

# 404

**AVAILABLE FOR LEASE**

404 Washington Avenue | Miami Beach, FL 33139

WASHINGTON AVE

CENTRALLY  
LOCATED IN  
SOUTH BEACH

CLASS A OFFICE SPACE  
AND STREET-LEVEL  
RETAIL FACILITIES

ICONIC  
MIAMI BEACH  
BUILDING



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404 WASHINGTON AVE.  
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## EXCLUSIVE OFFICE SUITES

Featuring Incredible Ocean Views,  
High-End Design Features and  
Finishes.



Striking Penthouse Views

Open Space Office Format



Open Ceiling | Floor to Ceiling windows



Modern Tenant's Reception



### PROPERTY HIGHLIGHTS

- Class A office space available immediately
- Eight-story building with iconic tubular glass block structure
- Walking distance to South Beach restaurants
- Common area finishes featuring High-end textiles accentuated with marble lobbies and inlays
- Walking distance to South Beach restaurants

### BUILDING FEATURES

- Security guard on premises
- Four enclosed parking levels for 162 vehicles
- Valet parking service available
- Smart energy management system, reduces cost and energy consumption
- Two Otis Spec 60 passenger elevators
- Automatic fire and smoke detection system



# FOR LEASE

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MIAMI-DADE



On-Site Restaurant and Other Retail Facilities



## LOCATION HIGHLIGHTS

- On-Site Restaurant
- Minutes from Downtown Miami and PortMiami
- Immediate access to I-395, I-95 and 836 EXPY
- Conveniently located within walking distance of South Beach restaurants and other retail establishments
- Two blocks walking distance to Ocean Drive
- Views of Biscayne Bay, Fisher Island, Port of Miami and Downtown Miami
- Plug & Play condition





For more information please contact:

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