

Catered to Local and Tourist
in the Heart of Miami Beach

1100 Lincoln Road

1100 LINCOLN ROAD | MIAMI BEACH, FLORIDA 33139

CBRE

A globally recognized retail corridor connecting culture, commerce, and daily life



1100
Lincoln Road

Apple Nike GAP

H&deM

NEW MIXED USED
DEVELOPMENT
14 STORY BUILDING,
OFFICE, RETAIL
COMING SOON

Lincoln Road
Alton Road

SKIN SPA NEW YORK	ANATOMY	FOGO DE CHÃO COMING SOON
ROOFTOP CINEMA CLUB	citizen	peteralexander
SUNLIFE EST 2011 IN MALIBU, CA Organics	WELLS FARGO	SUGARCOAT NAIL LAB

At the Center of Miami Beach Commerce

Positioned along iconic Lincoln Road, 1100 Lincoln Road offers a rare opportunity to establish a retail presence at one of Miami Beach's most energetic and internationally recognized destinations. Surrounded by premier shopping, dining, art, and culture—and supported by consistent pedestrian activity—this highly visible location places brands at the center of a vibrant, walkable environment that attracts both locals and visitors alike.

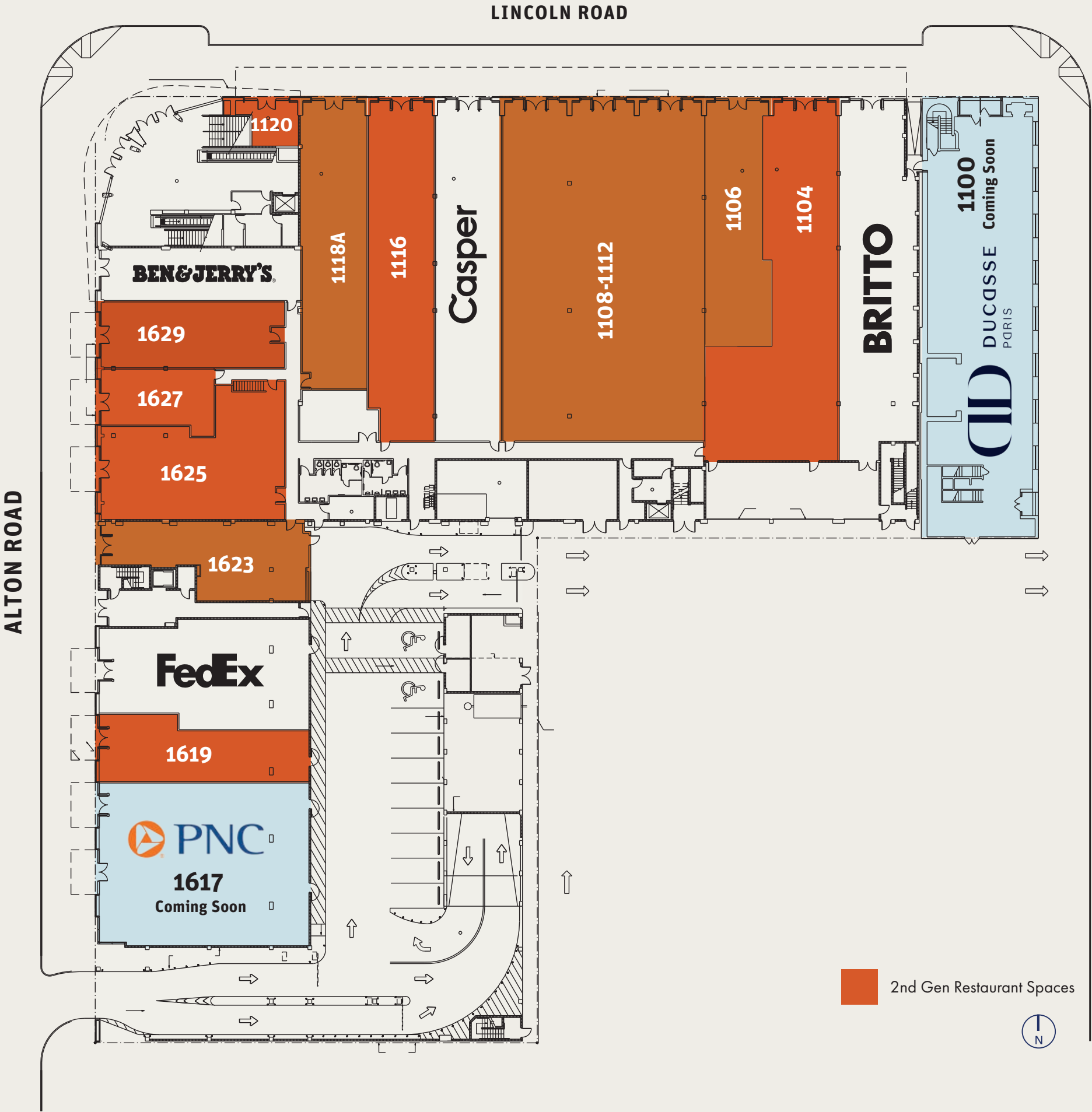
Lincoln Road Overview

- ◆ More than 10 million residents and visitors visit Lincoln Road annually to shop, dine and enjoy the arts at more than 200 restaurants, boutiques and cultural institutions.
- ◆ Lincoln Road is entering a new era of culinary and cultural vibrancy, marked by a wave of major restaurant openings from globally renowned hospitality groups. With eight new concepts in the pipeline, it's quickly becoming the go-to destination for world-class dining in South Florida.
- ◆ There is no other outdoor promenade like Lincoln Road, with historical significance, year-round free programming, evolving public art and unbeatable people-watching.
- ◆ Lincoln Road is one of the world's most iconic pedestrian streets, akin to the Champs Elysees in Paris and Las Ramblas in Barcelona.
- ◆ Lincoln Road is experiencing a once-in-a-generation transformation, blending its storied past with a bold vision for the future. With billions of dollars in investments underway, the district is poised to become Miami Beach's culinary capital, cultural hot spot and premier commercial hub.



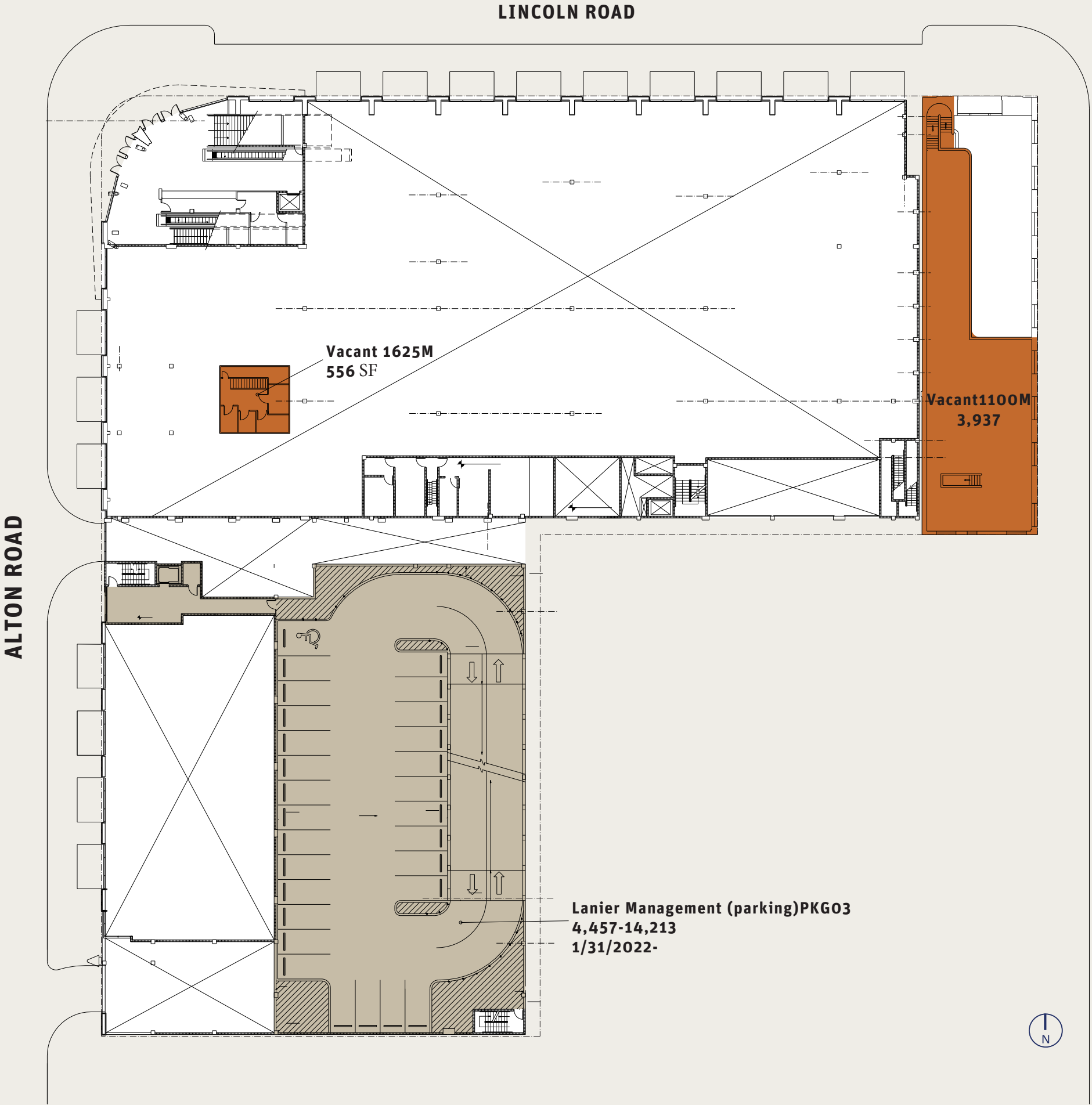
Site Plan

Space	SQFT	Frontage
1104	3,900 SF	25'-8"
1106	1,775 SF	19'-0"
1108-1112	8,049 SF	67'-7"
1116	2,634 SF	22'-3"
1118-A	2,400 SF	22'-4"
1120	325 SF	20'-7"
1619	1,455 SF	22'-5"
1623	1,592 SF	14'-11"
1625	2,420 SF	30'-8"
1627	825 SF	19'-2"
1629	1,462 SF	22'-2"



Floor Plan

1st Floor





THE SETAI
MIAMI BEACH

SAGAMORE
SOUTH BEACH

LOEWS
MIAMI BEACH
HOTEL

KIMPTON
Surfcomber
MIAMI | SOUTH BEACH

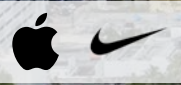
THE RITZ-CARLTON
RESIDENCES
MIAMI BEACH

NATIONALHOTEL
MIAMI BEACH

DELANO
MIAMI BEACH

GRAND | HYATT
COMING SOON

H&M



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Alton Road

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ROOFTOP
CINEMA CLUB

citizen
hotels

peteralexander

SUNLIFE
EST 2011 IN MALIBU, CA
Organics

WELLS
FARGO

SUGARCOAT
NAIL LAB

Where Local Life Meets Global Foot Traffic

At the Center of Hospitality

Defined by proximity to Miami Beach’s most elevated
hospitality and cultural destination.

28.2 Million
VISITORS ANNUALLY

\$22.0 Billion
IN DIRECT VISITOR SPENDING

20.1 Billion
OVERNIGHT VISITORS

8.1 Million
DAY VISITORS ANNUALLY

1,100+
HOTEL ROOMS UNDER CONSTRUCTION ACROSS MIAMI
WITH MORE THAN HALF LOCATED IN MIAMI BEACH

Hotels

W
HOTELS

1 HOTEL
South beach

DELANO

LOEWS
HOTELS

THE SETAI
MIAMI BEACH

THE RITZ-CARLTON

moxy
HOTELS

HYATT®
COMING SOON

FONTAINEBLEAU

EDITION®

At the Center of Entertainment

Defined by proximity to Miami Beach’s most elevated
hospitality and cultural destination.

50+
MICHELIN-RECOGNIZED RESTAURANTS

ECONOMIC IMPACT EXCEEDS
\$31 Billion ANNUALLY

Entertainments

. PRIME . ONE . TWELVE .

CARBONE

Joe’s[®]
STONE CRAB
... SINCE 1913 ...

FOGO DE CHÃO[®]
COMING SOON

Papi Steak
MIAMI BEACH

LA GRANDE
BOUCHERIE
MIAMI

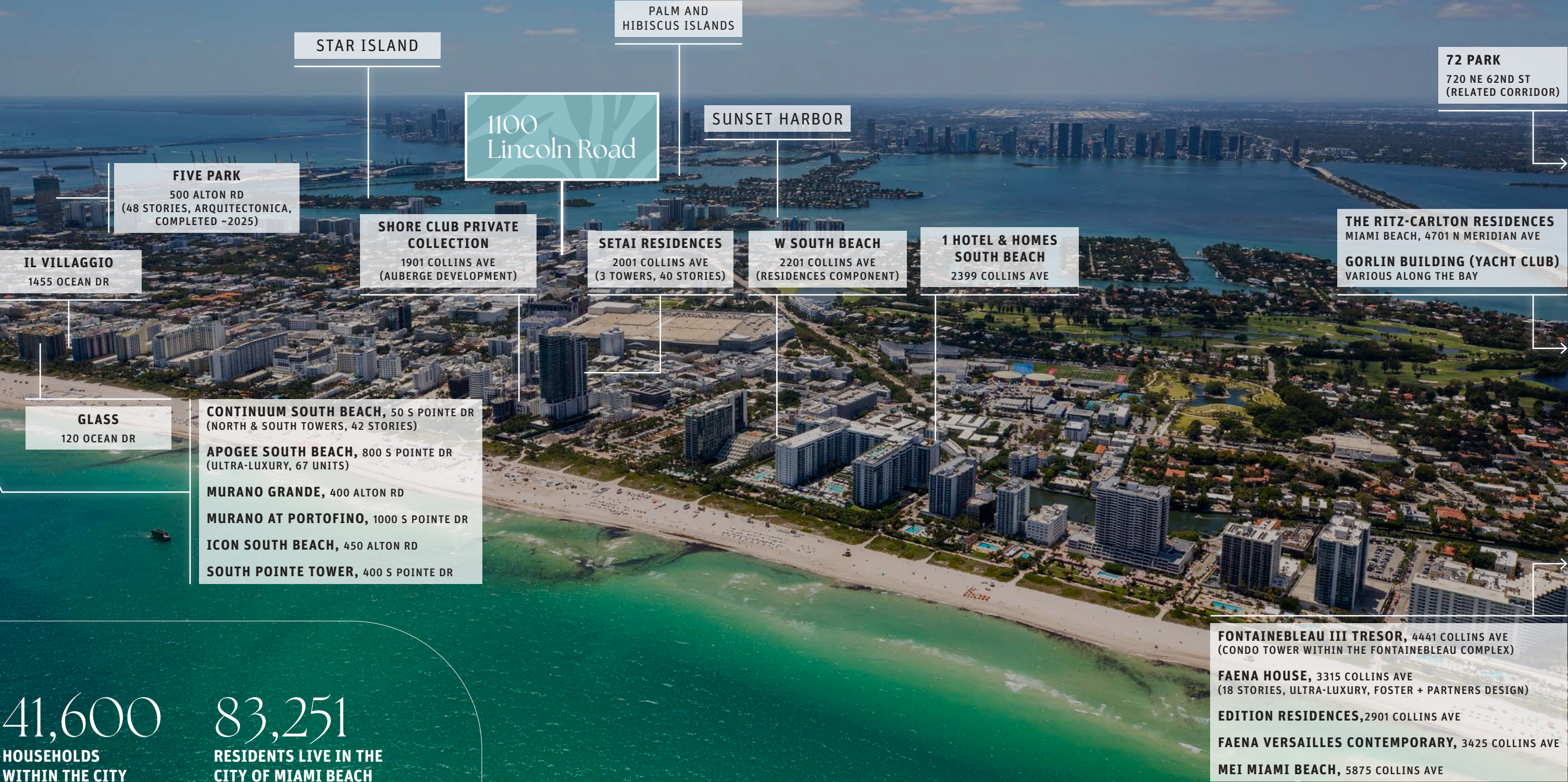
MILÀ

CD DUCASSE
PARIS
COMING SOON

Residential Growth Strengthening Demand

An expanding base of full-time residents supporting daily retail and dining needs.

- SUNSET ISLANDS
- VENETIAN ISLAND
- THE SHORE CLUB RESIDENCES
- 1250 WEST AVENUE
- 1790 ALTON ROAD



41,600
HOUSEHOLDS
WITHIN THE CITY

83,251
RESIDENTS LIVE IN THE
CITY OF MIAMI BEACH



WAVELY
Condominium South Beach

PORT OF MIAMI

STAR ISLAND

FLAMINGO
POINT
RESIDENTIAL BUILDING

BRICKELL

DOWNTOWN
MIAMI

EDGEWATER

VENETIAN ISLES

BAY GARDEN MANOR
1250 WEST AVE

MONAD
TERRACE

1100
Lincoln Road

1212
LINCOLN
ROAD

ANATOMY
FOGO DE CHÃO
COMING SOON
ROOFTOP
CINEMA CLUB

SUNLIFE
EST 2011 IN MALIBU, CA
Organics
SUGARCOAT
PETER ALEXANDER
citizen
WELLS
FARGO

1111 LINCOLN ROAD

SHAKE SHACK POKE HOUSE
Rosetta the Italian bakery JO MALONE LONDON

GAP
NIKE
ATHLETA
Apple

Alton Road

Lenox Ave

Lincoln Road

Venetian Way

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Miami Beach Highlights

F O R L E A S E

\$4 Billion

INVESTMENT IN THE
MIAMI BEACH ENTERTAINMENT DISTRICT



Thompson South Beach

A brand new 150-room hotel will open on the corner of 17th and Washington Avenue, which includes design elements inspired by the New World Center campus.



Citizen M South Beach

The five-story building 1212 Lincoln totals 141,215 square feet, including 92,725 square feet of retail space, 104 hotel rooms (44,938 square feet and 447 parking spaces).

Miami Beach Highlights

F O R L E A S E

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Kimpton South Beach

The hotel at 1750 Alton Road is the newest boutique property from San Francisco-based Kimpton Hotels. This 96-room hotel is the chain's fifth hotel in Florida, joining the Surfcomber and Angler's in Miami Beach.

Grand Hyatt Miami Beach Convention Center Hotel

185-foot-tall, 800-room hotel will connect to the convention center at the corner of 17th Street and Convention Center Drive. It will include a large, resort-style pool deck atop a 53-foot-tall pedestal as well as an 8,000-square-foot spa, 5,000-square-foot fitness center, and ballrooms. There will be 320 valet-only parking spaces.

Ritz Carlton, 1 Lincoln Road

Acquired the Sagamore Hotel in a new partnership. Plans for a 200' tower addition with 50 Ritz Carlton private residences and 60 new hotel rooms. Two new F&B installations including Bagatelle. \$500M project. Delivery 2025.

Raleigh, 1775 Collins Avenue

\$600M redevelopment of the Raleigh and two adjacent hotel properties. Luxury residential tower and 5-star hotel by Rosewood Hotel under construction. Acquisition was \$243M. Opening Q1 2026.

Delano Hotel, 1685 Collins Avenue

Acquired by Eldridge (Cain International) in 2020. Property has been renovated and repositioned.

Grand Hyatt Convention Center Hotel, 17th Street Convention Center Drive

Approx \$400M development. 800 rooms, two floors of meeting spaces and ballrooms, a pool deck on the fifth floor and ground-floor retail space. An elevated skybridge will link to the Convention Center at the intersection of 17th Street and Convention Center Drive.

Thompson Hotel, Corner of 17th & Washington Streets

150 rooms under construction. Delivering in October 2025.

Aman, 3425 Collins Avenue

56 hotel rooms & 39 residences (100 rooms including new tower) under construction, opening in 2026.

Bulgari, 100 21st Street

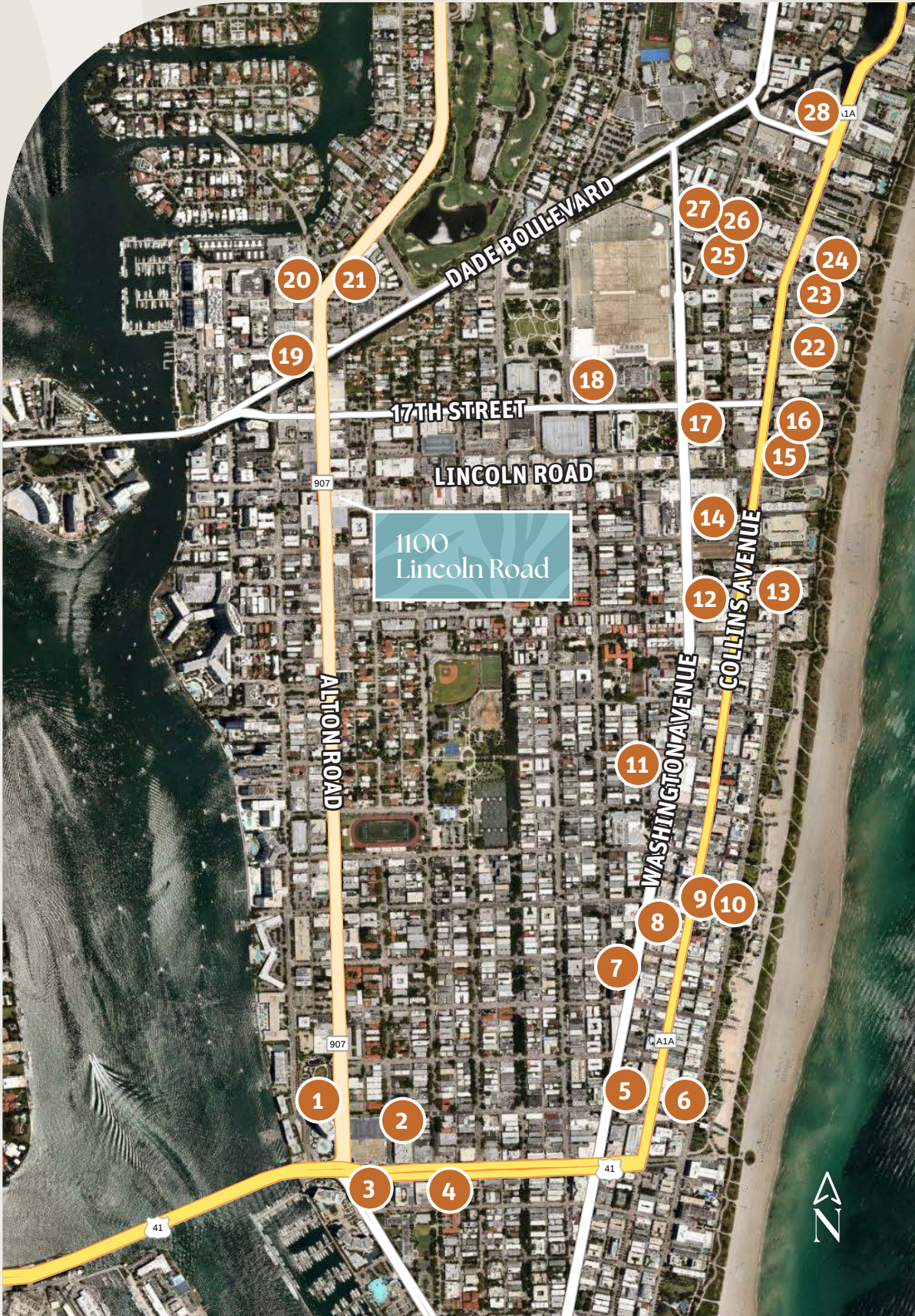
First ever Bulgari hotel in the US and will be located at 100 21st Street. 100 rooms (including new tower) opening in 2028.

Auberge Hotel & Residences

1901 Collins (ShoreClub Hotel) bought by the Witcoff's. To become Auberge du Soleil (Napa, CA brand) Delivery 2027.

Notable Developments

#	Project Name	Developer	Type	Stories	Keys/Units	Size (SF)	Comments
1	Five Park	GFO / Terra	Residential	48	98		
2	Hohauser Hotel	Fernandez Properties	Hotel	7	64		
3	1100 Fifth Avenue	Sumaida + Khurana & Weiss Properties	Office	5		76,000	+ Restaurant
4	The Fifth	Sumaida + Khurana & Bizzi+Bilgii	Office	5		60,000	+ Restaurant
5	The Goodtime	550 9th LLC	Hotel	7	110		
6	Celino Expansion	Optimum Group	Hotel	5	132		
7	9th Street Hotel	550 Ninth LLC	Hotel	6	110		
8	Moxy Hotel	Lightstone Group	Hotel	7	202		
9	Essex House Expansion	Jesta Group	Hotel	3	45		
10	TheClevelander	Jesta Group	Mixed-Use	18	137		+ Restaurant
11	URBIN	Location Ventures	Mixed-Use	7	69		+ 20K SF Office
12	Cloud One	Keyah Real Estate Group	Hotel	7	238		+ Retail
13	1501 Collins Avenue	Pebb Capital & Maxwelle Real Estate	Mixed-Use			184,897	+ Office & Retail
14	The Rivani	Black Lion & Massa Investment	Office	8		145,000	+ 499 Parking
15	Ritz Carlton	Di Lido Beach	Mixed-Use	17	110		
16	Delano Renovation	Cain International	Hotel	7	202		
17	Thompson Hotel	Finvarb Group	Hotel	8	150		+ Retail
18	Grand Hyatt	Terra & Turnberry	Mixed-Use	17	800		
19	1790 Alton Road	Finvarb Group	Mixed-Use	5	12		+ Restaurant
20	1920 Alton Road	Boich Investment Group	Mixed-Use	6			+ Restaurant
21	1901 Alton Road	Crescent Heights	Mixed-Use	4		199,000	+ 277 Parking
22	Raleigh & Rosewood	SHVO	Mixed-Use	17	102		
23	Shore Club	Witkoff & Monroe Capital	Mixed-Use	17	114		
24	Bvlgari Hotel	Blue Horizon	Hotel	9	100		
25	Sadigo Hotel	Blue Road	Hotel	5	81		
26	Riviera Plaza Hotel	Riviera Plaza LLC	Hotel	3	76		
27	Collins Park Hotel	The Rinaldi Group	Hotel	6	294		
28	2340 Collins Avenue	Starwood Capital Group	Office	6		136,342	+ 305 Parking



A Growing Professional Presence

Nearby Class A office developments reinforcing weekday foot traffic and spending.

- 2340 COLLINS AVENUE
- 1840 ALTON ROAD
- RIVANI
- 1920 ALTON ROAD
- PLAYBOY
- THE FIFTH MIAMI BEACH
- STARWOOD TRUST
- BENETTON GROUP

1100
Lincoln Road

THYSSEN BUILDING

- 1000 5TH STREET
- PROMINENT HISTORIC OFFICE BUILDING IN SOUTH OF FIFTH
 - MIX OF TRADITIONAL OFFICE AND EXECUTIVE SUITES

407 LINCOLN ROAD

- LINCOLN ROAD MALL
- ONE OF THE MOST RECOGNIZED PURE OFFICE ADDRESSES ON LINCOLN ROAD
 - BEING REPOSITIONED/MODERNIZED TO CLASS A STANDARDS
 - RARE TRUE OFFICE INVENTORY ON LINCOLN ROAD

420 LINCOLN ROAD

- LINCOLN ROAD MALL
- LARGER-FORMAT OFFICE OPPORTUNITY
 - ONE OF THE FEW MULTI-TENANT, PROFESSIONAL OFFICE BUILDINGS ON LINCOLN

ANEX OFFICE – THYSSEN BUILDING

- 1000 5TH STREET
- HIGH-END COWORKING / EXECUTIVE OFFICE PRODUCT
 - FREQUENTLY USED BY FINANCE, REAL ESTATE, AND INTERNATIONAL FIRMS

350 LINCOLN ROAD

- LINCOLN ROAD MALL
- BOUTIQUE OFFICE FLOORS ABOVE RETAIL
 - POPULAR WITH CREATIVE, MEDIA, AND BOUTIQUE FINANCE USERS

THE FIFTH MIAMI BEACH

- 944 5TH STREET (SOFI)
- NEW CLASS A OFFICE BUILDING
 - INSTITUTIONAL DESIGN, BOUTIQUE SCALE
 - STRONG APPEAL TO FINANCE, TECH, AND FAMILY OFFICES

1759 PURDY AVENUE

- NEWEST CLASS A BOUTIQUE OFFICE BUILDING LOCATE DIN SUNSET HARBOUR

THE ALTON (SHVO) (UNDER CONSTRUCTION / DELIVERING 2025-2026)

- 1656-1680 ALTON ROAD AT LINCOLN ROAD
- FOSTER + PARTNERS-DESIGNED, BIOPHILIC CLASS A OFFICE
 - ~170,000 SF OF OFFICE WITH GROUND-FLOOR RETAIL
 - CONSIDERED THE MOST SIGNIFICANT NEW OFFICE PROJECT ON MIAMI BEACH

2340 COLLINS AVE

- ACROSS FROM THE ONE HOTEL

MOMENTUM BUSINESS CENTER

- 1680 MICHIGAN AVENUE
- EXECUTIVE SUITES AND SERVICED OFFICES
 - COMMON CBRE SHORT-TERM AND FLEXIBLE SOLUTION

MERIDIAN CENTER

- 1680-1688 MERIDIAN AVENUE
- ONE OF MIAMI BEACH'S MOST ACTIVE OFFICE CORRIDORS
 - HOME TO PROFESSIONAL SERVICES, DESIGN FIRMS, FINANCE, AND COWORKING

ONE SOUNDSCAPE PARK

- COLLINS AVENUE / NEW WORLD SYMPHONY AREA
- BOUTIQUE CLASS A OFFICE ADJACENT TO CULTURAL INSTITUTIONS
 - LIMITED AVAILABILITY, HIGHLY DESIRABLE ADDRESS

Limited New Supply

MIAMI BEACH OFFICE GROWTH REMAINS HIGHLY CONSTRAINED.

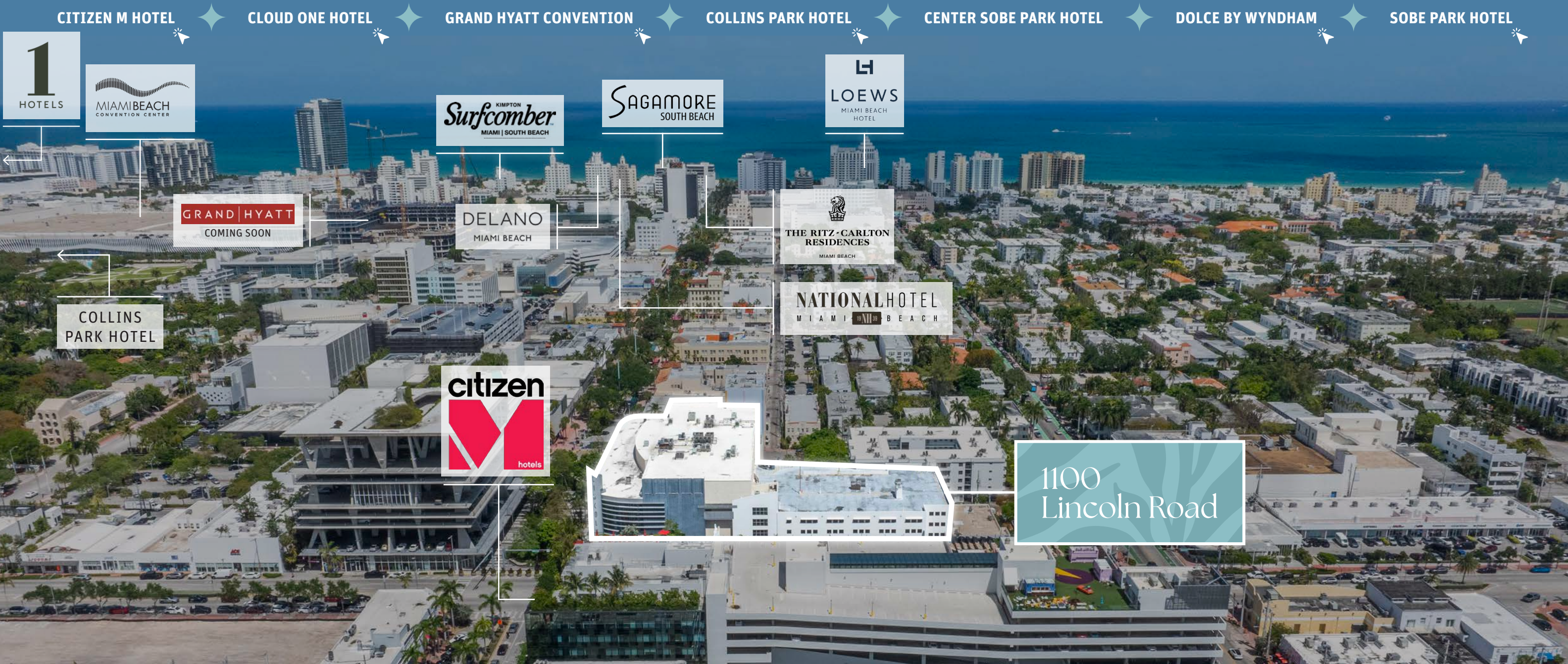
Live-Work-Play Offices

BOUTIQUE OFFICE THRIVES ALONGSIDE DINING, HOSPITALITY, AND RESIDENTIAL USES.

Hotel Developments

Alongside the influx of new tenants, billions of dollars in luxury and hotel development are pouring into the east end of Lincoln Road—fueling a true renaissance for the district.

- ✦ The Grand Hyatt Miami Beach has secured construction financing and is expected to open by late 2027, finally giving the city the high-end convention hotel it has long needed. With it, Miami Beach will be able to attract major conferences and events that previously passed it over—unlocking year-round demand and elevating the city’s status as a global destination.
- ✦ The reopening of the famed Delano Hotel (Q2 2026)
- ✦ Meanwhile, the revitalization of The Ritz-Carlton Residences South Beach, Shoreclub Residences with it’s Auberge de Soleil Luxury Hotel, Aman Hotel & Residences, Raleigh Hotel and Residences (Rosewood) and Casa Cipriani Boutique Hotel & Residences are part of a broader redevelopment on the eastern side of the Lincoln Road District.



A Full-Block Retail Destination Anchored at the Western Gateway of Lincoln Road



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Contact Us

For Leasing Inquiries or More Information, Please Reach Out.

DREW SCHAU

Executive Vice President
+1 305 742 5112
drew.schaul@cbre.com

ALEX CESAR

First Vice President
+1 646 246 6007
alex.cesar@cbre.com

MICHAEL BETANCOURT

Senior Associate
+1 786 356 1021
michael.betancourt@cbre.com

JORDAN LANDMAN

Associate
+1 305 428 5017
jordan.landman@cbre.com

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