



2

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 1440 - 5,699 SF

2 MIAMI CENTRAL

Available Q1 2027

An elegantly designed move-in-ready office space with a thoughtful mix of private offices and open space.

One 12-Person  
Large Conference Room

5 Offices

Huddle Room

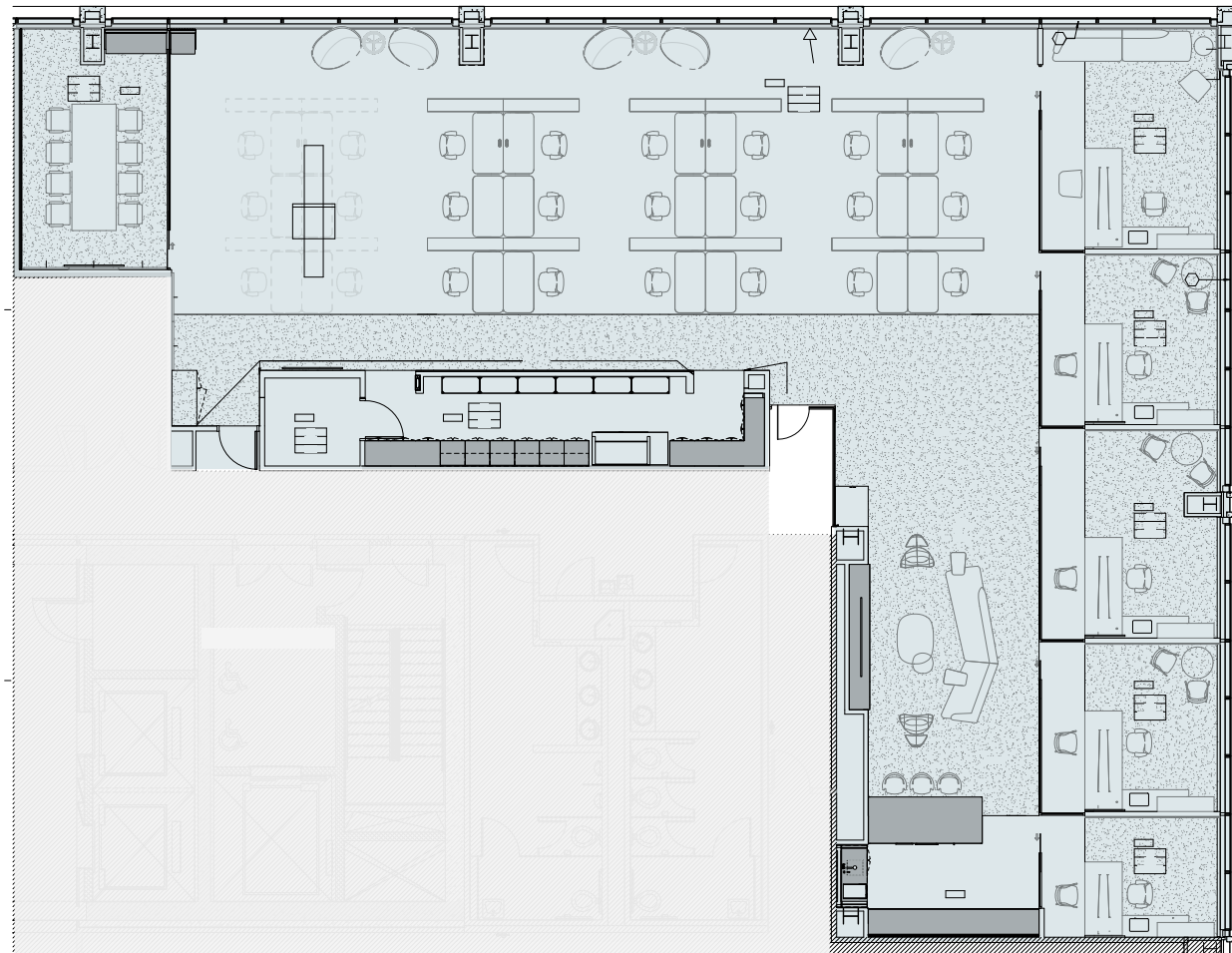
Lounge Area

Break Area/Kitchen

Welcome Area

Open Work Area (18 seats)

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



THE WOLF  
OF TACOS

LUNCH SPECIAL MON - FRI!

TACOS BRING PEOPLE TOGETHER!

TACO TUESDAY 5PM - 10PM

STANZIONE  
PIZZA

THE WOLF  
OF TACOS  
BOOKING  
MENU

PIZZA PASTA PORK STAYING FROM WAGGLES WITH DRUGS

PIZZA

STANZIONE

Central Fare Food Hall

# Expansive Outdoor Roof Deck





Private Work Lounge & Conference Center

# Miami Central District

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



APPLE STORE



TAM TAM



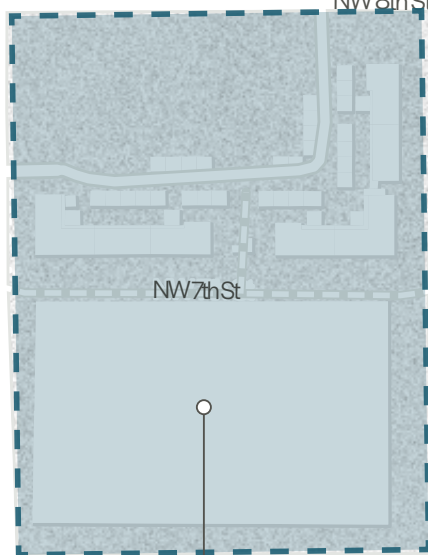
RED ROOSTER



MAPLE & ASH

# At the Center of It All

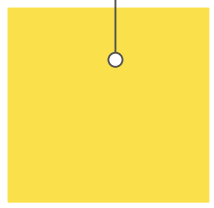
## Your 15-Minute-City



**SAWYER'S WALK**



**3 MIAMI CENTRAL**



**2 MIAMI CENTRAL**

**CENTRAL FARE**



**MIAMI WORLD CENTER**







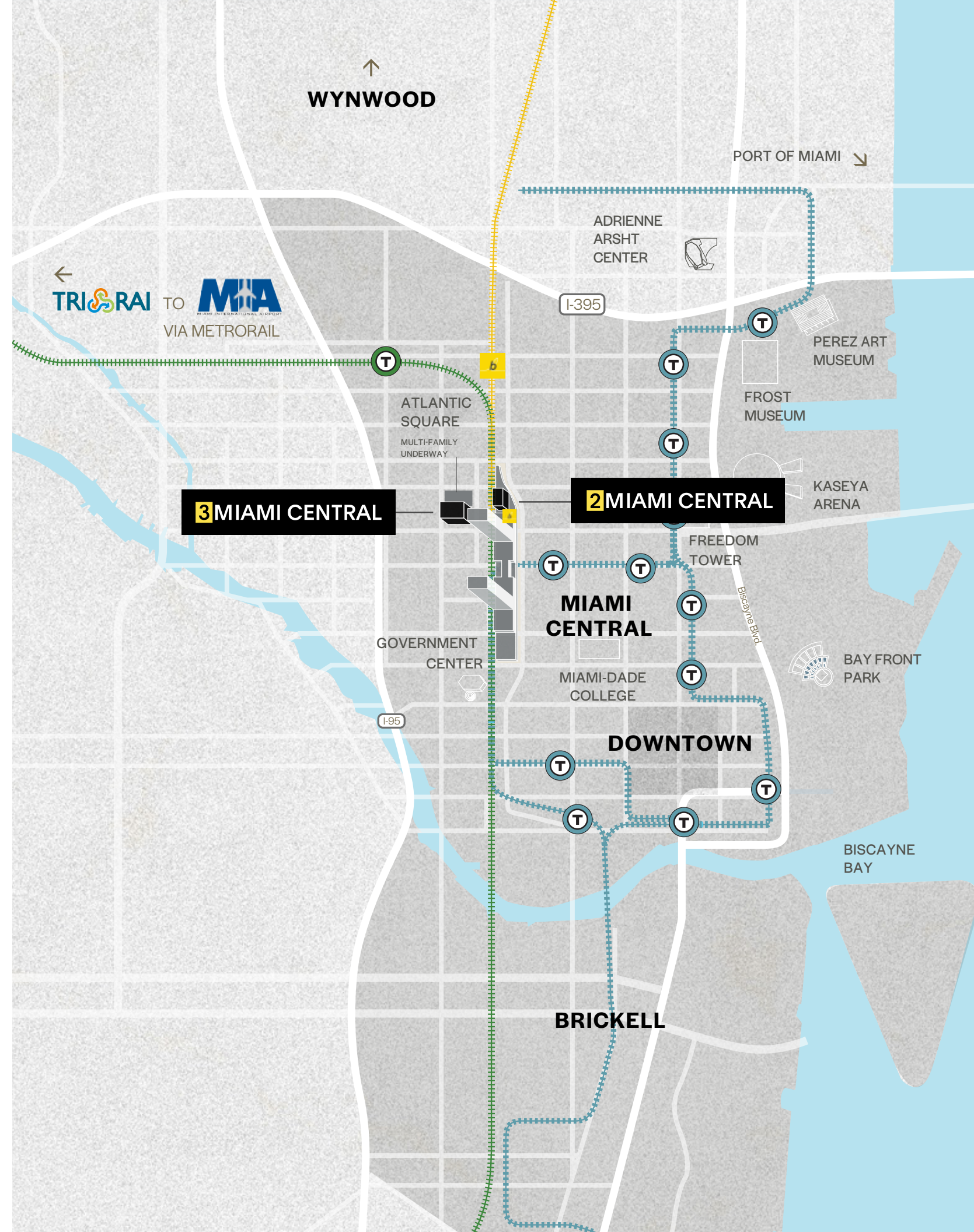
# At the Center of It All Commuting Made Easy

## 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

## 2 MIAMI CENTRAL

### Address

700 NW 1st Ave  
Miami, FL 33136

### Building Size

201,088 SF

### Stories

17

### Available

5,699 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



# **2** MIAMI CENTRAL

2and3miamicentral.com

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