



Real Estate and Business

Address:	605 Lincoln Road Suite RF800 (rooftop) & Suite 270 Miami Beach, FL 33139
Property Description:	<p>Commercial Investment Opportunity on highly sought out Lincoln Road, ranked as the 10th most expensive retail street in the United States, according to a Cushman & Wakefield research report.</p> <p>Investment includes both the rooftop and a second floor office, as well as successful event/production business.</p> <p>Located on Internationally known Lincoln Road Mall and Pennsylvania Avenue; mere blocks from the ocean and bay, across the street from renowned New World Symphony and Park designed by famous architect Frank Gehry. It sits amongst national retailers, restaurants, theaters and steps from The Miami Beach Convention Center.</p> <p>The real estate includes over 8,000 sq.ft. with separate office housing sound and lighting system. It is one of the highest points on Lincoln Road, offering breathtaking views of Miami's cityscape, making it a preferred destination for celebrities and high-profile clientele.</p>
Building:	Built in 1936, 605 Lincoln Road is a national and local landmark. Formerly known as The Sony Music Building, designed by famous architect Robert E. Collins. It is a completely remodeled, modern office condo.
Folio numbers:	02-3234-168-0470 and 02-3234-168-0120
Style:	Art Deco - streamline moderne
Sq.Footage:	Rooftop is 8,453 Sq.Ft. and Suite 270 is 272 Sq.Ft. - Total of 8,725 Sq.Ft
total usable area:	3,700 sq.ft. (according to Miami Beach Fire Department)
max occupancy:	249
Views:	360 degree views from the ocean to Biscayne Bay and downtown Miami

605 Lincoln Road rooftop + office + business

Property Summary



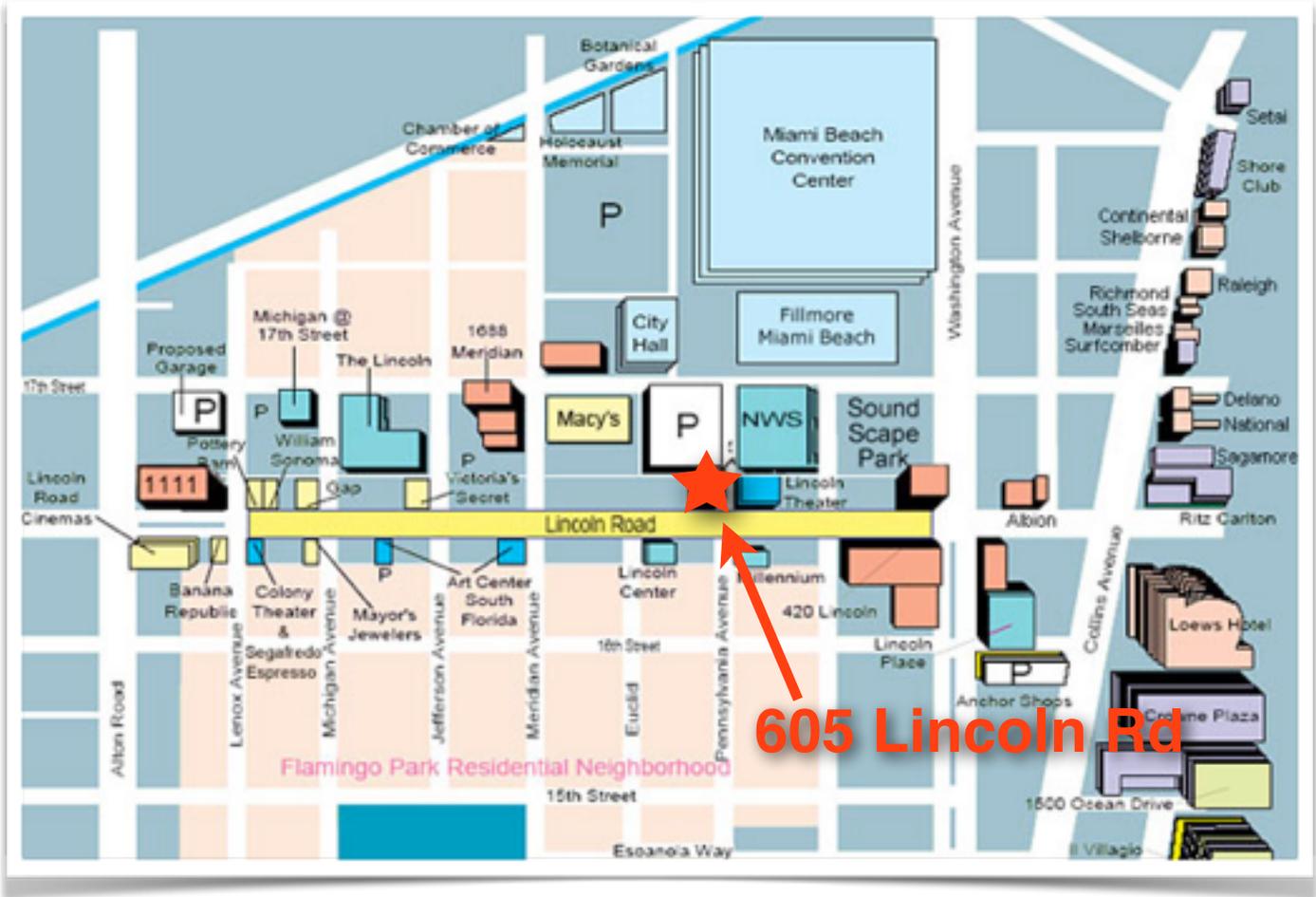
Licenses:	Hall For Hire and Office All types of events: private parties, dinner, cocktail, movie projection, fashion shows, photo shoots, etc
Restrooms:	4 (men, women, handicap accessible)
Elevators:	2, opening onto rooftop's private lobby entrance with exclusive access.
Condo fees:	\$7,427/month
Sound & Video:	20 electro-voice outdoor full range speakers 4 power amplifiers Digital sound processor 8 input/output Martin outdoor image projector & DVD player
Furniture:	Furnished with top of the line lounge sofas, fire pit tables, high-tops and Glowing bar 50 lounge sofa seatings 6 low tables 10 high tables 30 high chairs 100 planters and pots 4 LED RGB bar counters
open hours:	Every day until midnight (with option to extend)
Music:	DJ and music are allowed until midnight every day (with option to extend through a permit)
Parking:	Loading zone is available upon request. Abundant parking is available in the 2 adjacent City of Miami Beach garages offer easy parking. Possibility to coordinate with private valet company.
Retail tenants downstairs include:	Starbucks, Lush Cosmetics, Oakley & Journeys
Asking Price:	\$2.5 Million
For additional Information:	Enrique Garcia 305.986.2224 Rick@miamism.com Ines Hegedus-Garcia 305.206.9366 Ines@miamism.com

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Map - Location



Map of Lincoln Road Mall



Aerial of Lincoln Road Mall

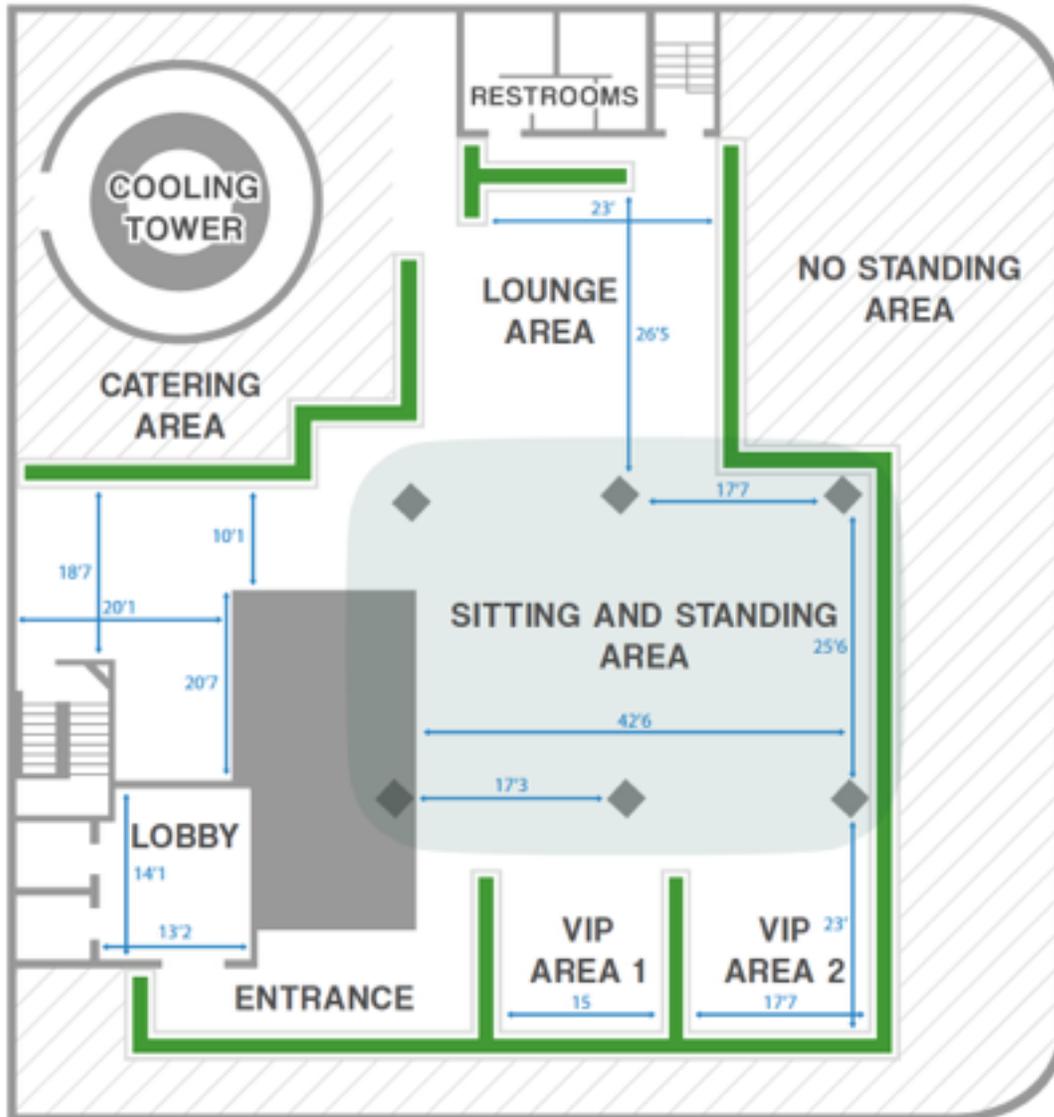


605 Lincoln Road rooftop + office +business

Floor Plans - Survey



Rooftop Floor Plan



605 Lincoln Road rooftop + office + business Floor Plans - Survey



Floor Plan Second Floor showing suite 270





Event Revenue Projections

REVENUES	Monthly	Annual
Event Space Rental Fees		
Revenue Per Event	\$29,750	\$357,000
TOTAL REVENUE	\$29,750	\$357,000

**approx 1 booking weekly - total of 51 for the year (average \$7,000/event - without F&B or peripherals)

EVENT SPACE COSTS

Personnel/Security Guard	\$850	\$10,200
TOTAL EVENT COSTS	\$850	\$10,200

OPERATING COSTS

Labor		
Maintenance / Cleaning	\$2,338	\$28,050
Other Operating Costs		
Licenses		
Occupational Lic (Business Tax)		\$350
Certificate of Use		\$276
Utilities		
Telephone/Internet	\$275	\$3,300
Landscape Maintenance	\$200	\$2,400
Real Estate Related Costs		
Monthly Condo Fees	\$7,427	\$89,124
Real Estate Taxes		\$8,755
Insurance		\$5,069
TOTAL COSTS	\$10,240	\$137,324
NET OPERATING INCOME	\$18,661	\$209,476

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Property Photos



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Event Photos



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