



# 1601 WASHINGTON

**27,000 SF OF RETAIL | 300'+ OF FRONTAGE  
629 PARKING SPACES**

**MIAMI BEACH, FL**

**25°47'22.56''N 80°7'52.752''W**



# Proposed Divisions Scenario 1

## Location

Northeast corner of 16th Street

## Ground Floor

From 800 SF up to 27,000 SF

## Ceiling Heights

TBD

## Site Status

Vacant

## Term

Long Term

## Possession

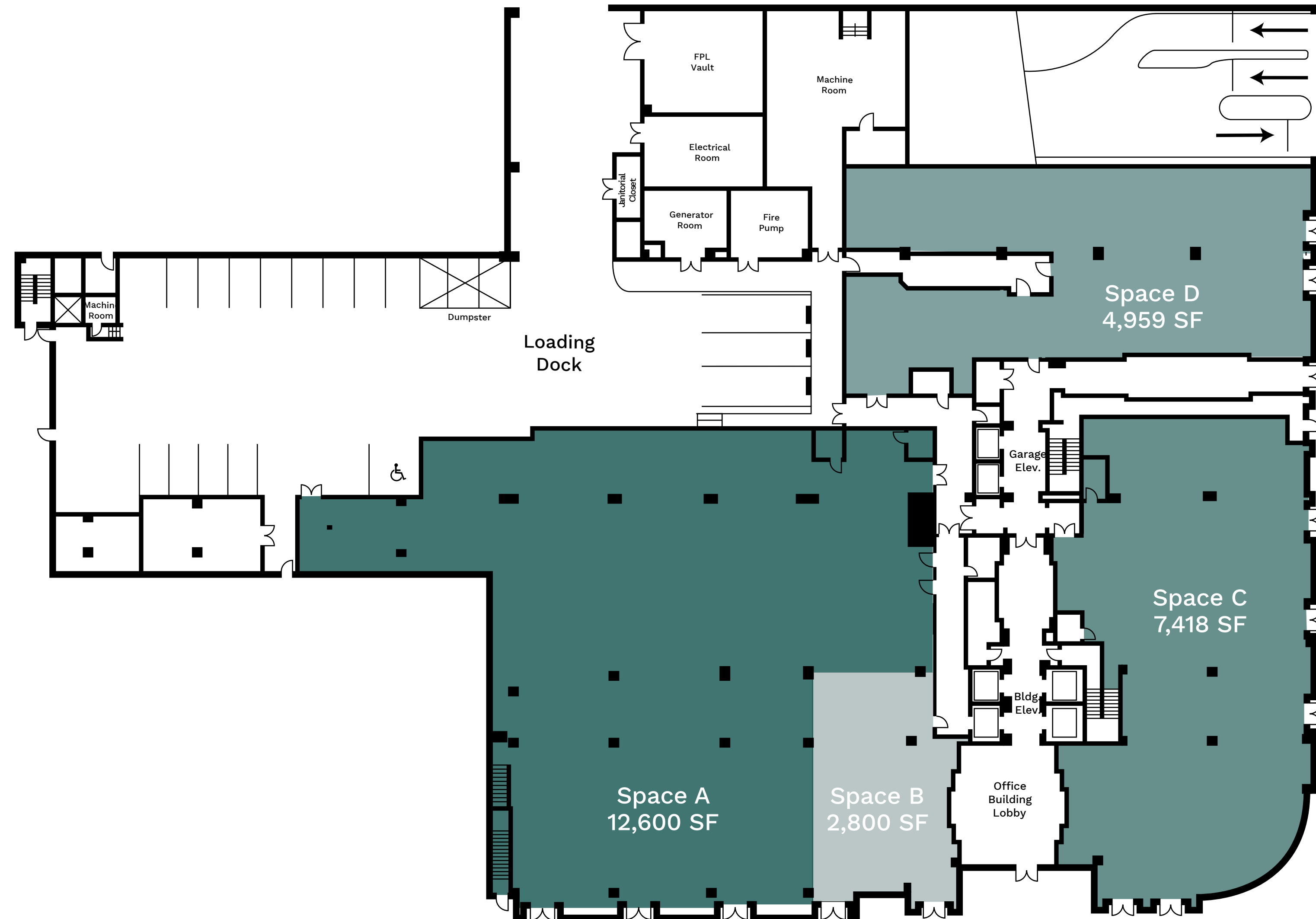
Immediate

## Neighbors

Aroma Espresso Bar, Baoli, Binske, Byblos, Casa Tua, F45, Jon & Vinny, Lure Fishbar, MILA, milk + honey, Pure Green, Rosetta Bakery, Van Gogh Museum, Vault, Vilebrequin, Vintage Frames, Zara

## Comments

- Former Starwood headquarters
- Tremendous signage and frontage opportunity on the corner of Washington Avenue and 16th Street
- In close proximity to Miami Beach Convention Center
- Steps from Lincoln Road, the most visited attraction in Miami-Dade



# Proposed Divisions Scenario 2

## Location

Northeast corner of 16th Street

## Ground Floor

From 800 SF up to 27,000 SF

## Ceiling Heights

TBD

## Site Status

Vacant

## Term

Long Term

## Possession

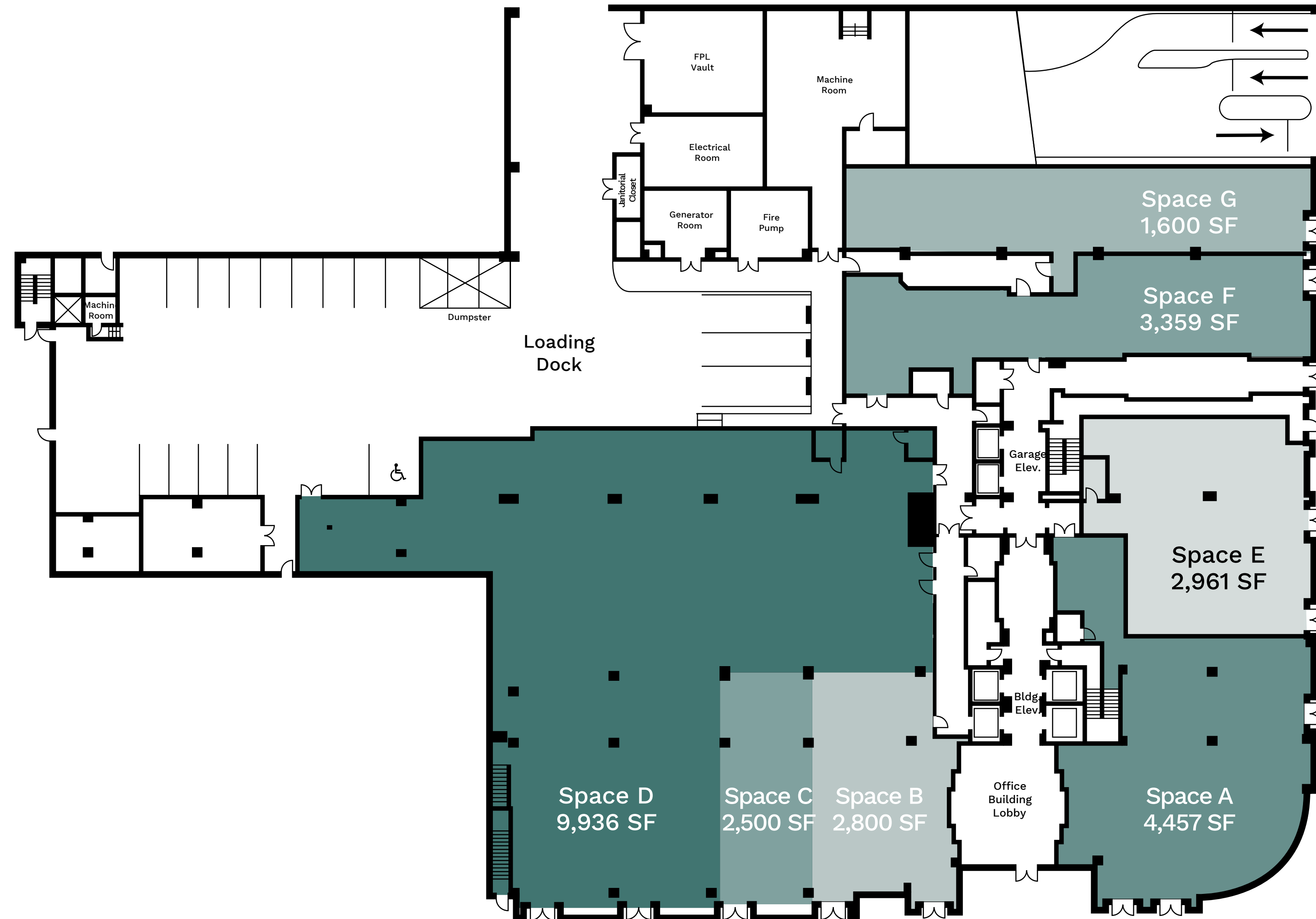
Immediate

## Neighbors

Aroma Espresso Bar, Baoli, Binske, Byblos, Casa Tua, F45, Jon & Vinny, Lure Fishbar, MILA, milk + honey, Pure Green, Rosetta Bakery, Van Gogh Museum, Vault, Vilebrequin, Vintage Frames, Zara

## Comments

- Former Starwood headquarters
- Tremendous signage and frontage opportunity on the corner of Washington Avenue and 16th Street
- In close proximity to Miami Beach Convention Center
- Steps from Lincoln Road, the most visited attraction in Miami-Dade





# Lifestyle





# Location, Lifestyle, Landmark

1601 Washington is in close proximity to Miami Beach's hotels, residences, and convention center; as well as steps from the hottest retailers and Miami's best restaurants.

**91.5K**  
Residents

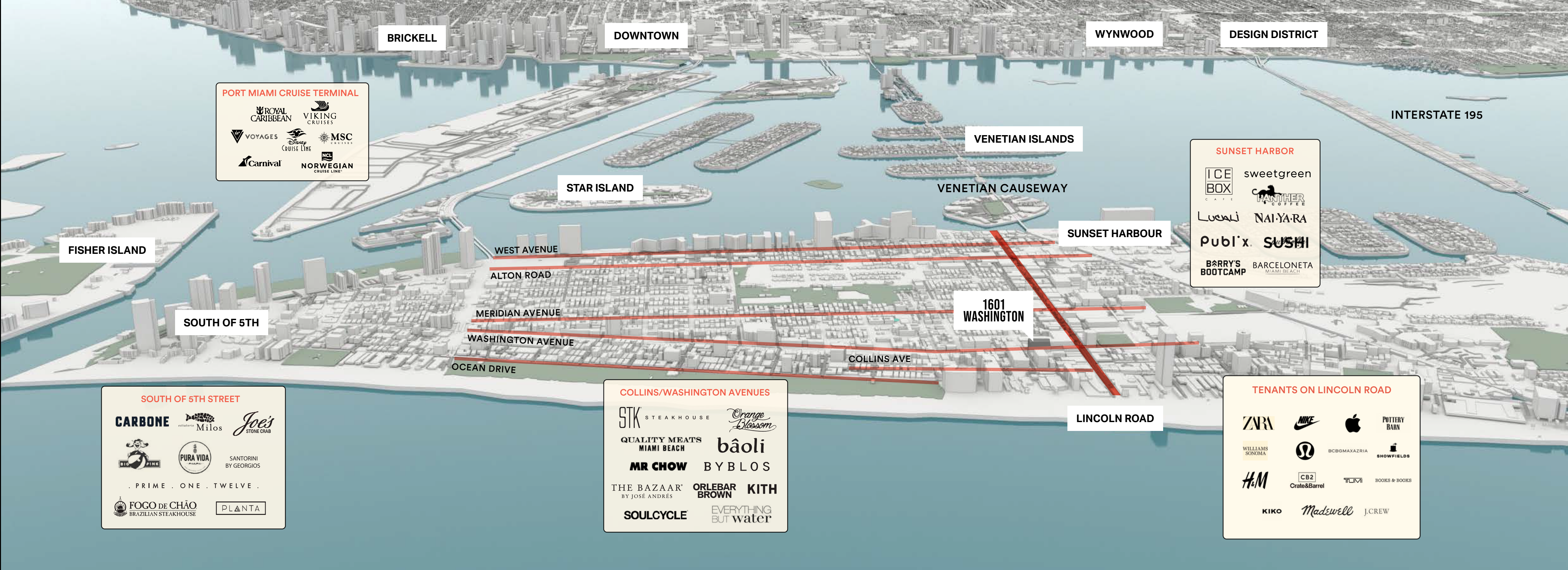
**23K**  
Hotel Rooms

**16M**  
Annual visitors

**#1**  
US hotel market  
in 2018

**Top 5**  
Most visited  
cities in the US

**\$26B**  
Generated annually  
from tourism





# Our Neighbors



Highest grossing store in Florida



Two story retail complete with Nike+ trail zones

**BODEGA**

Hottest taco bar concept grossing \$12M annually

**ZARA**

Popular fast-fashion retailer grossing over \$34M annually

**TASCHEN**

Second highest grossing store for the company





# Contact Exclusive Agents

## masonre

masonre is a real estate brokerage and advisory firm with a strong history of leading the growth of trophy retail assets and brands in New York City, Miami, and Los Angeles.

[masonre.com](https://masonre.com)

**David Abrams**  
[david@masonre.com](mailto:david@masonre.com)  
305.998.7390

**Eliot Goldschmidt**  
[eliot@masonre.com](mailto:eliot@masonre.com)  
305.901.1348

**Jeff Jacobson**  
[jeff@masonre.com](mailto:jeff@masonre.com)  
516.581.3325

