

**MIAMI
CENTRAL**



WELCOME
TO LIFE
MORE
CONNECTED

MIAMI
CENTRAL



CONNECTING KEY CITIES

32

TRIPS PER DAY

departing every hour,
connecting millions of
people to Florida's
major cities.

MIAMI
CENTRAL



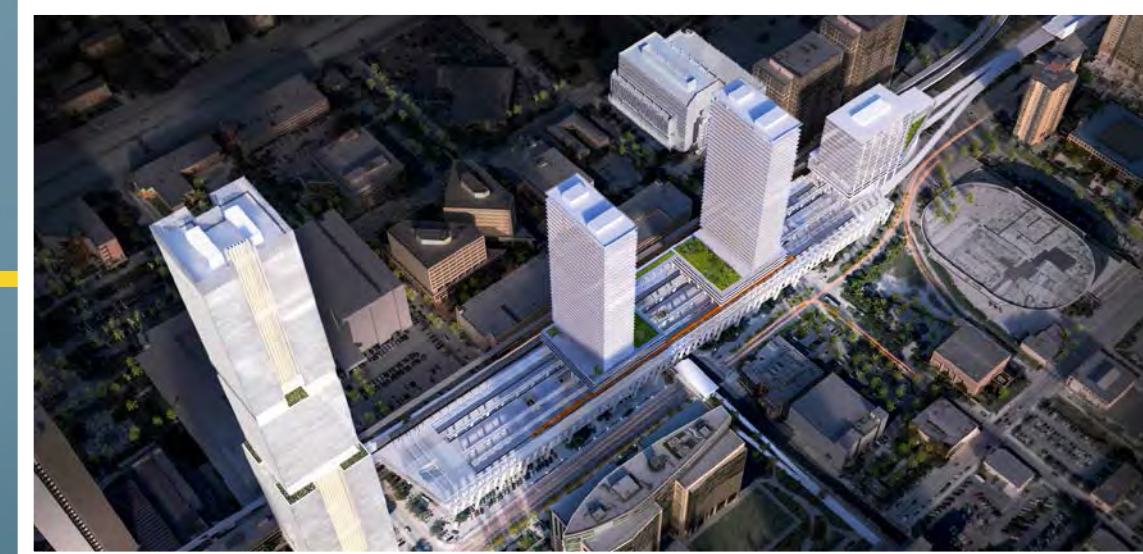
3 HOURS
ORLANDO



1 HOUR
WEST PALM
BEACH



30 MINUTES
FORT
LAUDERDALE



MIAMI

A new standard of intelligent urban design, fusing the worlds of transportation, real estate and entertainment on one seamlessly connected platform.

By bringing communities closer together and creating a crossroads where people can connect with the places and things they love, **MiamiCentral** is weaving the fabric of a vibrant new downtown.

**MIAMI
CENTRAL**



POINTS OF INTEREST

● AAF RAIL

- 1 ADRIENNE ARSHT CENTER
- 2 MUSEUM PARK
- 3 PÉREZ ART MUSEUM MIAMI
- 4 AMERICAN AIRLINES ARENA
- 5 PORTMIAMI
- 6 BAYFRONT PARK
- 7 MIAMI DADE COLLEGE
- 8 GUSMAN CENTER
- 9 JAMES L. KNIGHT CENTER
- 10 MIAMI-DADE COUNTY COURTHOUSE
- 11 MIAMI-DADE COUNTY MAIN LIBRARY
- 12 PATRICIA AND PHILLIP FROST MUSEUM OF SCIENCE

- 13 LYRIC THEATRE
- 14 FREEDOM TOWER
- 15 WILKIE D. FERGUSON, JR. UNITED STATES COURTHOUSE
- 16 NEW WORLD SCHOOL OF THE ARTS
- 17 DAVID W. DYER FEDERAL BUILDING AND U.S. COURTHOUSE
- 18 DOWNTOWN MIAMI CHARTER SCHOOL
- 19 BAYSIDE MARKETPLACE
- 20 INTERCONTINENTAL HOTEL
- 21 MACY'S
- 22 HYATT REGENCY MIAMI

MIAMI
CENTRAL

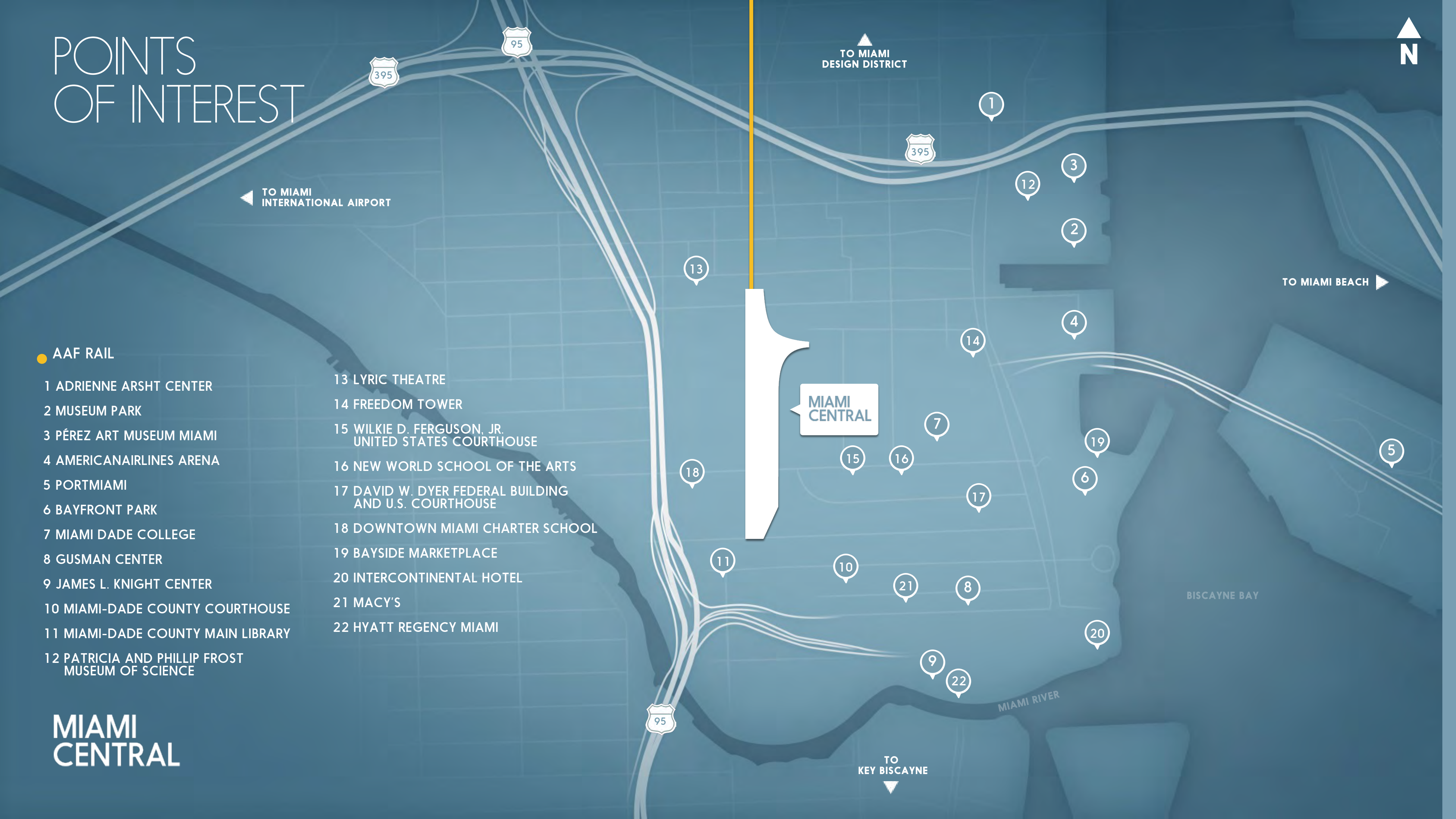
TO MIAMI
INTERNATIONAL AIRPORT

TO MIAMI
DESIGN DISTRICT

TO MIAMI BEACH

TO
KEY BISCAYNE

N



ONE MIAMICENTRAL
600,000 RSF [Office]
280 Residences
250 Hotel Rooms

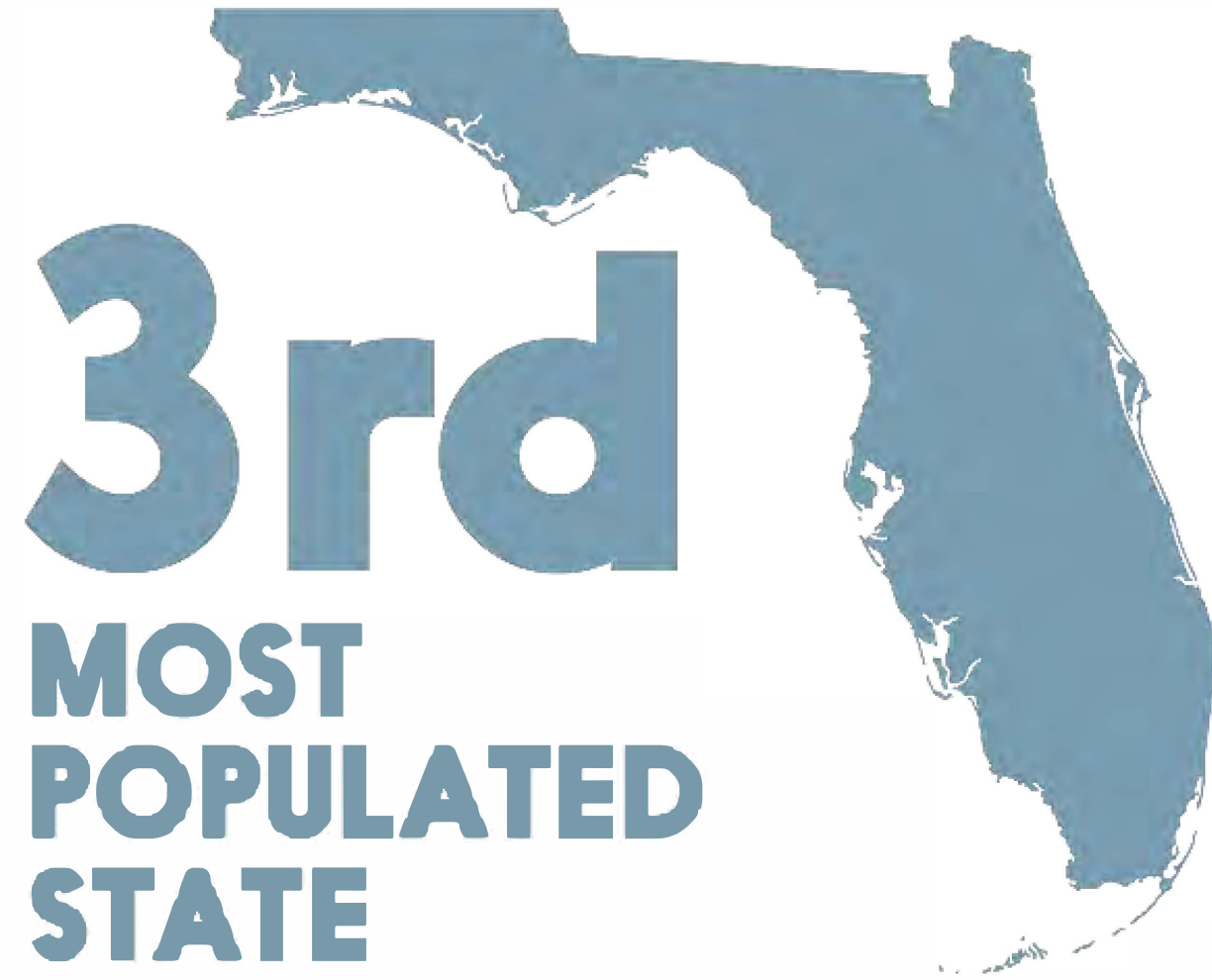
THREE MIAMICENTRAL
90,000 RSF [Office]
35,000 RSF [Retail]
12 Floors
1,100 Parking Spaces

TOTAL RETAIL
182,000 SF

TWO MIAMICENTRAL
190,000 RSF [Office]
10 Floors
300 Parking Spaces

800 RESIDENTIAL UNITS
North Tower: 30 Floors
400 Parking Spaces
South Tower: 33 Floors
400 Parking Spaces

FLORIDA IS THE



\$ **6** BILLION
PROJECTED
ECONOMIC IMPACT

MIAMI
CENTRAL

CONNECTING OVER

7.9
MILLION

RESIDENTS IN
MIAMI-DADE,
BROWARD,
PALM BEACH
AND GREATER
ORLANDO



**A BETTER
WAY TO
TRAVEL
THE STATE**

60 MILLION VISITORS
TO ORLANDO PER YEAR,
40 MILLION VISITORS TO
SOUTH FLORIDA PER YEAR

222,000

**DOWNTOWN MIAMI
DAYTIME POPULATION**



12
MILLION
PROJECTED
COMMUTERS

per year through
MiamiCentral via
Metrorail, Metromover,
Tri-Rail and All Aboard
Florida



METRO RAIL
4 MILLION



METROMOVER
2.6 MILLION



TRI- RAIL
1.9 MILLION

TRANSPORTATION HUB

MIAMI
CENTRAL
TRANSPORTATION

MIAMI
CENTRAL



BISCAYNE BAY

MIAMI RIVER

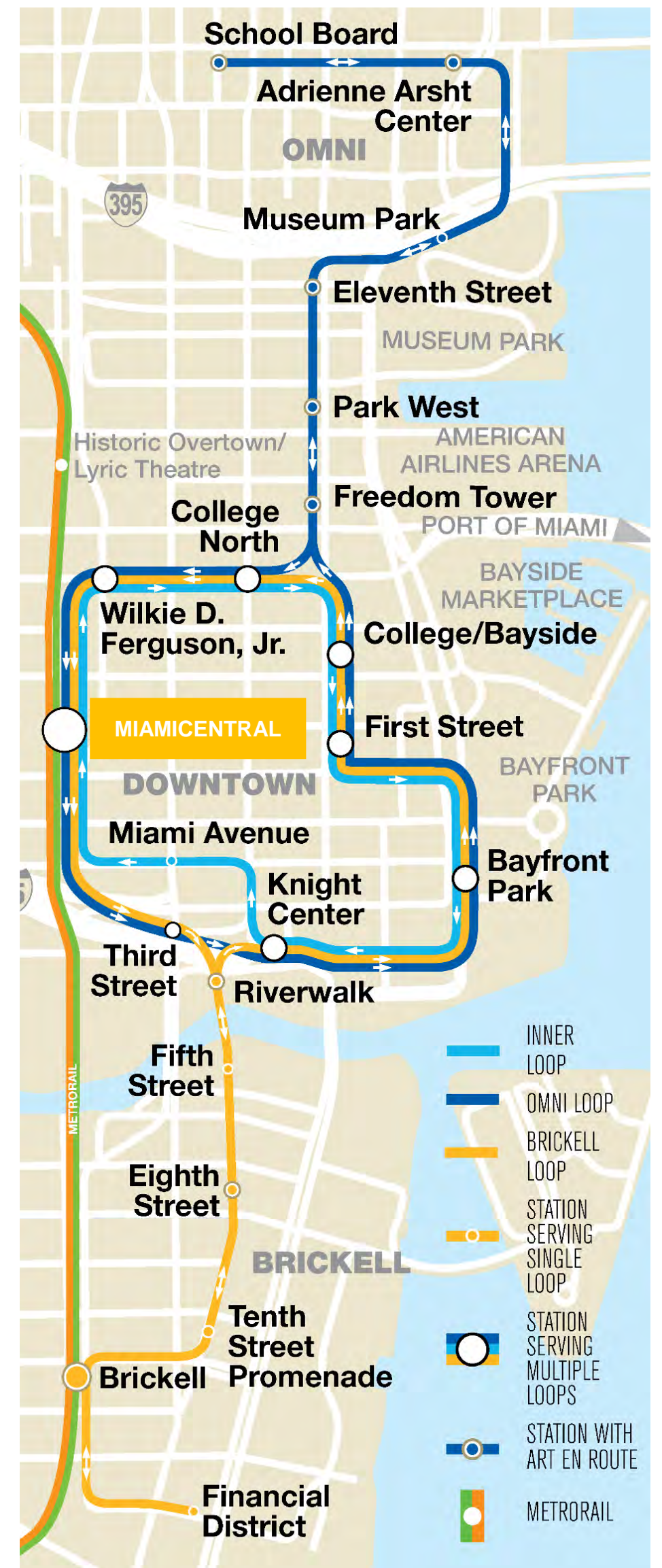
- AAF RAIL TO ORLANDO
- METRO RAIL TO AIRPORT AND DADELAND
- METROMOVER DOWNTOWN ROUTE
- FUTURE TRI- RAIL TO WEST PALM BEACH

MiamiCentral

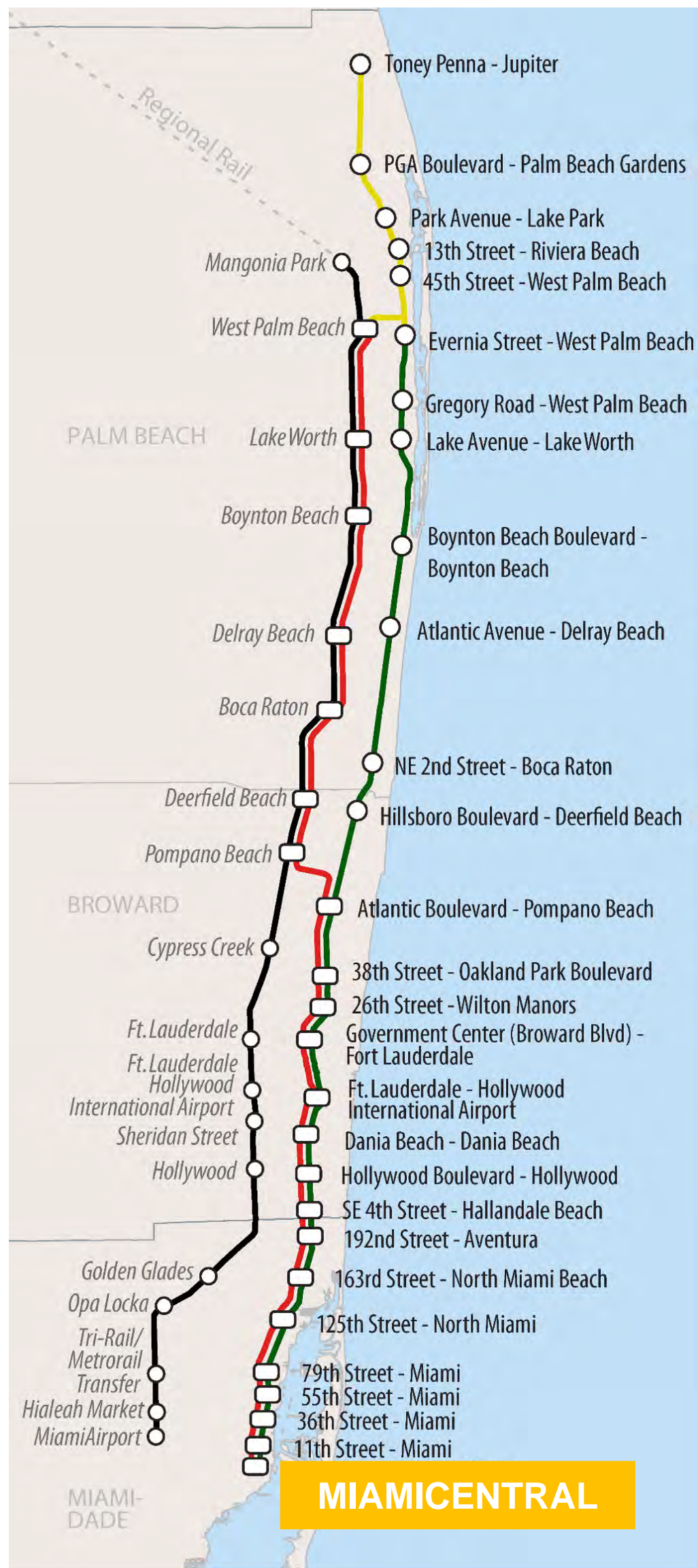
is the new standard of urban connectivity – a transportation gateway with access to All Aboard Florida, Tri-Rail, Metrorail, Metromover and Metrobus.



MIAMI-DADE TRANSIT Metrorail System



MIAMI-DADE TRANSIT Metromover System



TRI RAIL (existing) **Tri-Rail Coastal Link (proposed)**



DOWNTOWN MIAMI

The heart of the Financial District. The center of international trade. The largest concentration of international banks in the world. And the be-all and end-all for inspiring corporations.

BRICKELL

Along with Downtown Miami, this is the core of our banking, investing and financial sectors. Home to many foreign consulates and an established residential area with Mary Brickell Village shopping and dining district. In short, the business savvy live and work here.

DESIGN DISTRICT

Dedicated to innovative fashion, design, architecture and dining, Miami's Design District is an up-and-coming piece of the city. With public art installations, exclusive design showrooms, chic fashion boutiques, luxury retail experiences and rejuvenated historical structures, this neighborhood has become a vibrant and thriving urban metropolis.

**MIAMI
CENTRAL**
NEIGHBORHOOD

MIDTOWN MIAMI

The trendiest neighborhood in South Florida. Midtown Miami has become one of the largest creative communities in the nation. An urban epicenter of galleries, cafes, bars and creativity, it's the go-to locale for those seeking a different kind of Miami experience.

WYNWOOD

Home to a plethora of art galleries, studios, private collections and museums, Wynwood has been transformed into one of the hottest sections of Miami. With the Wynwood Walls covered in street art by some of the world's greatest artists, a free monthly ArtWalk, and a chic boho vibe, Miami's art scene is experiencing a renaissance just south of I-195.

EDGEWATER

North of Downtown Miami, Edgewater is evolving into the place to live. A developing urban sanctuary where residents can kick back and take in the view or head out and enjoy MiMo on BiBo, the Miami Modernist Architecture on Biscayne Boulevard.



193%

**POPULATION
GROWTH**



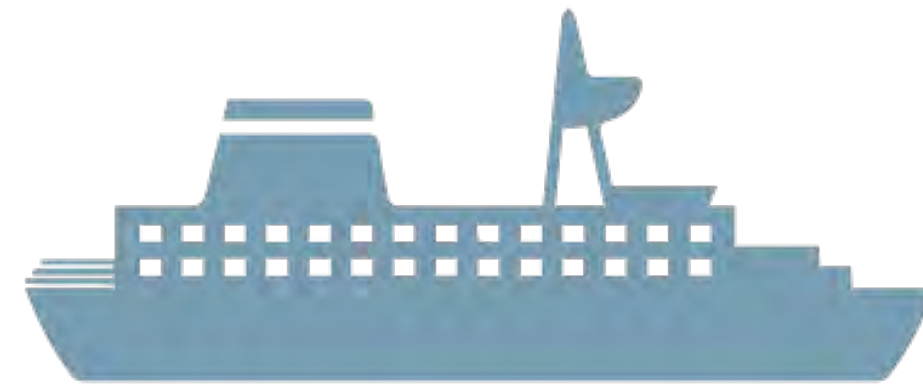
**SINCE 2000,
THE DOWNTOWN
MIAMI POPULATION
HAS SOARED**

MIAMI WELCOMES

14.2

million visitors annually

"CRUISE CAPITAL OF THE WORLD"



WITH

14 CRUISE LINES

at PortMiami



**AVERAGE HOUSEHOLD INCOME
WITHIN ONE MILE OF
MIAMICENTRAL IS**

\$97,005

36

**MEDIAN AGE
OF DOWNTOWN MIAMI RESIDENTS**





RESIDENCES

CONNECTIVITY
IN THE CITY.

MIAMI
CENTRAL
RESIDENCES

M

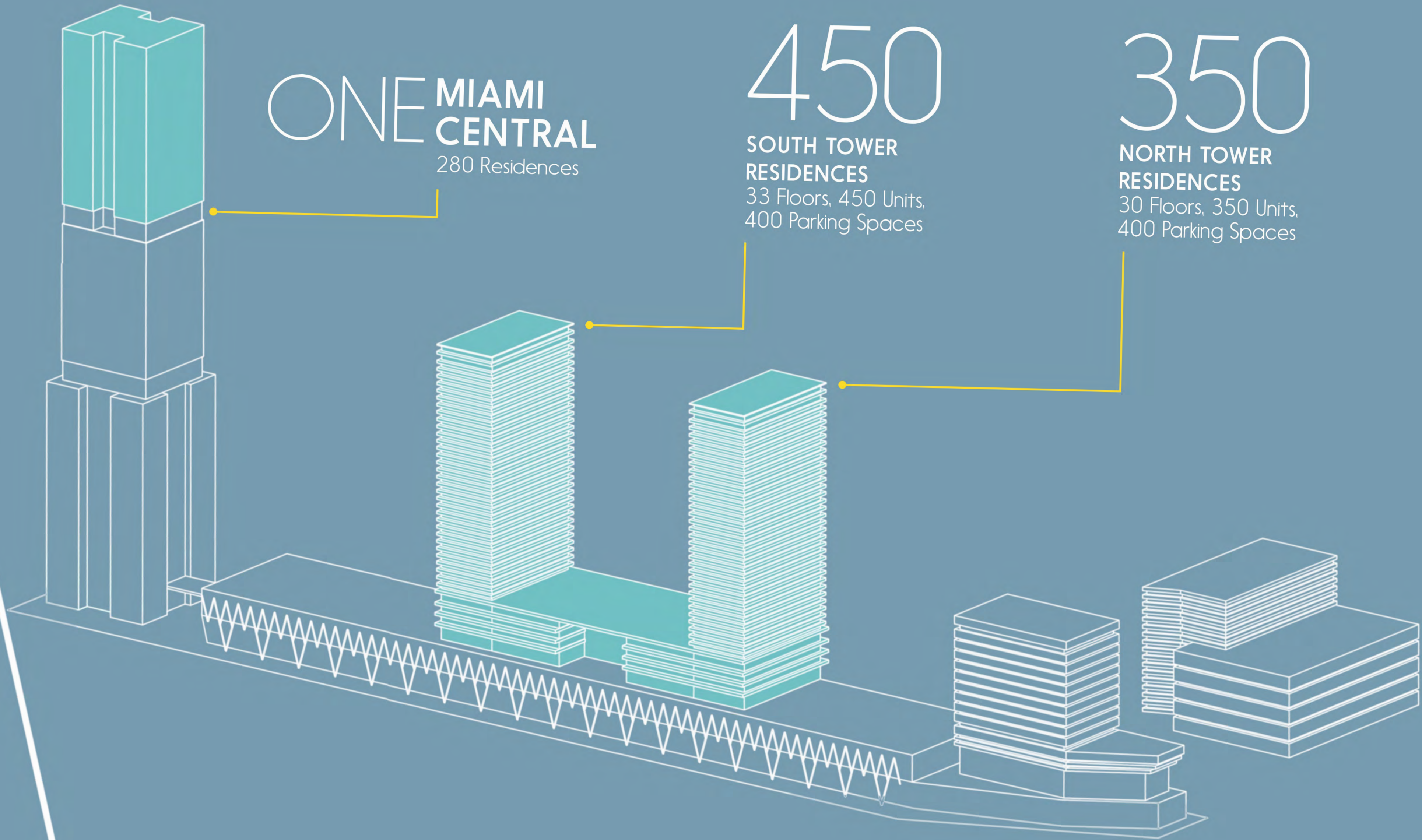
ONE MIAMI
CENTRAL
280 Residences

450

SOUTH TOWER
RESIDENCES
33 Floors, 450 Units,
400 Parking Spaces

350

NORTH TOWER
RESIDENCES
30 Floors, 350 Units,
400 Parking Spaces



MIAMI
CENTRAL
RESIDENCES

At **MiamiCentral**, a simple descent is all that separates you from the excitement of the city – where smartly-designed urban residences and spectacular downtown views give way to seamless access to everything Miami has to offer. Entertainment. Culture. Fine dining. Just a few floors down.

With this much fun outside your door, it'll be tough to go straight home.

**MIAMI
CENTRAL**
RESIDENCES





MIAMI
CENTRAL
RESIDENCES



MIAMI
CENTRAL
RESIDENCES

OFFICE SPACE

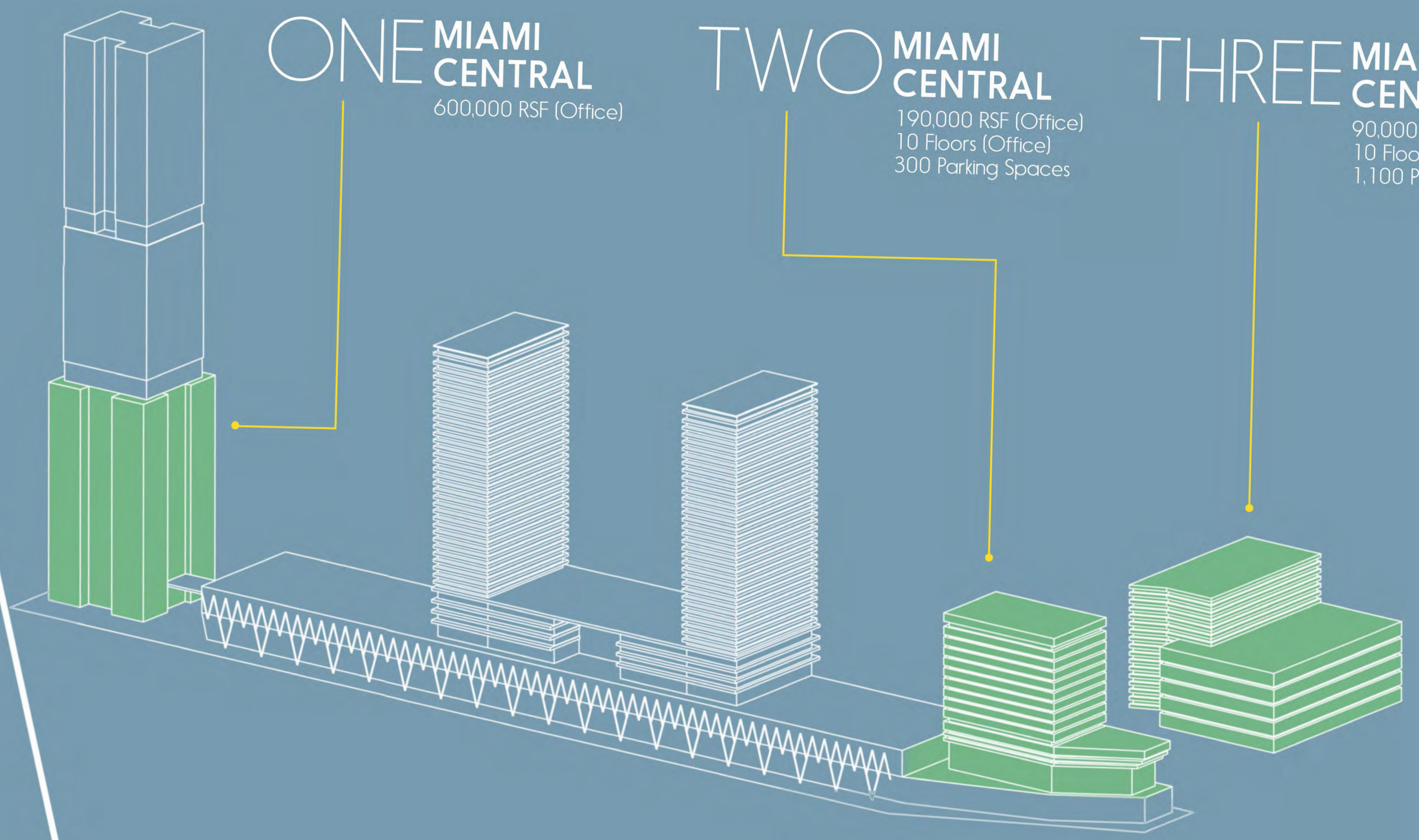
ACCESS IS
THE SOUL OF
COMMERCE.

M

ONE MIAMI CENTRAL
600,000 RSF (Office)

TWO MIAMI CENTRAL
190,000 RSF (Office)
10 Floors (Office)
300 Parking Spaces

THREE MIAMI CENTRAL
90,000 RSF (Office)
10 Floors
1,100 Parking Spaces



MIAMI CENTRAL
OFFICE SPACE

Commuter-conscious meets constant connectivity.

MiamiCentral offers seamless access to Florida's most precious natural resource: people.

With built-in transportation solutions that offer access to a broad pool of talent from Fort Lauderdale to Palm Beach and Orlando, **MiamiCentral** gives companies a distinct competitive advantage – as well as a direct line to Miami International.

**MIAMI
CENTRAL**
OFFICE SPACE





TWO MIAMI CENTRAL

MIAMI CENTRAL OFFICE SPACE

2 MIAMI CENTRAL

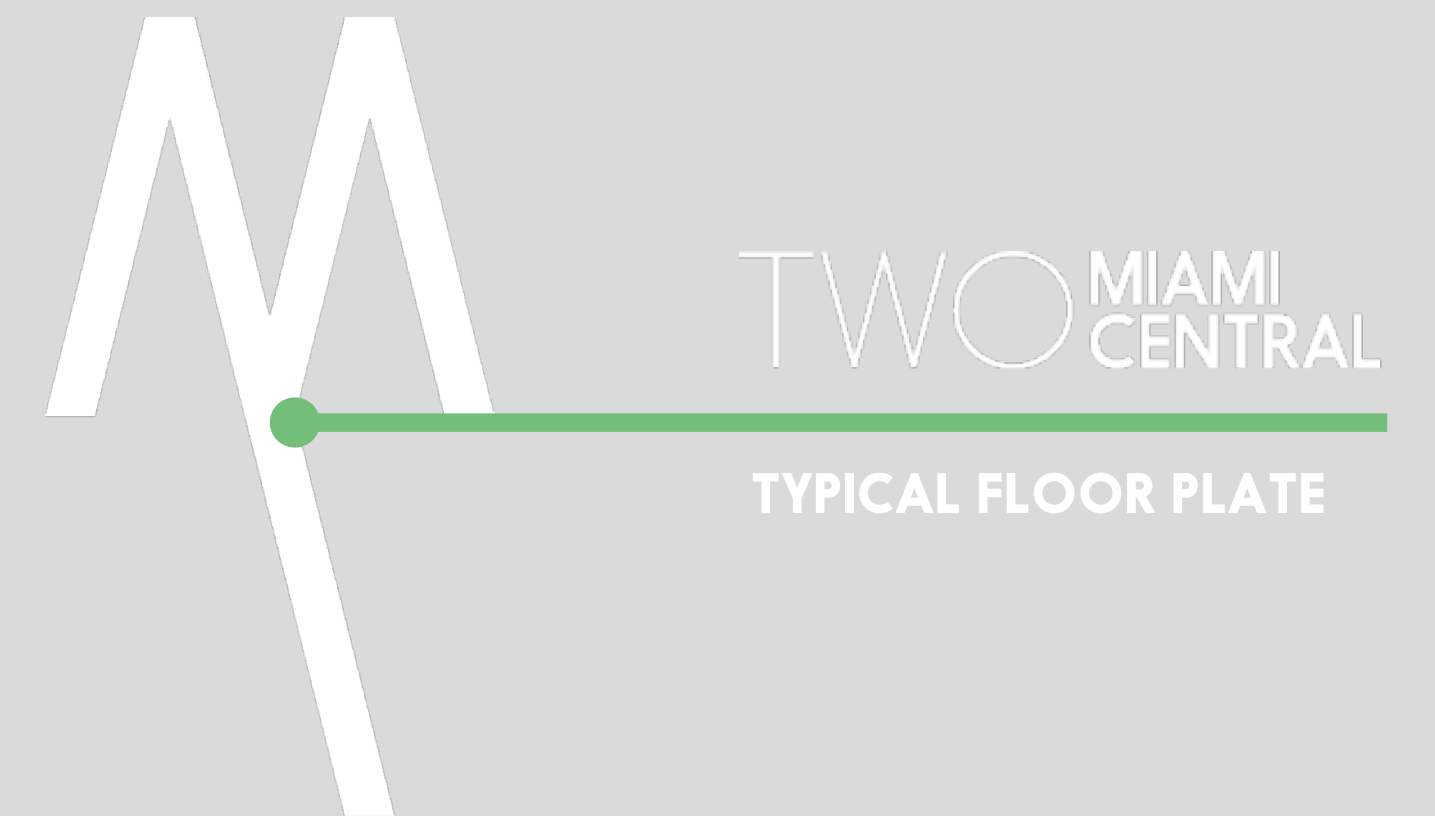
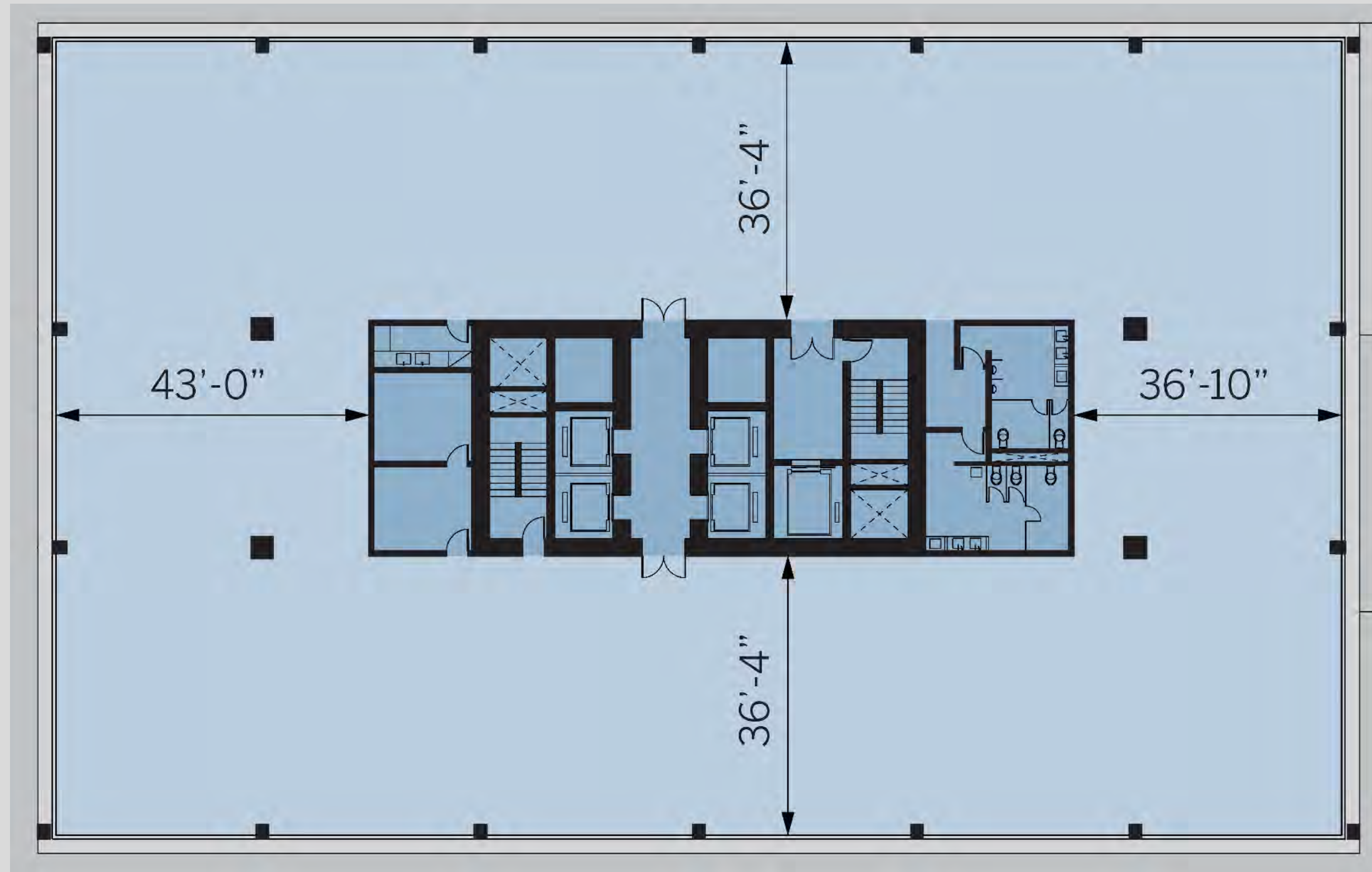


NORTH



EAST

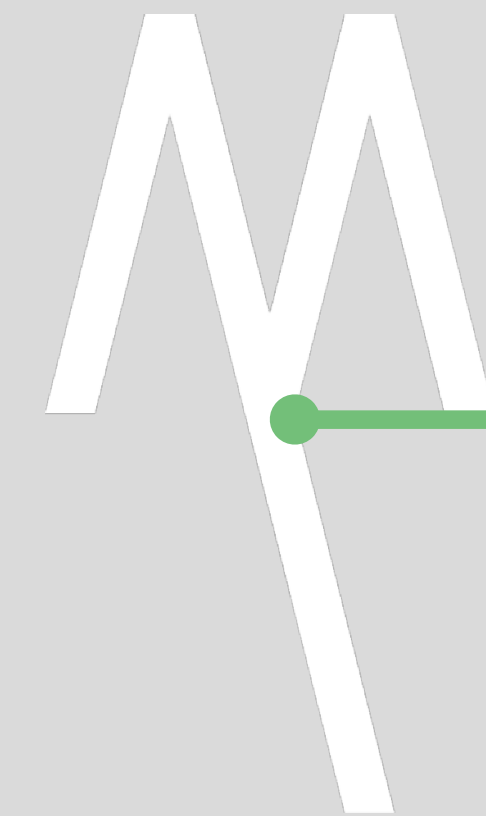






TWO MIAMI CENTRAL

PLAZA LEVEL



TWO MIAMI
CENTRAL

PLAZA LEVEL



MIAMI
CENTRAL
OFFICE SPACE

NW 2ND AVE

THREE MIAMI CENTRAL

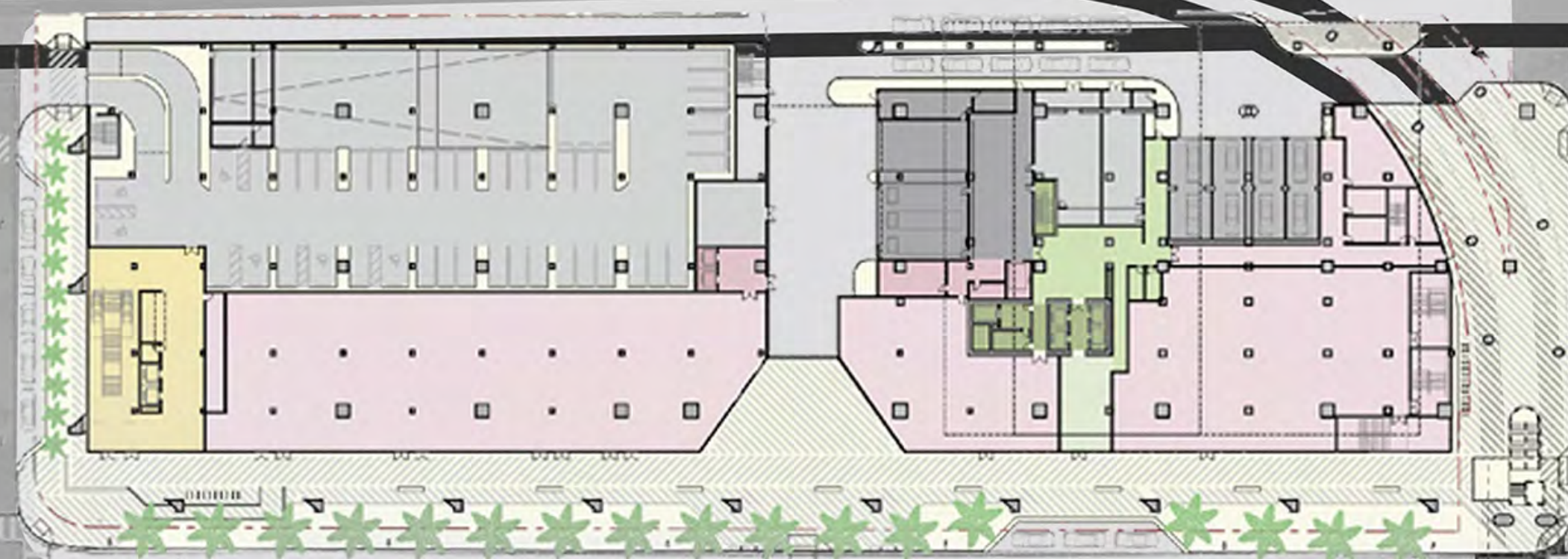
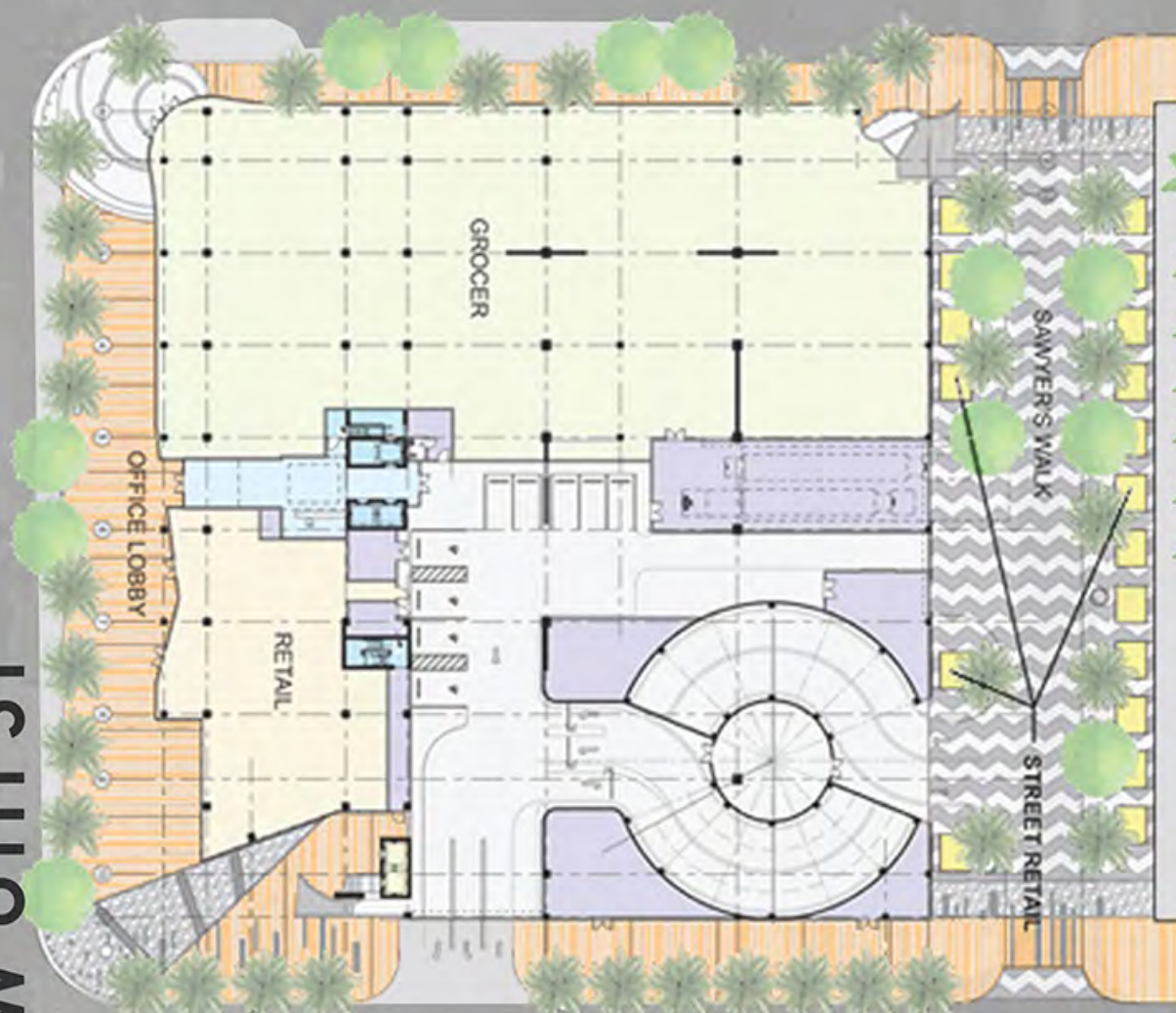
NW 3RD ST

NW 4TH ST

NW 5TH ST

NW 6TH ST

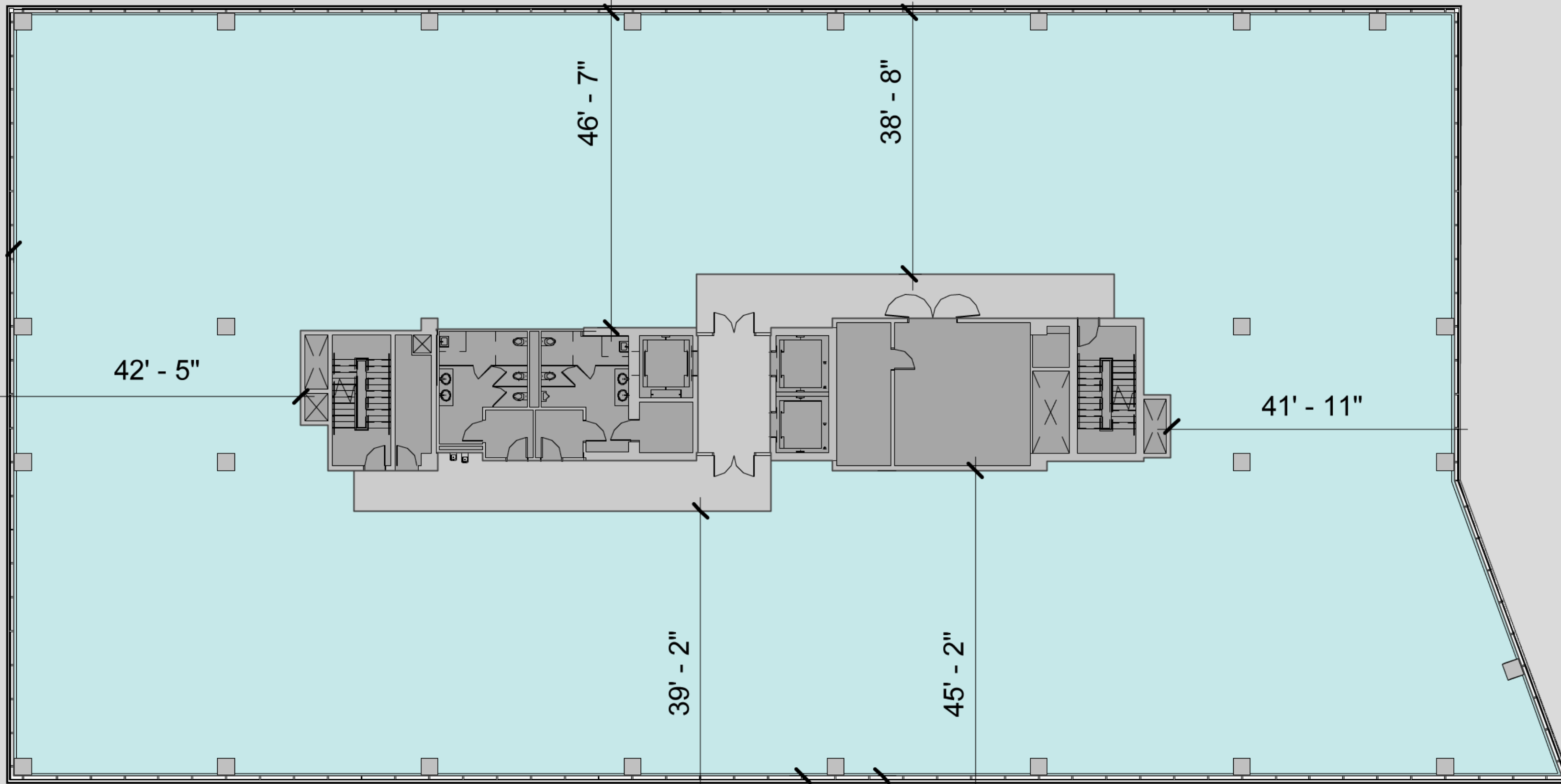
MIAMI CENTRAL



NW 1ST AVE









LEASING INFORMATION

DANET LINARES
305.577.8852
DANET.LINARES@BLANCACRE.COM

ANDRES DEL CORRAL
305.577.0271
ANDRES.DELCORRAL@BLANCACRE.COM

TERE BLANCA
305.577.8851
TERE.BLANCA@BLANCACRE.COM