



119 Washington Avenue  
Miami, FL

# Offering Memorandum

Class A Office Building in Miami's  
South of Fifth Neighborhood

**THE COMPANY**

REAL ESTATE - DEVELOPMENT - MANAGEMENT



GLOBAL CONSULTING ORGANIZATION



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# ROOFTOP OFFICE SUITE





# ROOFTOP LOUNGE





# FOOD & BEVERAGE ACTIVATION







# PROPERTY OVERVIEW

**A Visionary Investor's Dream:** Do you have the ability to transform a trophy asset into an absolute gem? Are you interested in owning what is Miami's most desired commercial and retail footprint? If so, The Yukon Miami, one of Miami's most anticipated exclusive commercial properties, may be perfect for you. At 119 Washington Avenue in Miami Beach's affluent South of Fifth neighborhood, the Arquitectonica-designed office building, at \$78 per square foot, nets one of the highest rents in all of Florida. The Yukon Miami is nestled between Fisher Island (the most affluent zip code in the United States) and the revitalized Washington Avenue, which only enhances the locational appeal of the South of Fifth neighborhood.

With 88,148 square feet of commercial space, **The Yukon Miami** is the only Class A office building located in the South of Fifth enclave, just steps away from world-class, record revenue breaking restaurants, including Joe's Stone Crab, Estiatorio Milos, and Prime 112. Having undergone a SoHo-like metamorphosis over the past two decades, the exclusive South of Fifth neighborhood boasts some of the most luxurious residences in all of South Florida including the famed Continuum South Beach, Apogee, and Glass, all designed by renowned architects.

In addition to its prime location, **The Yukon Miami** features more than 9,500 square feet of enviable rooftop terrace space, the most substantial roof and deck space in the South of Fifth community. Picturesque, 360-degree views of the Atlantic Ocean, Miami Beach, and Downtown Miami make it a true collector's item in commercial real estate. The rooftop and terrace can easily be reimagined to include additional office space or to create an elite

members-only hospitality concept similar to Soho House or WS in New York City. Premier tenants include One Sotheby's International Realty, W5 Group (a global real estate investment platform), and several heavy-weight financial companies, including Boston-based Raptor Capital Management, Manhattan-based York Capital Management, and Sero Capital.

**Key Amenities:** Class A office building, office space (28,709 SF), terrace (20,004 SF), retail space (15,108 SF), parking (106 parking spaces), and walk score (93).

**Representatives:** Amit Egan Datwani, Founder and Chief Consultant, The Global Consulting Organization and Cyril Bijaoui of The Company Real Estate are representing the seller.

## KEY STATISTICS

### OFFICE SPACE

28,709 SF



### TERRACES

20,004 SF



### RETAIL AREA

15,108 SF



### PARKING SPACES

106



### WALK SCORE®

Walker's Paradise (93)



## BUILDING AMENITIES

24 Hour Access | Balcony | Reception  
Property Manager on Site | Controlled Access  
Sky Terrace | Conferencing Facility

# PROPERTY PHOTOS



# INVESTMENT HIGHLIGHTS

## PRICELESS LOCATION

Nestled between Fisher Island (the most affluent zip code in the United States) and the revitalized Washington Avenue.

## ROOFTOP DEVELOPMENT OPPORTUNITY

9,500 Square Feet of Prime Rooftop Space with potential of conversion to luxury Penthouse Office Suite or Upscale SoFi Restaurant and/or Member's Lounge.

## FUTURE RESTAURANT REPOSITIONING OPPORTUNITY

Opportunity to introduce a Culinary institution on par with the iconic neighborhood restaurants Joes Stone Crab, Estatorios Milos and Prime 112.

## STABLE TENANCY

Premier tenants include One Sotheby's International Realty, W5 Group (a global real estate investment platform), and several heavy-weight financial companies, including Boston-based Raptor Capital Management, Manhattan-based York Capital Management, and Sero Capital.



# PROPOSED BUILDING ENHANCEMENTS

## EXTERIOR

- Enhance and freshen exterior with new paint job
- Boost main entry appeal with addition of transparent façade and eye catching canopy
- Augment identity within Miami Beach skyline through upgraded building signage
- Implement terraced massing and free standing sidewalk elements for tenant signage
- Replace hardscape with permeable asphalt and/or pavers to expand storm water retention
- Convert Penthouse elevator area into bi-level experience

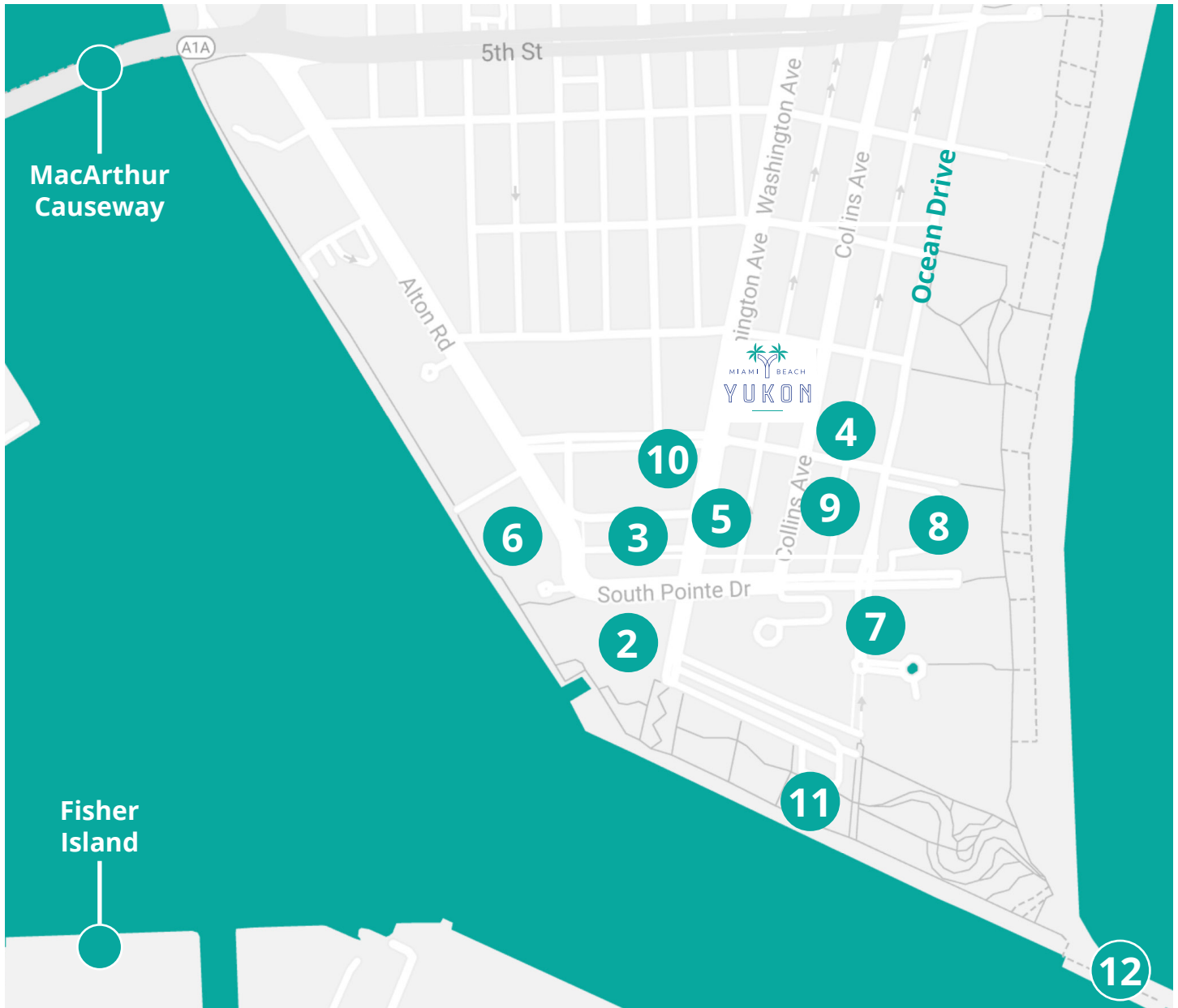
## INTERIOR

- Beautify and upgrade lobby, elevator and common areas with installation of attractive and modern finishes
- Enrich food and beverage services/experiences with expansion of ground floor space to the second floor parking level
- Modernize ground floor retail space by adding glazing units
- Reduce overall energy consumption with LED lighting installation in all common areas and public spaces
- Decrease cooling loads and improve glare control by fitting Teflon fabric shades on all windows



**VIEW ROOFTOP  
LAUNCH PARTY VIDEO**

# STREET MAP



- |   |                    |   |                     |    |                   |
|---|--------------------|---|---------------------|----|-------------------|
| 1 | The Yukon          | 5 | Joes Stone Crab     | 9  | Upland            |
| 2 | Apogee Condominium | 6 | Murano at Portofino | 10 | Estiatorio Milos  |
| 3 | PLANTA South Beach | 7 | The Continuum       | 11 | Smith & Wollensky |
| 4 | Prime 112          | 8 | Nikki Beach Miami   | 12 | South Pointe Pier |

# AERIAL MAP



# NOTABLE PRESS



## Bespoke Real Estate Brokerage Expands in South Florida

“... a lease expansion...for \$92 per square foot, reportedly a record for South Florida.”

[READ ARTICLE](#)



## Miami Beach Office Building Inks Record-Breaking \$92 PSF 8-Year Lease Deal

“... has shattered office leasing records in Florida despite the Covid-19 pandemic...”

[READ ARTICLE](#)



## Miami Beach Office Building Listed For \$45 Million

“... the only Class A office building located in the South of Fifth enclave”

[READ ARTICLE](#)



## Miami Beach Office Building Listed For \$45 Million

“The Yukon boasts one of the highest office rents in Florida at \$78 a square foot.”

[READ ARTICLE](#)



# PRIVACY AND NDA NOTICE

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An investment in this project involves significant risk. No assurance can be given that investment objectives will be achieved. In making a decision whether or not to invest in the project, prospective investors must rely on their own due diligence. Prospective investors should read this Executive Summary carefully before deciding whether to pursue.

The offering is suitable only for sophisticated investors for whom an investment in the project does not constitute a complete investment program and who fully understands, are willing to assume and have the financial resources necessary to withstand, the risks involved in an investment of this type of project.

Certain information contained in this executive summary constitutes “forward looking statements” that can be identified by the use of forward looking terminology such as “may”, “will”, “should”, “except”, “anticipate”, “estimate”, “intend”, “continue”, or “believe” or the negatives thereof or other variations thereon or comparable terminology.

Furthermore, any estimates of revenues, expenses, market analyses and projections or other estimates in this executive summary, including estimates or returns or performance, are “forward looking statements” and are based upon certain assumptions that may change due to various risks and uncertainties. Actual events or results or the actual performance of the project will likely differ, possibly materially, from these reflected or contemplated in such “forward looking statements.”



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