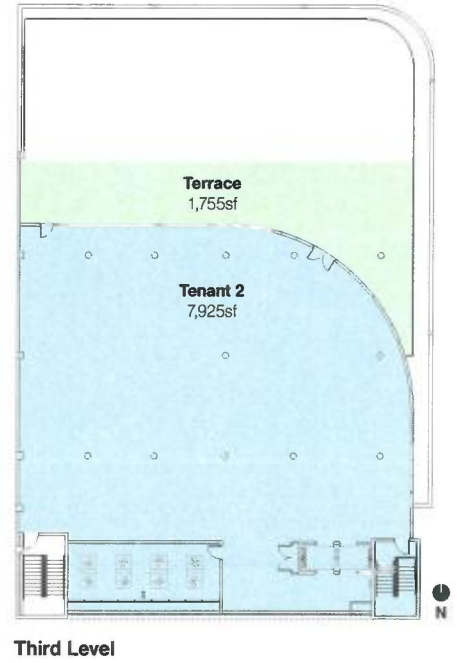
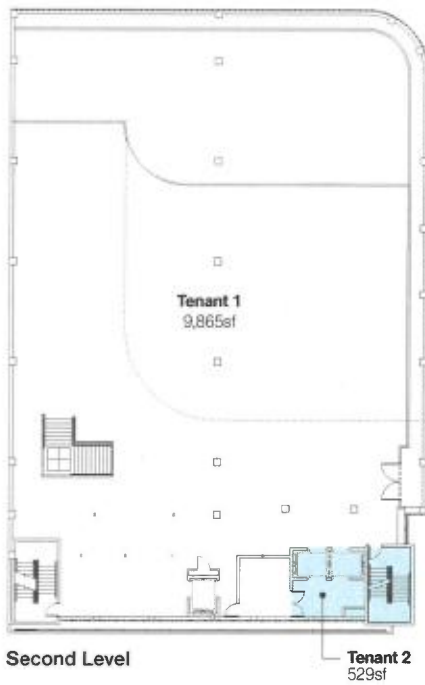
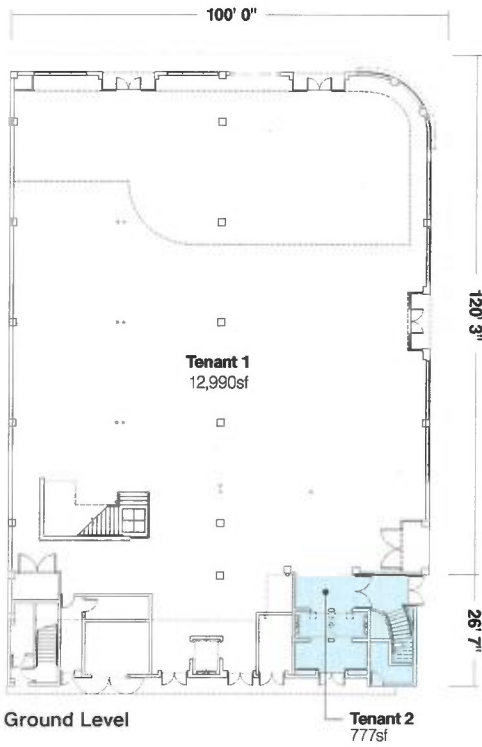
<b>Ceiling Height</b>	11' 9" - 22' 6"
<b>Frontage</b>	100' on Lincoln Road 146' 10" on Meridian Avenue

**Option 2**

Tenant 1 | 22,855sf

Tenant 2 | 10,986sf (Rooftop Restaurant Space + Dedicated Entrance)

Lincoln Road



<b>Ceiling Height</b>	11' 9"–22' 6"
<b>Frontage, Tenant 1</b>	100' on Lincoln Road 120' 3" on Meridian Avenue
<b>Frontage, Tenant 3</b>	26' 7" on Meridian Avenue

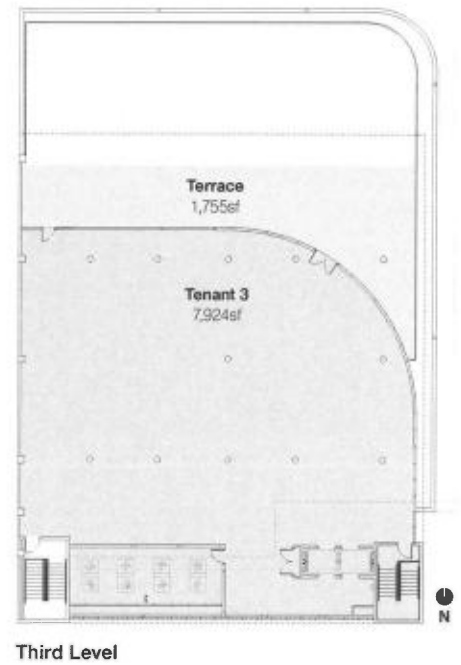
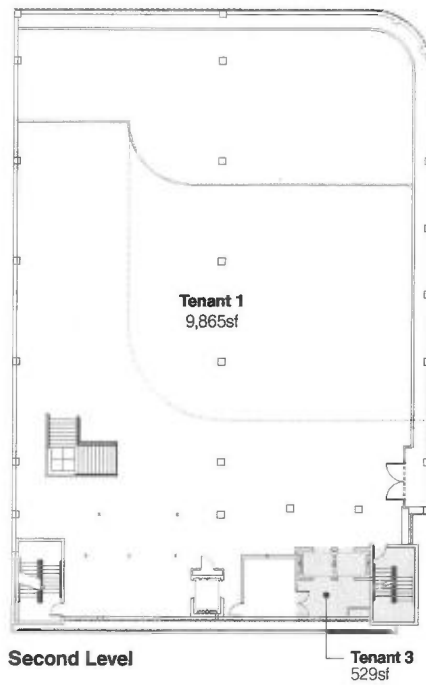
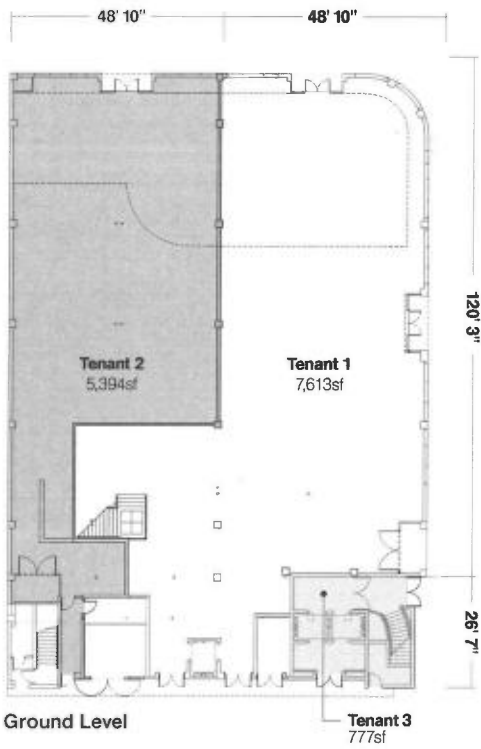
**Option 3**

Tenant 1 | 17,478sf (Corner Ground Space + Second Level)

Tenant 2 | 5,394sf (Inline Ground Space)

Tenant 3 | 10,986sf (Rooftop Restaurant Space + Dedicated Entrance)

Lincoln Road



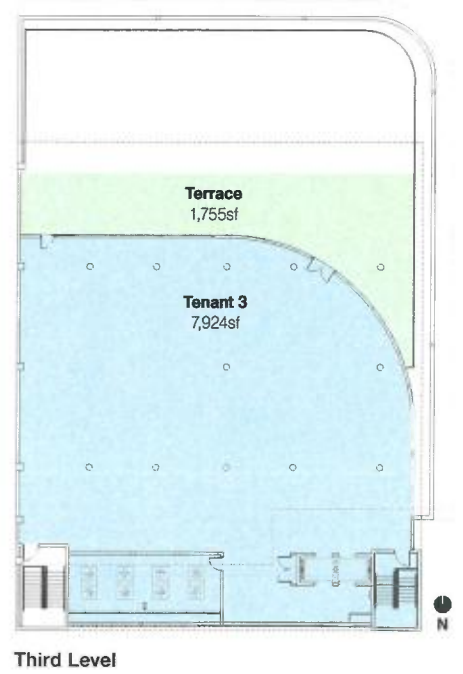
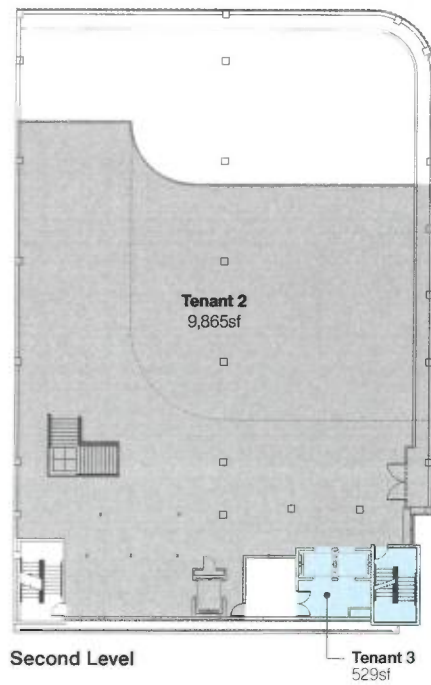
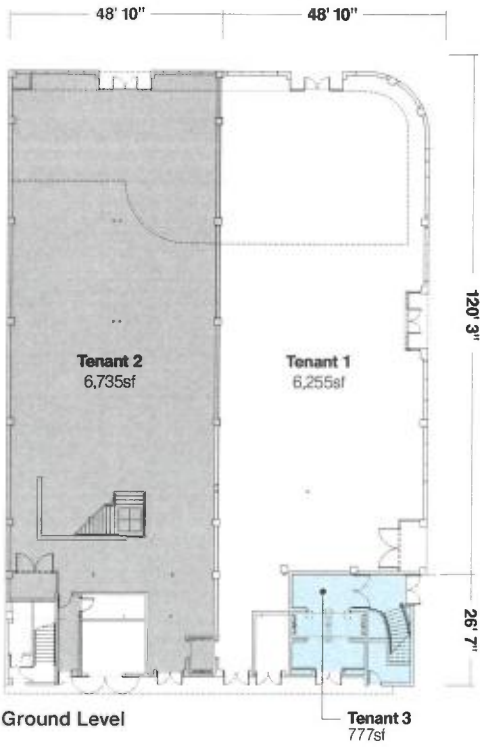
<b>Ceiling Height</b>	11' 9" - 22' 6"
<b>Frontage, Tenant 1</b>	48' 10" on Lincoln Road 120' 3" on Meridian Avenue
<b>Frontage, Tenant 2</b>	48' 10" on Lincoln Road
<b>Frontage, Tenant 3</b>	26' 7" on Meridian Avenue



**Option 4**

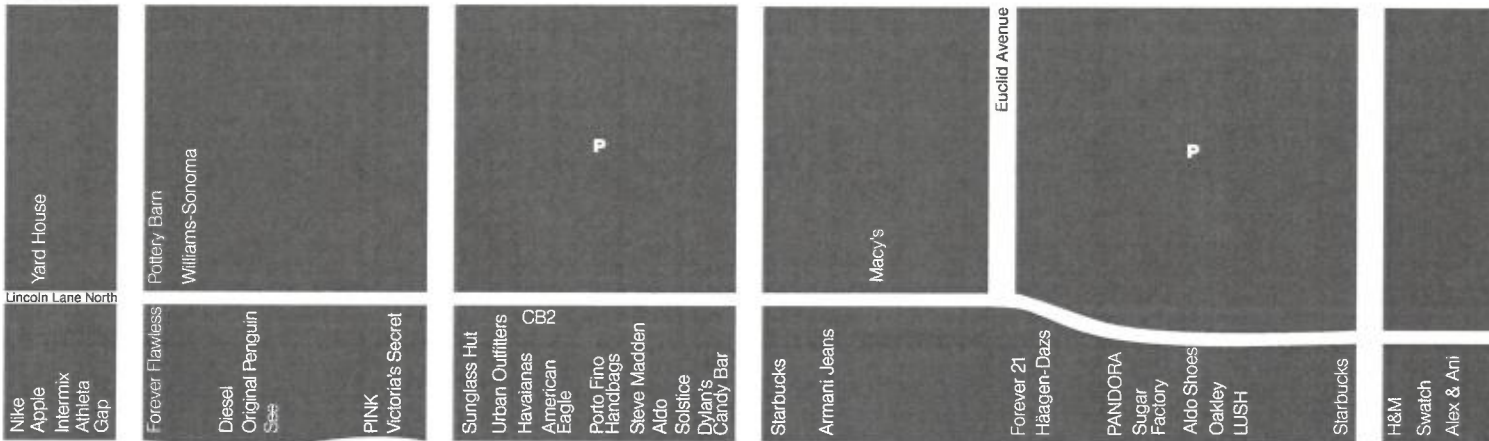
- Tenant 1 | 6,255sf (Corner Ground Space)
- Tenant 2 | 16,600sf (Inline Ground Space + Second Level)
- Tenant 3 | 10,986sf (Rooftop Restaurant Space + Dedicated Entrance)

Lincoln Road



<b>Ceiling Height</b>	11' 9" - 22' 6"
<b>Frontage, Tenant 1</b>	48' 10" on Lincoln Road 120' 3" on Meridian Avenue
<b>Frontage, Tenant 2</b>	48' 10" on Lincoln Road
<b>Frontage, Tenant 3</b>	26' 7" on Meridian Avenue

17th Street



Lincoln Lane North

John Varvatos  
7 For All Mankind  
Club Monaco  
Mayors Jewelers

Bacaro Miami  
Red Zebra  
ArtCenter/  
South Florida  
Adore  
Tocaya  
Lucky Brand  
All Saints  
bebe

lululemon  
athletica  
Tumi  
Fossil  
American  
Eagle  
Outfitters  
Sephora  
**800**

Heve  
Leger  
Paris  
BCBG  
T-Mobile  
Swarovski  
Skechers  
J.Crew  
American  
Apparel  
Caché  
Madewell  
Eyes on Lincoln

Superdry  
L'Occitane  
Designial  
Barolo Cucina  
Italiana  
Baggy  
Sushi Samba

GUSS  
Kiehl's

Lincoln Lane South

16th Street

Michigan Avenue

Jefferson Avenue

Meridian Avenue

Euclid Avenue

Pennsylvania Avenue