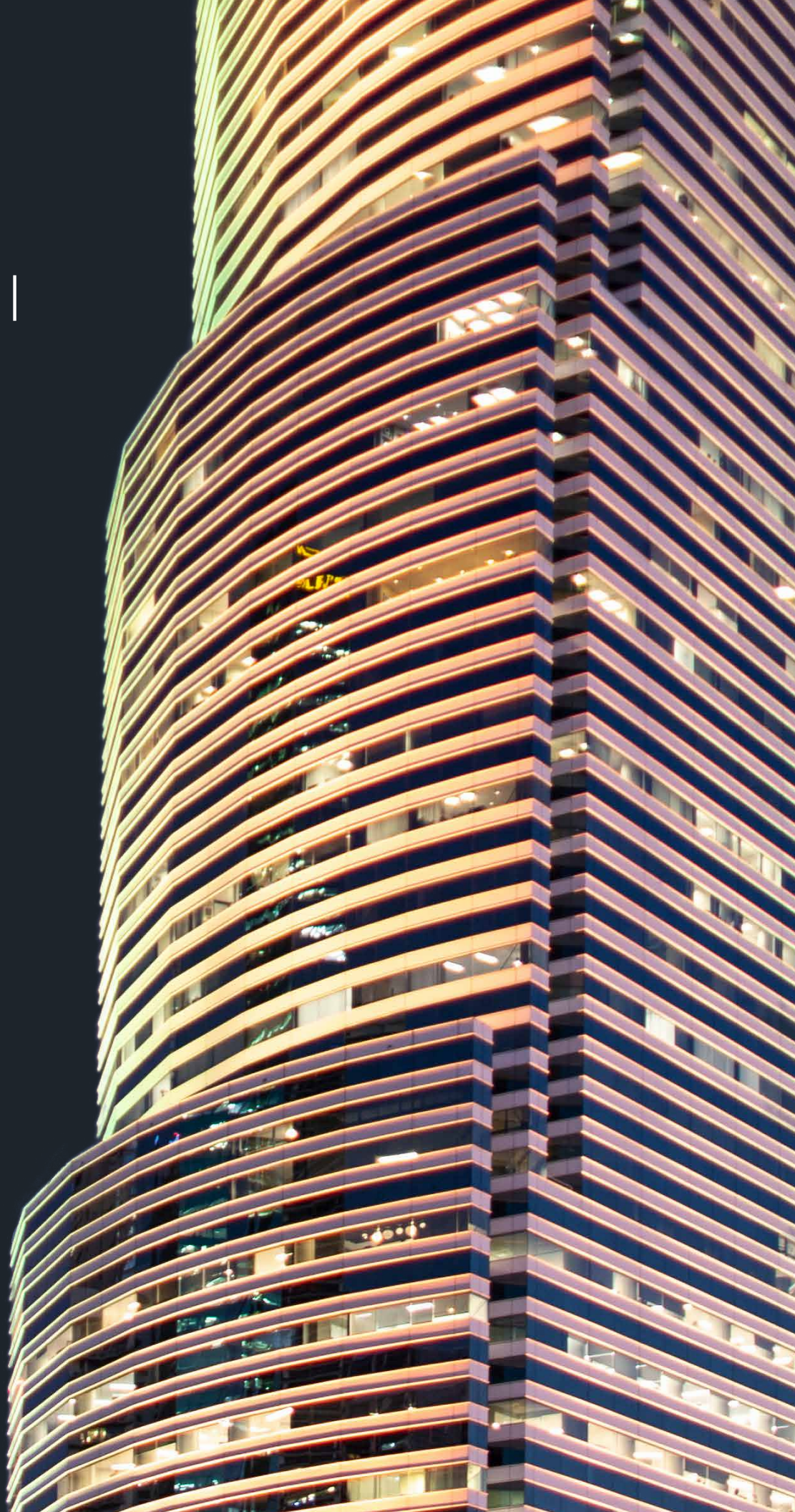




# MIAMI TOWER

MIAMI'S MOST  
ICONIC TOWER,  
REIMAGINED  
FOR TODAY





## WELCOME TO MIAMI TOWER

A 47-story landmark in downtown Miami. Designed by the famed I.M. Pei, this iconic tower features bold glass tiers and a vibrant, three-tiered color-changing light display.

Recently renovated, availabilities range from sleek spec suites to a stunning two-story penthouse.

Secure your place in the Miami skyline.

# MIAMI TOWER REIMAGINED

REDEFINED BY A \$12+ MILLION RENOVATION

## CONFERENCE CENTER

Our cutting-edge Conference Center features advanced AV technology, a fully equipped catering kitchen, and flexible demountable partitions, accommodating up to 120 guests for seamless meetings and events. Adjacent pre-function space for networking, registration, or catering compliments the space.

## MAIN ENTRANCE

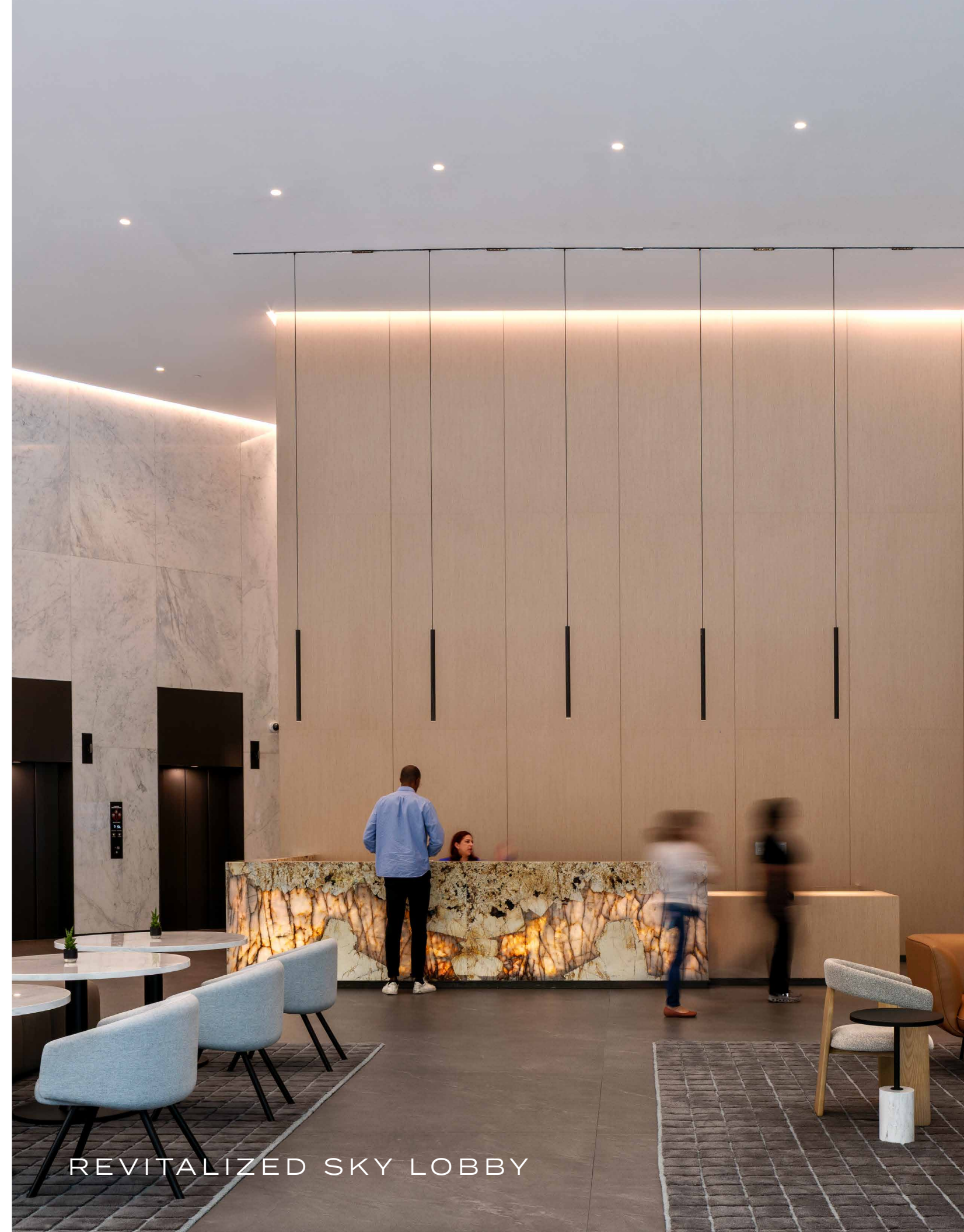
The reimagined ground floor lobby offers tenants and visitors exclusive, secure access, blending modern design with enhanced functionality for a welcoming first impression.

## SKY LOBBY

The expansive Sky Lobby fosters collaboration with a stylish tenant lounge, indoor and outdoor seating, and campus-wide Wi-Fi, creating inspiring spaces beyond the traditional office.

## COFFEE BAR

The integrated Sky Lobby Coffee Bar provides tenants with a convenient grab-and-go experience, serving premium beverages and snacks in a vibrant, accessible setting.



REVITALIZED SKY LOBBY



NEW GROUND FLOOR ARRIVAL



THE SKY LOBBY EXPERIENCE

# ICONIC BUILDING

## FEATURES & PREMIUM AMENITIES



Floor Plates  
14,707 - 22,386 SF



47  
Stories



Miami's only office  
building with direct ramp  
access to I-95



10,000 SF Sky Terrace  
Ideal for outdoor events and  
gatherings



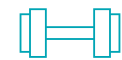
Ability to obtain  
the highest parking ratio  
in the Miami CBD



13,000 SF  
tenant lounge



On-site café



Fully equipped fitness center  
featuring upscale locker rooms and  
complimentary towel service



Integrated  
Metromover stop



Host up to 120 in a state-of-the-art conference  
center that transforms into three high-tech  
meeting rooms for ultimate flexibility



SKY LOBBY COFFEE BAR

# REDEFINING EXCELLENCE

CP Group's Tenant Experience Program redefines excellence by transforming daily office life into a thriving ecosystem that fosters culture, community, and convenience.

Your on-site Tenant Experience Coordinator is a dedicated ambassador of our program, prioritizing a tenant-first strategy to deliver unparalleled service and experiences that adapt to the evolving needs of our valued tenants.



Curated tenant events



Exclusive executive  
networking opportunities



Monthly check-ins



Amenity pop-ups



Access to special events



STATE-OF-THE-ART  
CONFERENCE CENTER



MULTI-PURPOSE HUDDLE SPACE



FITNESS CENTER



CONFERENCE CENTER LOUNGE  
AND PRE-FUNCTION SPACE



←  
OFFICE ELEVATORS  
31 - 47

→  
OFFICE BUILDINGS  
70-79

EXIT

EXIT

MODERNIZED ELEVATOR BANKS  
FOR TENANTS AND VISITORS

## BEST ACCESS TO I-95 IN ENTIRE SUBMARKET

- + Northbound distance from garage to highway entrance 0.5 miles | 2 minutes
- + Southbound distance from garage to highway entrance 0.6 miles | 2 minutes

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## INTEGRATED METRO STATION

And world's only elevated metro station in a skyscraper  
(Miami Tower Station)

Metromover station located within the building provides easy  
access to Miami International Airport and Metrorail

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## HIGHEST PARKING RATIO

In the Miami CBD, all of which is  
integrated in the building.

CONVENIENT.  
ACCESSIBLE.  
CONNECTED.

LEAVE YOUR MARK ON  
THE MIAMI SKYLINE  
THREE-TIERED CUSTOMIZABLE  
LIGHTING SYSTEM



# UNMATCHED ACCESS

## EXCEPTIONAL TRANSIT

THE ONLY OFFICE BUILDING THAT  
PROVIDES DIRECT RAMP ACCESS  
TO I-95, WHICH CAN SAVE UP TO  
20 MINUTES OF COMMUTE TIME

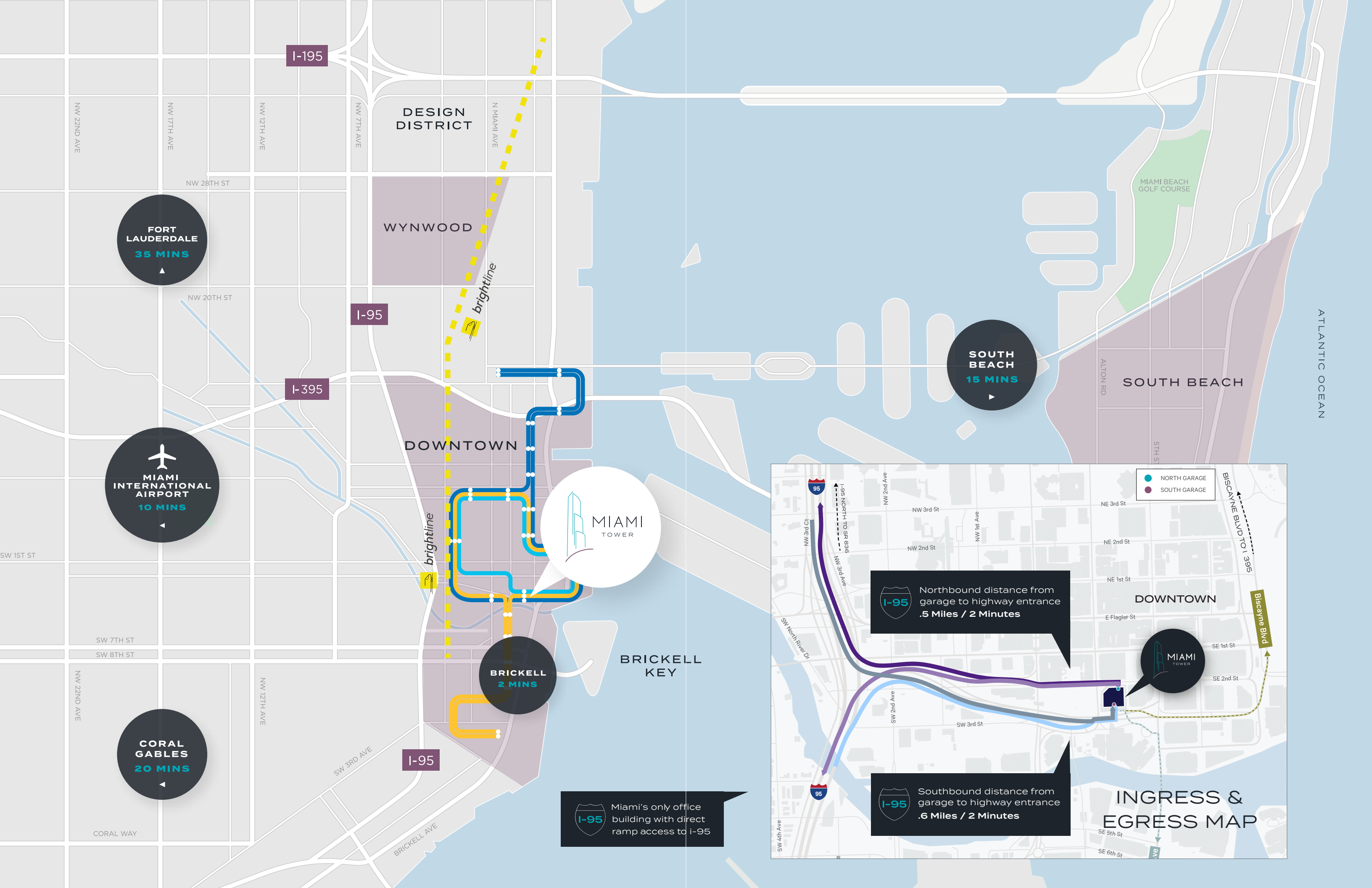
Integrated Metromover Station with direct access to the Metrorail and MiamiCentral Station, which hosts Brightline's high-speed inter-city rail service connecting Miami, Fort Lauderdale, West Palm and Orlando.



WORLD'S ONLY ELEVATED  
METRO STATION IN A  
SKYSCRAPER

MIAMI TOWER  
STATION





**FORT LAUDERDALE**  
35 MINS

**MIAMI INTERNATIONAL AIRPORT**  
10 MINS

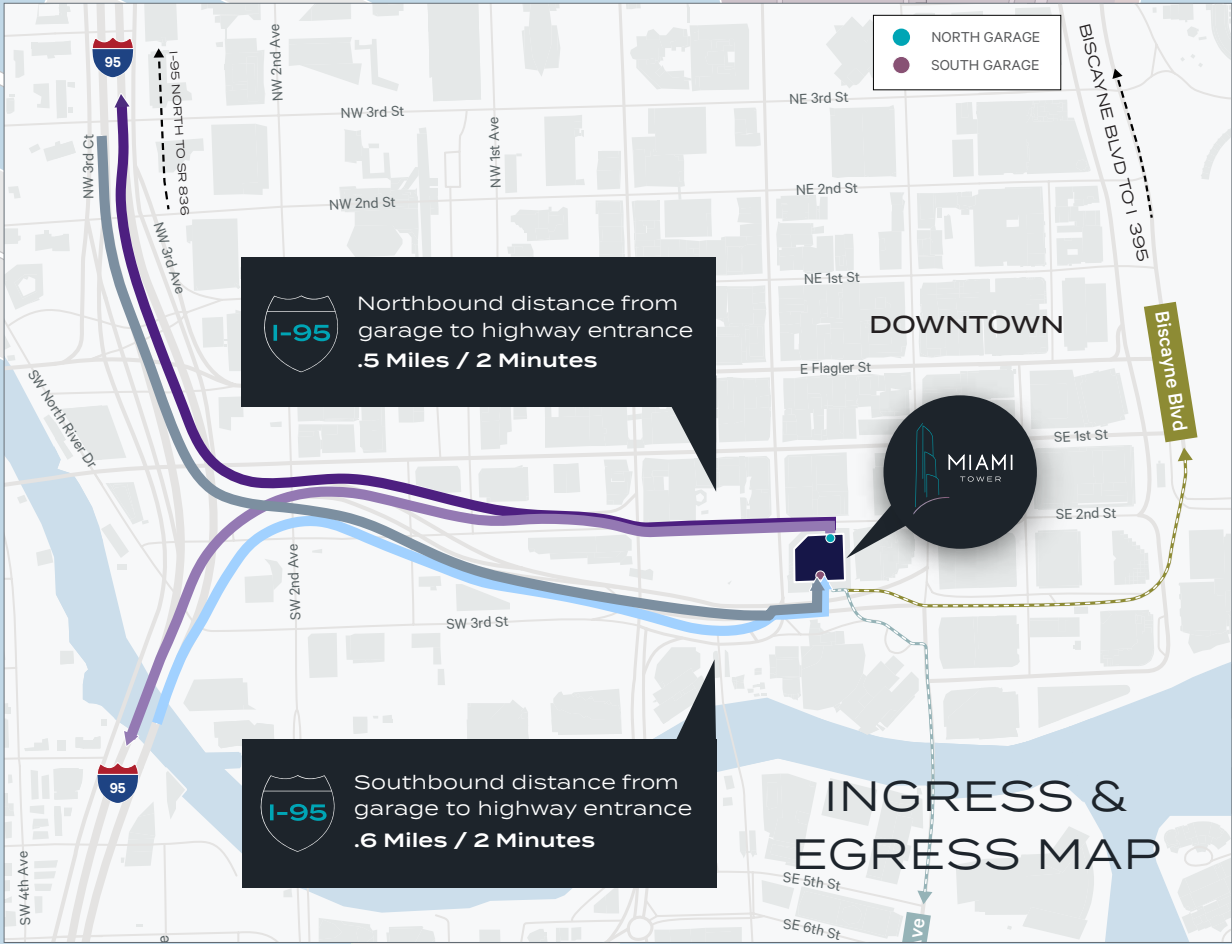
**CORAL GABLES**  
20 MINS

**BRICKELL**  
2 MINS

**SOUTH BEACH**  
15 MINS

**MIAMI TOWER**

**I-95** Miami's only office building with direct ramp access to I-95



# A LIVE, WORK, PLAY NEIGHBORHOOD

Apart from the many restaurants and services near Miami Tower, the on-site Metromover makes it easy to enjoy a variety of entertainment and shopping destinations, including the Kaseya Center to see the Miami Heat or the James L. Knight Center, Adrienne Arsht Performing Arts Center or the Perez Art Museum Miami (PAMM) for arts and culture.

## HOTELS, RETAIL, AND NEW DEVELOPMENTS WITHIN A HALF-MILE RADIUS

### HOTELS

Existing: 19 hotels with 4,500 rooms

*Under Construction:* 2 hotels with 560 rooms

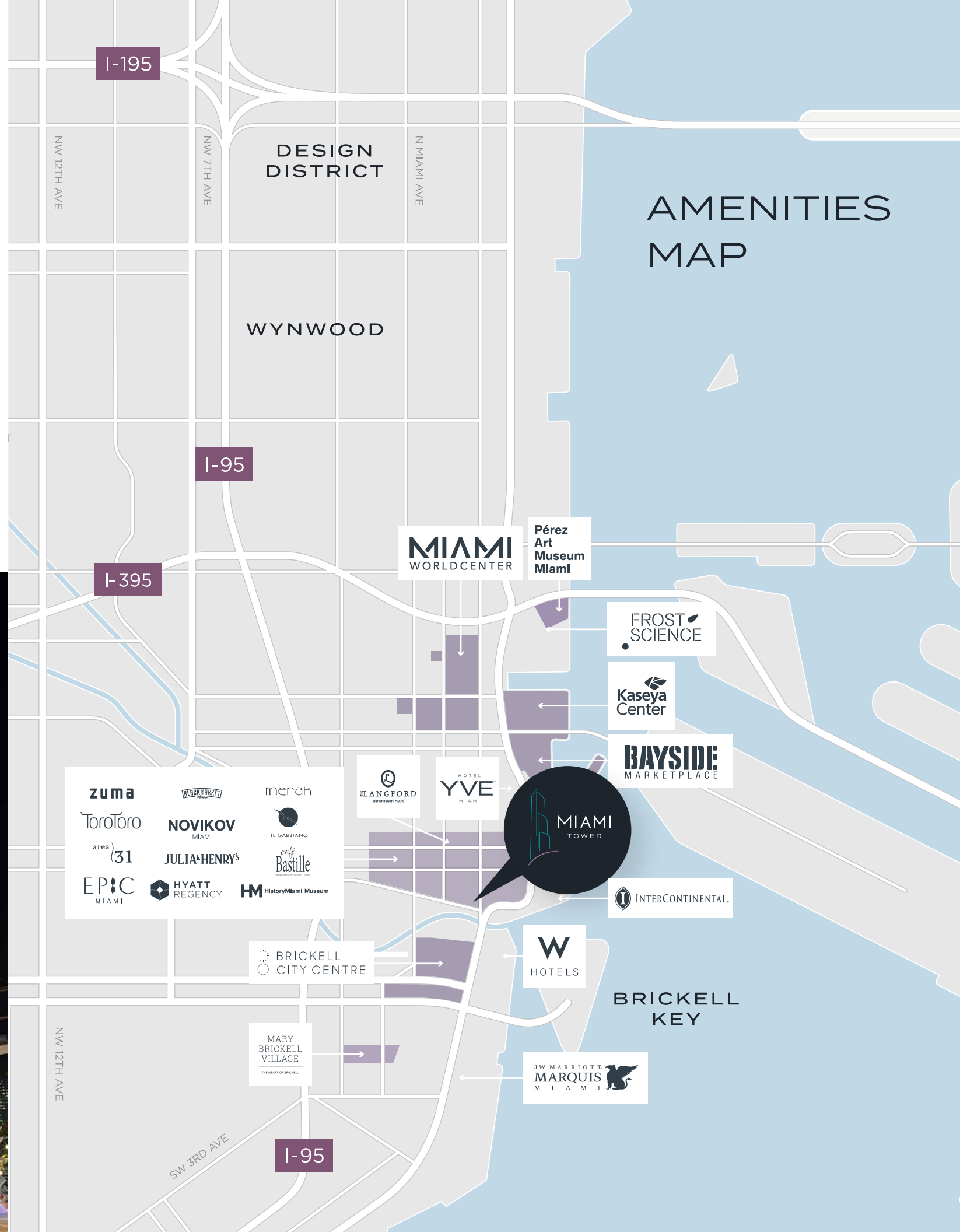
*Proposed:* 3 buildings totaling 995 rooms

### SHOPS

Over 320 retailers

### RESTAURANTS

50+ within walking distance



A NEW ALTITUDE  
IN LUXURY

RARE TWO-STORY  
PENTHOUSE OPPORTUNITY



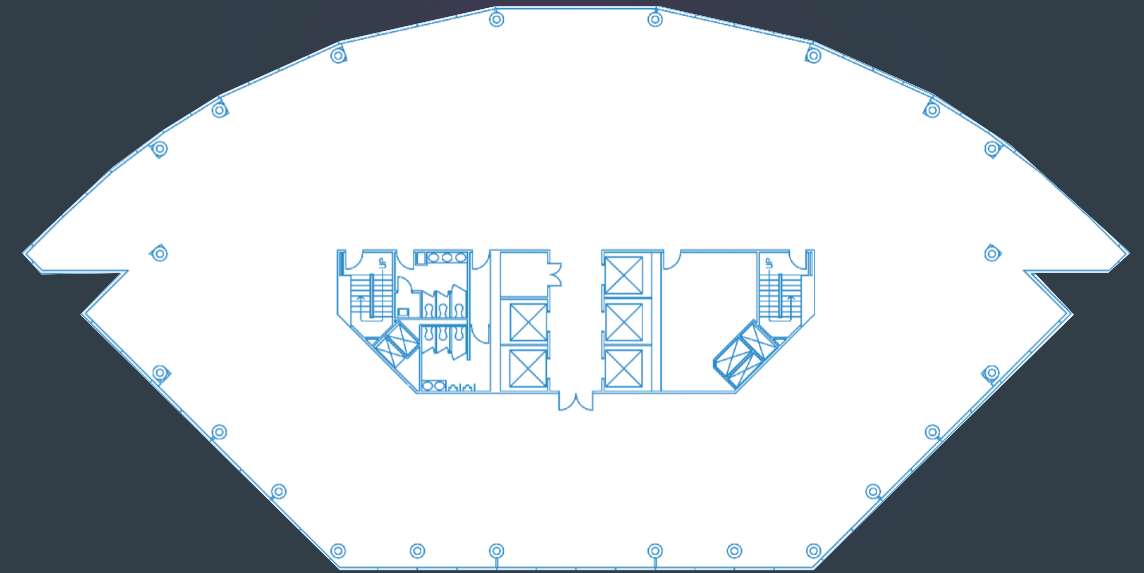
WITH PRIVATE BALCONY AND  
EXCLUSIVE HELIPAD ACCESS

AVAILABILITIES RANGING FROM  
1,500 SF - 100,000 SF

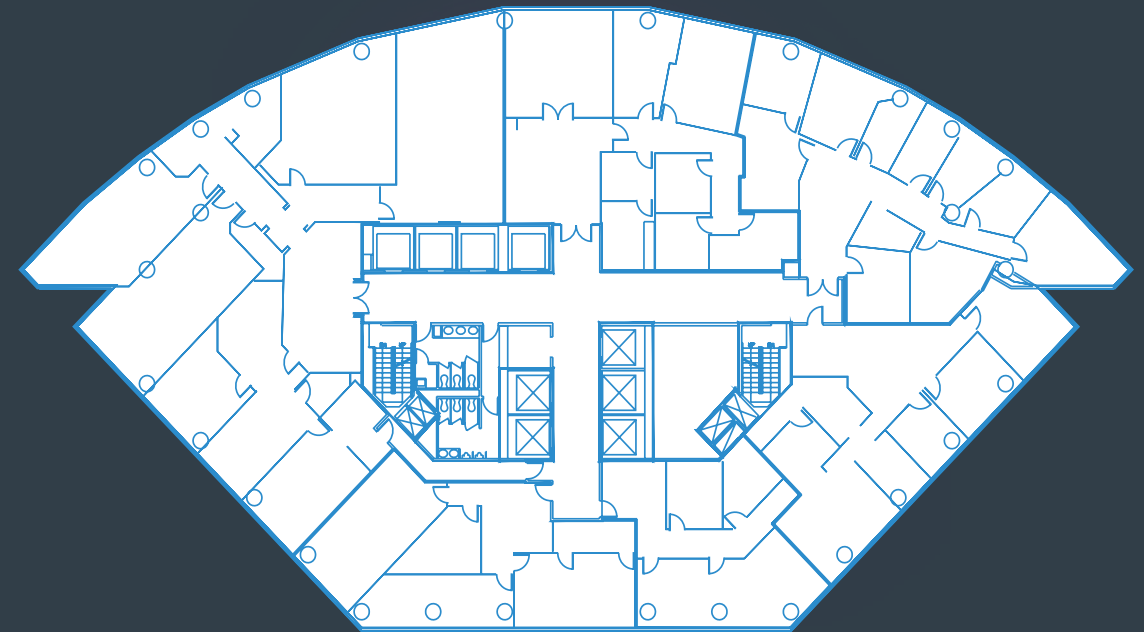
UNOBSTRUCTED VIEWS

MOVE-IN-READY SPEC SUITES RANGING  
FROM 3,100 SF to 4,700 SF

TOP SIGNAGE  
OPPORTUNITY



LOW - SPACE BANK  
15,000 - 22,500 RSF



BUILD TO SUIT  
15,000 - 22,500 RSF

# CP Group OWNERSHIP

**\$8<sup>B</sup>**

**ASSETS**  
MANAGED/ACQUIRED/  
DEVELOPED

**39**

**YEARS OF CRE EXPERIENCE**  
ACROSS THE SUNBELT

**62<sup>MM</sup>**

**SQUARE FEET**  
OWNED & MANAGED  
TO-DATE

**170+**

**ACQUISITIONS**

## ENVIRONMENTAL HEALTH & WELLNESS PROGRAM

Prioritizing safety and sustainability under the trusted advisory of our ESG committee

## TENANT EXPERIENCE

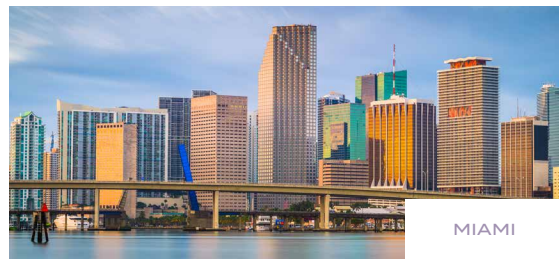
Committing to best-in-class service through a Tenant Experience Program designed to enhance interaction and deliver a customized, premier experience

## WORCPACES BY CP GROUP

Delivering flexible workspaces focused on wellness, service and next generation design



DENVER



MIAMI



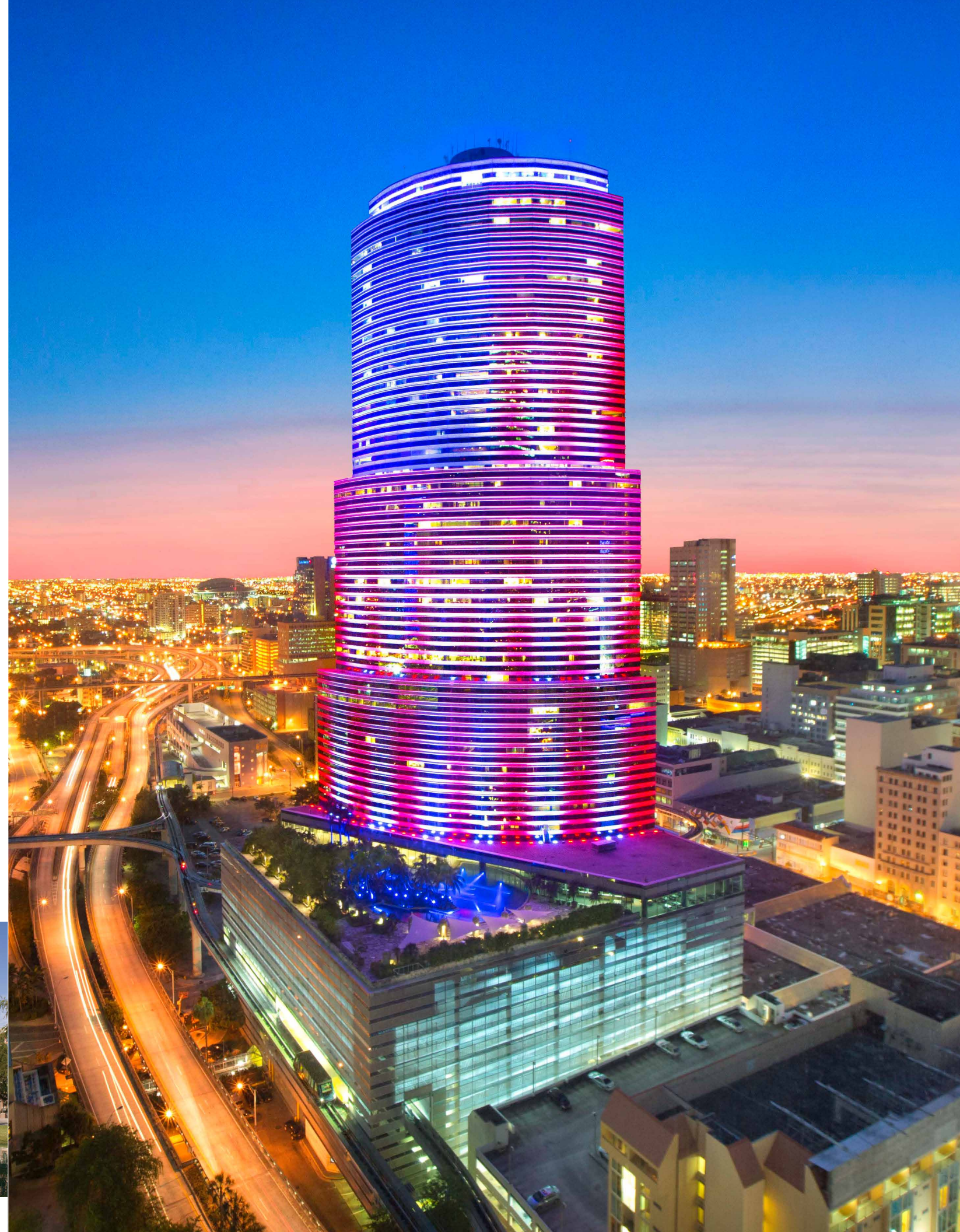
CHARLOTTE



ATLANTA



HOUSTON





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CBRE GROUP, INC.  
LICENSED REAL ESTATE BROKER



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