

3 MIAMI CENTRAL

# The Modern Workplace: Redefined.



Immediate Occupancy  
5,793 SF to 20,890 SF



3 Miami Central

# An elevated arrival experience.

Discover the newly renovated lobby at 3 Miami Central – an elevated arrival experience designed to meet the demands of the contemporary professional.

 [CLICK HERE FOR VIRTUAL TOUR](#)

Renovated Lobby





Amenities

# Enhanced amenities tailored for modern worklife.

Amenity offerings designed to enhance your work environment. Choose from collaborative, wellness and social spaces – an ideal extension of your workplace.



Expansive Outdoor Roof Deck



Fitness & Wellness Center



Private Work Lounge & Conference Center



Brightline Food Hall



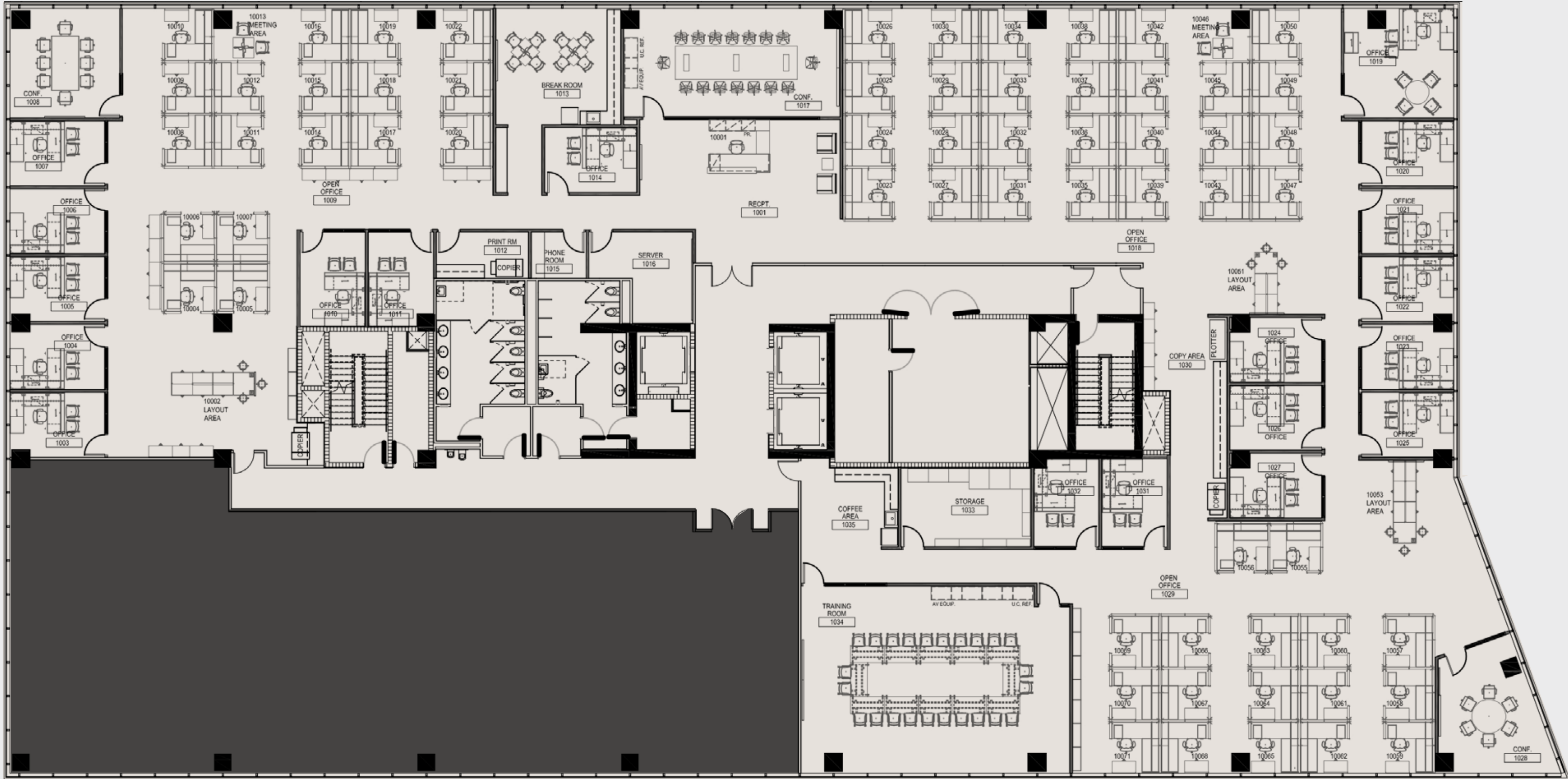


# Partial 10th Floor

Single Tenant  
As-Built Floorplan  
20,890 SF

Offices	19
Conference Rooms	4
Open Area	62

 [CLICK HERE FOR VIRTUAL TOUR](#)







# Partial 10th Floor

## Multi-Tenant Test Fits

- Suite A 8,355 SF
- Suite B 6,742 SF
- Suite C 5,793 SF





Location

# The heart of Miami's transit hub.

3 Miami Central is directly adjacent to the Brightline Station which serves as a hub for mass transit. Tenants can enjoy access via Brightline from across the region allowing companies to attract and retain South Florida's top talent.

Brightline serves the following cities:

Miami  
Aventura  
Fort Lauderdale  
Boca Raton  
West Palm Beach  
Orlando  
Tampa (Future Station)



Brightline



Tri-Rail



Metrorail



Metrobus



←  TO AIRPORT VIA  
METRORAIL

I-395

PEREZ ART  
MUSEUM

FROST  
MUSEUM

KASEYA  
ARENA

FREEDOM  
TOWER

Biscayne Blvd.



BAYFRONT  
PARK

MIAMI  
CENTRAL




MIAMI WORLDCENTER

	LUCID
	SEPHORA
	The Container Store
Serafina	Earls KITCHEN + BAR
LAUREL BAKERS	BURGERFI
SIXTY VINES	ANTHONY'S BOUTIQUE FLOWERS
	Chug's DINER
	MAPLE & ASH

BLOCK 55

	
ROSS DRESS FOR LESS	five BELOW
Burlington	

MIAMI CENTRAL

brightline	
Publix	Chick-fil-A
	
	POWERHOUSE GYM

BRIGHTLINE ROUTES

ORLANDO  
2 hrs.

WEST PALM BEACH  
25 min.





BOCA RATON  
20 min.

FORT LAUDERDALE  
20 min.

AVENTURA  
20 min.

MIAMI CENTRAL

TRANSIT

	BRIGHTLINE
	METROMOVER
	METRORAIL
	TRI-RAIL



Location

# Where everything you need is just steps away.

At 3 Miami Central, top-notch dining to high-end retail is just steps away, enhancing your worklife. Welcome to a workplace where everything is within reach.



Sixty Vines



Apple Store



TAM TAM



Earls Kitchen & Bar



Maple & Ash



Red Rooster



# 3 Miami Central Building Facts

**BUILDING SIZE**  
108,000 RSF

**STORIES**  
12

**AVAILABLE**  
5,793 SF – 20,890 SF

**CEILING HEIGHT**  
13' slab-to-slab

**ELEVATORS**  
5 Passenger  
1 Dual Freight

- FEATURES**
- Direct access to Brightline Station
  - Private work lounge & conference center
  - Expansive outdoor roof deck
  - Fitness & wellness center
  - Publix & Eintein Bros. Bagels on-site

**TENANT ACCESS**  
24//7 access control system

**PARKING**  
2/1,000 SF (Direct access to suite)

**WINDOWS**  
Large Missile Impact (LMI)

**SUSTAINABILITY**  
LEED SILVER

**SECURITY**  
24/7 Attended Lobby





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