

SONY

OCCUPIED OFFICE CONDOMINIUM FOR SALE

605 LINCOLN ROAD

2 Story Penthouse Office
22,609 Square Feet of Office Condominium



Investment Highlights

- Investment Grade Tenant
- Highly sought after South Beach location.
- Tremendous tenant renovations recently completed
- Below market rents
- Renewal option at 95% of market rent

Investment Overview

Square Feet	22,609
Lease Term	October 2008
Options	One (1), five (5) year option
Increases	2.75% annually
Current NOI	\$569,189
Price	\$11,300,000



Property Description

605 Lincoln Road, also known as the Sony Music Building, is an internationally recognized South Beach location. The building is an historic art deco charmer built in 1932 and renovated in 2005 and then converted into condominium units.

The total square footage of this premier office/retail building is 71,846+/- square feet. Retail tenants in 605 Lincoln Road at street level include the flagship store of Hear Music, Starbucks, Oakley and Journeys and Lincoln Road has every imaginable national retail tenant.

The Offering

A total of 22,609 Square Feet (32% ownership of the entire building and the only building signage) of Office Condominium AND the only Exclusive Building Signage Sony Music occupies the entire 6th and 7th floors and Suite 303.

The 6th and 7th floor total 20,600 square feet and has a secured entrance, internal staircase, custom conference room, exterior windowed offices, private restrooms and much more.

Suite 303 is 2009 square feet and is also occupied by Sony. This offering also includes the exclusive building signage of which there are 2. While the 2 story penthouse office space is currently built out and utilized as 1 corporate office for Sony it is legally defined as 14 individual condominium units and Suite 303 is also a separately defined legal condominium.

Sony has reserved parking in the adjacent garage which they negotiated and obtained through





the City of Miami Beach. Sony has a lease that expires in the last quarter of quarter of 2008. They have one 5 year option remaining.

The Tenant



Sony Corporation of America, based in New York City, is the U.S. subsidiary of Sony Corporation, headquartered in Tokyo. Sony is a leading manufacturer of audio, video, communications, and information technology products for the consumer and professional markets. Its music, motion picture, television, computer entertainment, and online businesses make Sony one of the most comprehensive entertainment companies in the world. Sony's principal U.S. businesses include Sony Electronics Inc., Sony Pictures Entertainment, Sony Computer Entertainment America Inc., and a 50% interest in Sony BMG Music Entertainment, one of the largest recorded music companies in the world. Sony recorded consolidated annual sales of approximately \$64 billion for the fiscal year ended March 31, 2006, and it employs 158,500 people worldwide. Sony's consolidated sales in the U.S. for the fiscal year ended March 31, 2006 were \$16.7 billion.

Call Sheridan Lowrey for additional information, (850) 650-CELEB (2353)



A large graphic logo for CRI. It features a globe on the left with a blue arrow pointing to a yellow star on the right. Below this, the letters 'CRI' are written in large, bold, yellow 3D font. Underneath 'CRI', the text 'Celebrity Realty International, Inc.' is written in a black serif font. Below that, the phrase 'Broker to the Stars!!' is written in a black cursive font. At the bottom, the website address 'www.CelebBroker.com' is written in a bold blue sans-serif font.



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