

3

MIAMI

CENTRAL

South Florida's True  
Fully Integrated Class A  
Office Destination.

## MIAMI CENTRAL

Anchoring the Miami Central District - an amenity-rich 15-minute-city, Miami Central is a 350,000 SF urban class A office campus that unites global transit with a high-end urban lifestyle. With direct Brightline connectivity, your team is effortlessly connected statewide while being steps away from world-class dining, luxury retail and iconic entertainment venues.

# Suite 1030 - 8,073 SF

**3 MIAMI CENTRAL**

An elegantly designed move-in-ready spec suite with a thoughtful mix of private offices and open space offering an ideal layout for various uses. The suite features custom millwork, large format stone floors, exposed ceilings in certain areas, custom ceiling trim in the conference room and glass-front offices throughout.

One 12-Person  
Large Conference Room  
12 Offices

Huddle Room  
Lounge Area  
Break Area/Kitchen

Welcome Area  
Open Work Area (30 Seats)  
Storage & IT Rooms

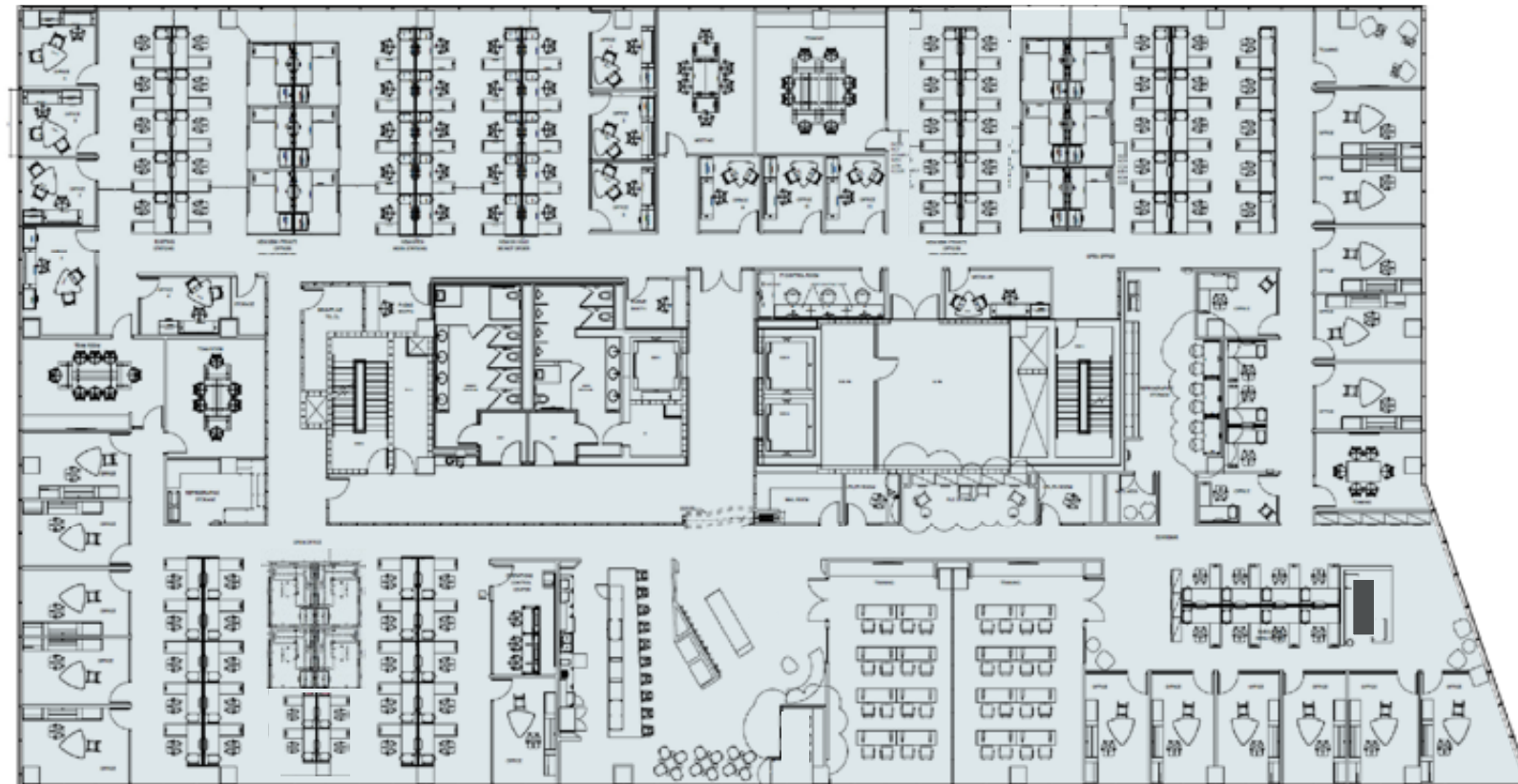


# Suite 900 - 27,120 SF

## 3 MIAMI CENTRAL

A unique move-in-ready full floor opportunity in the heart of the Miami Central District. Suite 900 features a dynamic mix of conference and training spaces, open space for workstations and private offices on the window-line offering an ideal layout for a variety of uses.

- |                           |                    |                    |
|---------------------------|--------------------|--------------------|
| 36 Offices                | 8 Conference Rooms | Wellness Room      |
| Open Work Area (30 Seats) | 2 Training Rooms   | Break Area/Kitchen |
| 100+ Workstations         | Phone Rooms        | Lounge Area        |
| Reception Area            | Huddle Rooms       | Storage & IT Rooms |





Next-Level  
Amenities at the  
**Center of It All**

A mix of collaborative, wellness, and social spaces—crafted to enhance and extend the way you work.



# Fitness & Wellness Center

2 Miami Central



THE WOLF  
OF TACOS

LUNCH SPECIAL MON - FRI! TACOS BRING PEOPLE TOGETHER! TACO TUESDAY 5PM - 10PM

STANZIONE  
PIZZA

THE WOLF  
OF TACOS  
MENU

PIZZA PASTA PORK SANDWICH FROM WAGGERS WITH DRUGS

PIZZA

STANZIONE

Central Fare Food Hall

# Expansive Outdoor Roof Deck

2 Miami Central





# Private Work Lounge & Conference Center

2 Miami Central

# Miami Central District

At Miami Central, exceptional dining and upscale retail are just steps away, elevating your workday.



APPLE STORE



TAM TAM



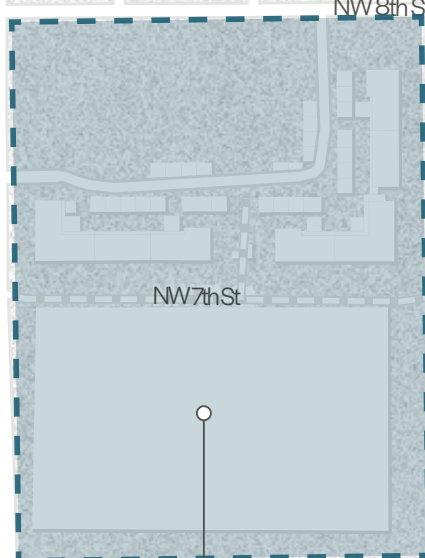
RED ROOSTER



MAPLE & ASH

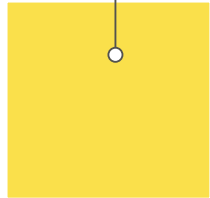
# At the Center of It All

## Your 15-Minute-City



**SAWYER'S WALK**

**3 MIAMI CENTRAL**

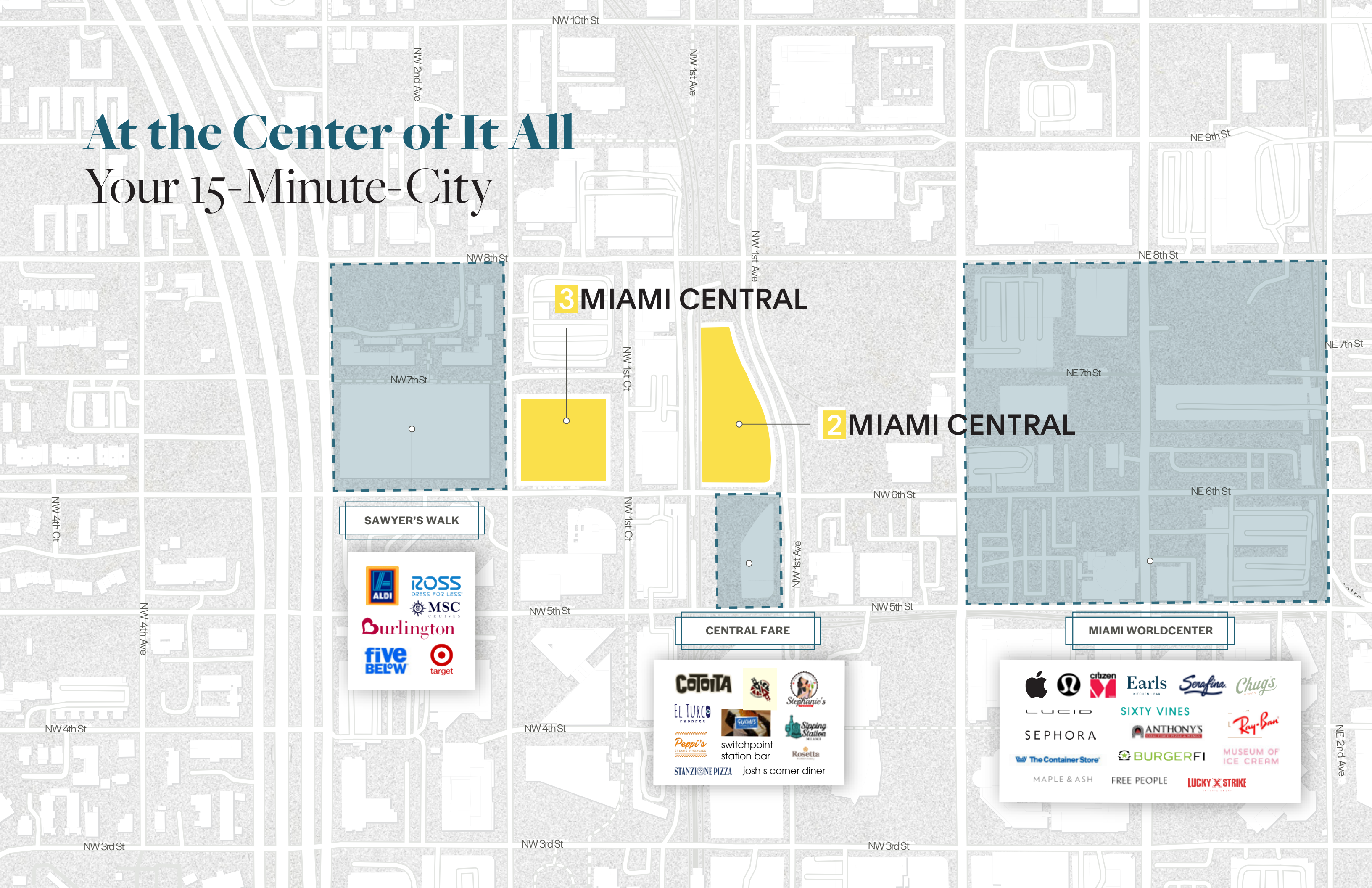


**2 MIAMI CENTRAL**

**CENTRAL FARE**



**MIAMI WORLDCENTER**







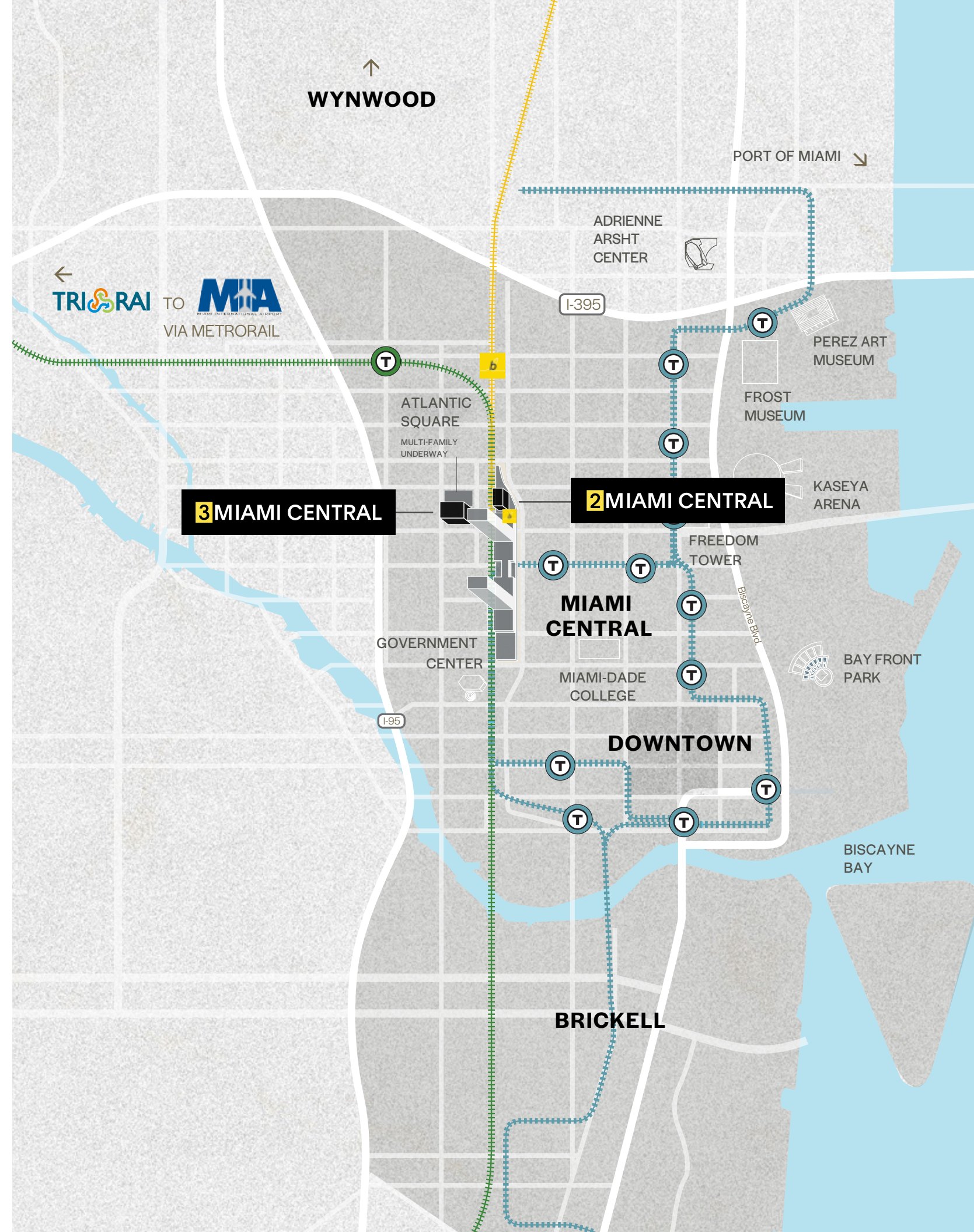
# At the Center of It All Commuting Made Easy

## DRIVE TIMES

- ORLANDO  
3 HRS 25 MIN
- WEST PALM BEACH  
1 HR 11 MIN
- BOCA RATON  
51 MIN
- AVENTURA  
17 MIN

## TRANSIT

-  BRIGHTLINE
-  METROMOVER
-  METRORAIL
-  TRI-RAIL



# At the Center of It All

## Miami's Transit Hub

Miami Central offers unmatched access to South Florida's premier mass transit hub. Tenants benefit from effortless regional connectivity, empowering companies to draw and keep the area's top talent.



## Florida Brightline Access

MIAMI

AVENTURA

FORT LAUDERDALE

BOCA RATON

WEST PALM BEACH

ORLANDO

TAMPA (FUTURE STATION)

# Property Highlights

## 3 MIAMI CENTRAL

### Address

161 NW 6 St  
Miami, FL 33136

### Building Size

108,000 SF

### Stories

12

### Available

8,073 SF - 44,413 SF

### Elevators

4 Passenger  
1 Dual Freight

### Ceiling Height

13' Slab-To-Slab

### Tenant Access

24/7 Access Control System

### Parking

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

### Windows

Large Missile Impact (LMI)

### Security

24/7 Attended Lobby

### Sustainability

LEED SILVER

### Features

Direct Access to Brightline Station  
Private Work Lounge & Conference Center  
Expansive Outdoor Roof Deck  
Fitness & Wellness Center

### Retail at Miami Central

AT&T  
Brooklyn Dumpling Shop  
Central Fare Food Collective  
Chic fil A  
Face Brow & Beauty Bar  
Joe & the Juice  
Powerhouse Gym  
Publix  
Rosetta Bakery  
Starbucks  
The Green Chicken Miami  
Verizon  
Wells Fargo



# **3** MIAMI CENTRAL

2and3miamicentral.com

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