

RIVANI

1691 Michigan Avenue, Miami Beach



Miami Beach Sublease Opportunity

NICOLE KAISER | nicole.kaiser@blancacre.com | 305.913.0772

 **BLANCA**
Licensed Real Estate Broker



Name: Rivani
 Address: 1691 Michigan Avenue,
 Miami Beach, FL 33139
 Class: A Office
 Year Built: 2003
 RBA: 161,824 SF
 Parking: 4.0 / 1,000
 WalkScore: 94 (Walker's Paradise)

The beauty of the natural aesthetics and soothing sounds are accompanied by a full-time reception and concierge service attending to your every need.



YOUR NEW OFFICE SPACE



[Click Here For Virtual Tour](#)

Sublease Features

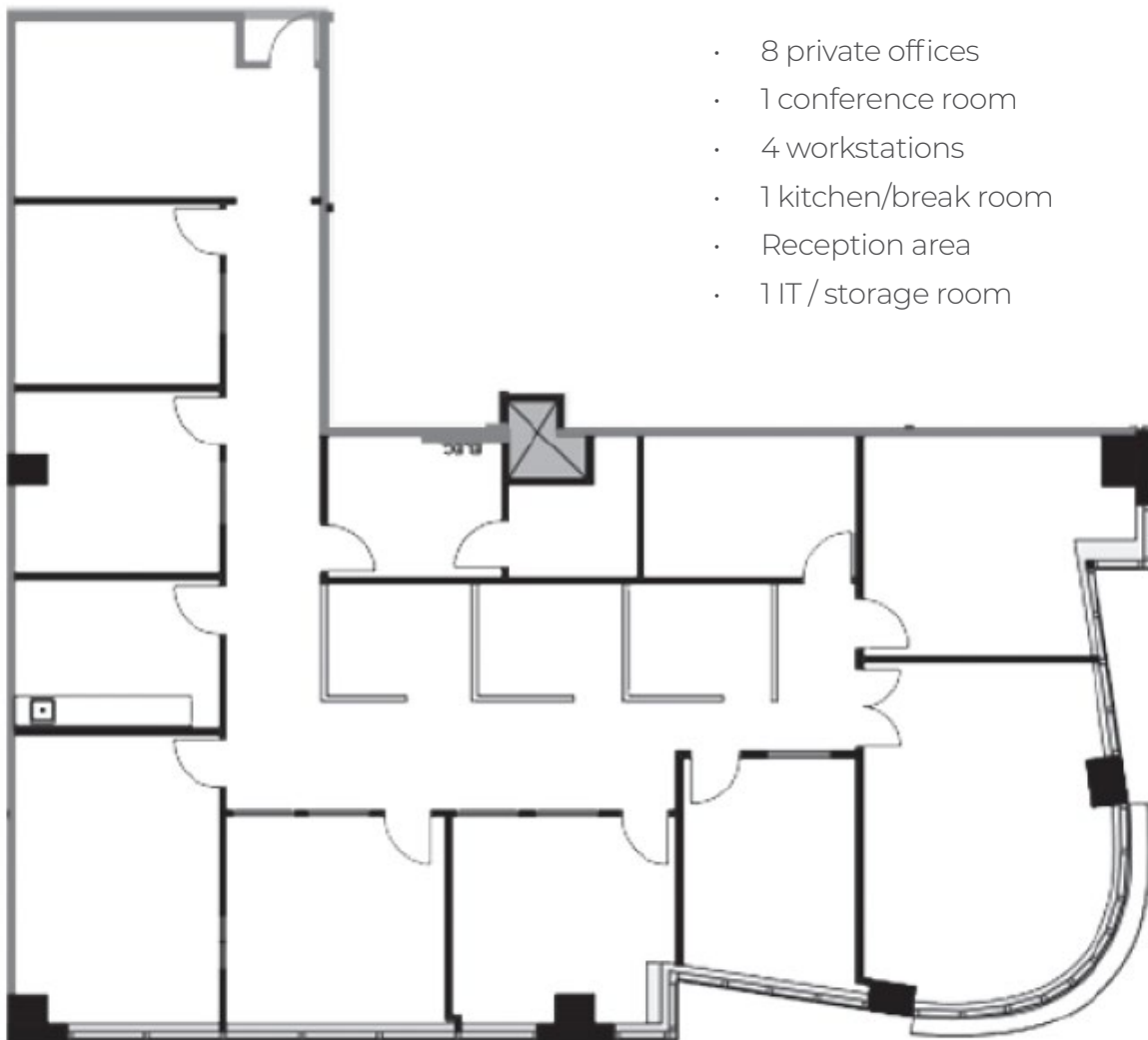
- Suite 250
- 3,752 SF
- Term Through 6/30/2028
- 10 Allocated Parking Spaces
(1 Reserved; 9 Unreserved)



SPACIOUS FLOOR PLAN



[Click Here For Virtual Tour](#)



- 8 private offices
- 1 conference room
- 4 workstations
- 1 kitchen/break room
- Reception area
- 1 IT / storage room



THE NEIGHBORHOOD

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.



- | | |
|-----------------------------|---------------------------------|
| 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 | |

MIAMI BEACH AMENITIES

Experience the vibrant lifestyle of Miami Beach, where work meets leisure seamlessly. With its bustling atmosphere and endless amenities, from world-class dining to stunning beaches, living and working here offers the perfect balance of productivity and relaxation. Enjoy the convenience of urban living alongside the beauty of coastal scenery, creating an unparalleled environment.

● Dining

01. Bagatelle Miami
02. Byblos Miami
03. Casa Tua Restaurant
04. Los Fuegos – FAENA
05. Mila
06. Matador Room – The EDITION
07. STK Steakhouse
08. Yardbird Table & Bar
09. Call Me Gaby
10. Hakkasan – Fontainebleau Miami Beach
11. Estiatorio Milos by Costas Spiliadis
12. Carbone
13. Joe's Stone Crab
14. Haselton Miami
15. Papi Steak
16. Planta
17. Forte dei Marmi
18. Kissaki Sushi
19. Lucali
20. Barceloneta
21. Icebox Cafe
22. Uchiko
23. Sushi Garage
24. Lido Bayside
25. Pura Vida

● Entertainment

01. Soho Beach House
02. LIV
03. Abbey Brewing Company
04. Medium Cool
05. Bodega
06. Swizzle Rum Bar
07. The ScapeGoat
08. Minibar
09. Sweet Liberty
10. Mila Lounge
11. Do Not Sit on the Furniture
12. Basement
13. Living Room
14. Queen
15. Strawberry Moon

● Hotels

01. The Standard
02. Kimpton Hotel Palomar
03. Sonder 17WEST
04. The Setai Miami Beach
05. The Raleigh
06. The Ritz-Carlton South Beach
07. Loews Miami Beach
08. SLS South Beach
09. Kimpton Surfcomber
10. W South Beach
11. 1 Hotel South Beach
12. The Miami Beach EDITION
13. Faena Hotel Miami Beach
14. Soho Beach House
15. Fontainebleau Miami Beach
16. Esmé Thompson Hotel
17. The Betsy Hotel
18. The Moxy Hotel
19. Kimpton Angler's Hotel
20. The Goodtime Hotel
21. The Aman
22. Thompson South Beach

● Residential

01. Monad Terrace
02. Sonder 17WEST
03. Bella Isle Apartments
04. Costa Brava

05. Five Park
06. The Bentley Bay
07. The Setai Miami Beach
08. Il Villaggio
09. Continuum North Tower
10. Continuum South Tower
11. Portofino Tower
12. Capri South beach Condo
13. Grand Venetian

● Arts & Culture

01. Art Deco District
02. The Bass Contemporary Art Museum
03. Holocaust Memorial
04. Miami Beach Botanical Garden
05. The Fillmore Miami Beach
06. The Colony Theatre
07. O Cinema South Beach
08. The Villa Casa Casuarina
09. New World Center
10. Miami City Ballet
11. The Wolfsonian
12. The Miami Beach Convention Center
13. Art Deco Museum
14. Cardozo Hotel
15. The Community Church
16. FAENA Theatre
17. Regal Cinema

● Shopping

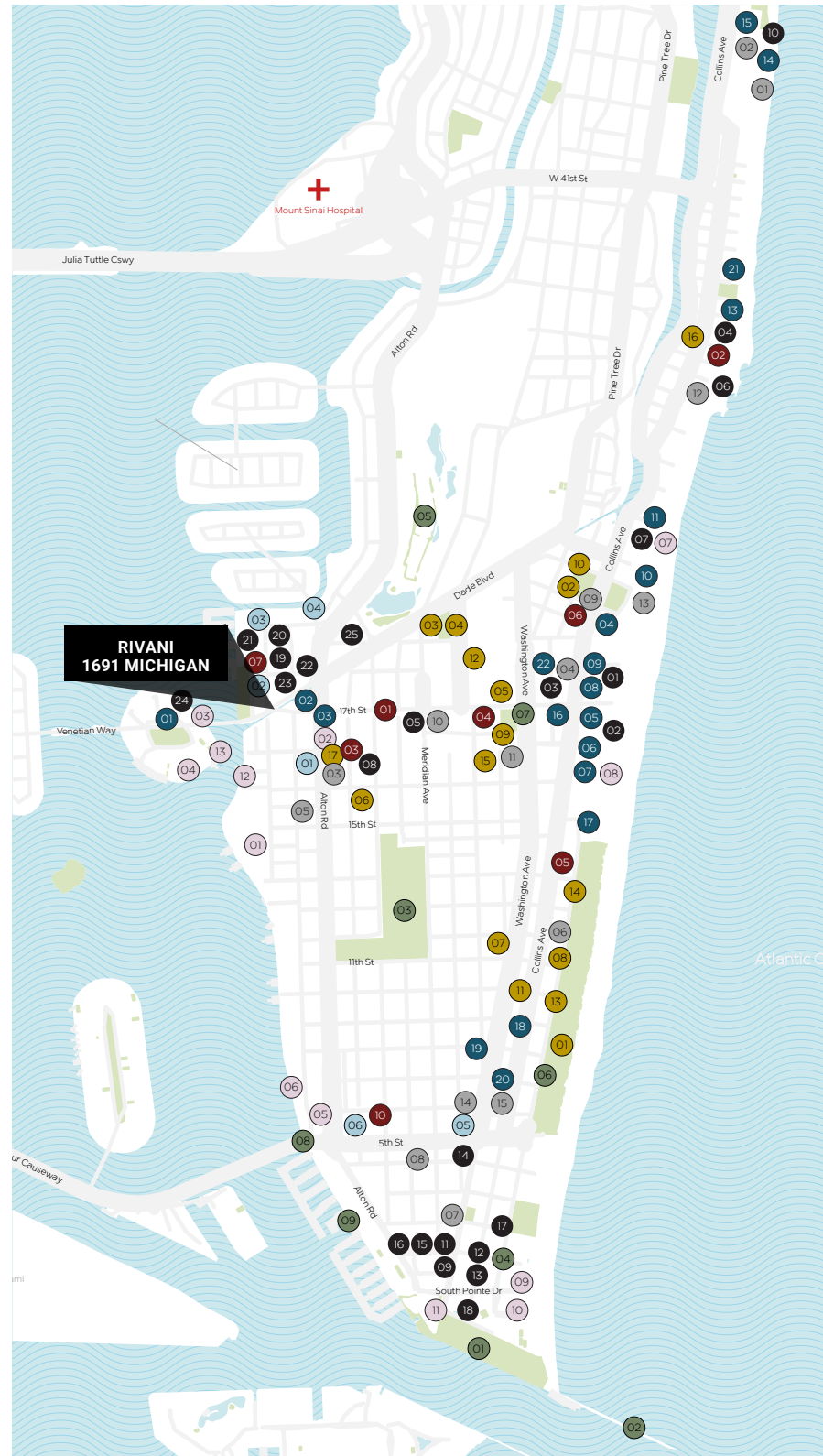
01. Lincoln Road Mall
02. Faena Bazaar
03. Taschen Books
04. Rosinella Italian Market
05. The Webster
06. Kith
07. Sunset Clothing Co.
08. CA Modern Home
09. Jessie
10. Target

● Outdoors

01. South Pointe Park
02. Park Pier
03. Flamingo Park
04. Beachwalk & Baywalk
05. Miami Beach Golf Club
06. Ocean Drive
07. Soundscape Park
08. Buren's Bridge
09. Miami Beach Marina

● Wellness

01. Anatomy Fitness
02. Barry's
03. Sweat 440
04. Fuze House Yoga
05. Equinox
06. Orange Theory Fitness



CONTACT:

NICOLE KAISER

nicole.kaiser@blancacre.com
305.913.0772



blancacre.com

1450 Brickell, Suite 2400
Miami, FL 33133