



WELLS FARGO CENTER

333 SE 2nd Avenue | Miami, FL 33131

- **1% Broker Bonus for transactions prior to 9/1/26**
- 10,342 RSF furnished space with modern kitchen/breakroom
- Adjacent suite available providing for potential full floor
- Fully built turnkey space with high-end finishes and furniture
- Class A trophy Gold LEED Certified office building totaling 750,000 RSF located in prominent CBD with newly renovated lobby and amenity spaces
- Building amenities include attached to Five Star JW Marriott Marqui/Hotel Beaux Arts Autograph Collection, conference center and ballroom facility, tenant lounge, Met2 Fitness Center, spa and salon, on-site dining places JW Marriott Marquis Hotel entertainment complex, billiards, NBA approved basketball court, Jim McLean Golf School & bowling
- Exceptional views
- Across from MET Square Entertainment Building and Whole Foods
- One block to Metromover, easy access to Metrorail and direct access to I-95, Brickell Avenue and Biscayne Boulevard

*Trophy Class A Building
Office Space Available
For Sublease
Below Market Rent*

Floor	31 st Floor
RSF	10,342 RSF
Rental Rate	Negotiable
Availability	Negotiable
Term	12.31.2032
Furniture	Available
Parking Ratio	2/1,000 SF

For more information, please contact:

Clay Sidner
Senior Managing Director
T | 407.929.3612
Clay.Sidner@nmkr.com

Dan Caligiuri
Executive Managing Director
T | 407.832.5545
Dan.Caligiuri@nmkr.com

1111 Brickell Ave.
Suite 2000
Miami, FL | 33131
nmrk.com

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NEWMARK

- ✓ 15 Window Private Offices
- ✓ 10 Workstations
- ✓ Break Room
- ✓ 2 Internal Conference/War Rooms
- ✓ 3 Interior Offices
- ✓ 2 Conference Rooms on Perimeter
- ✓ IT Room
- ✓ 2 Mail/Production Areas

31st Floor

10,342 RSF | *Adjacent Suite 13,491 RSF Available

Location



10,342 RSF

13,491 RSF Adjacent Suite | Shell Space



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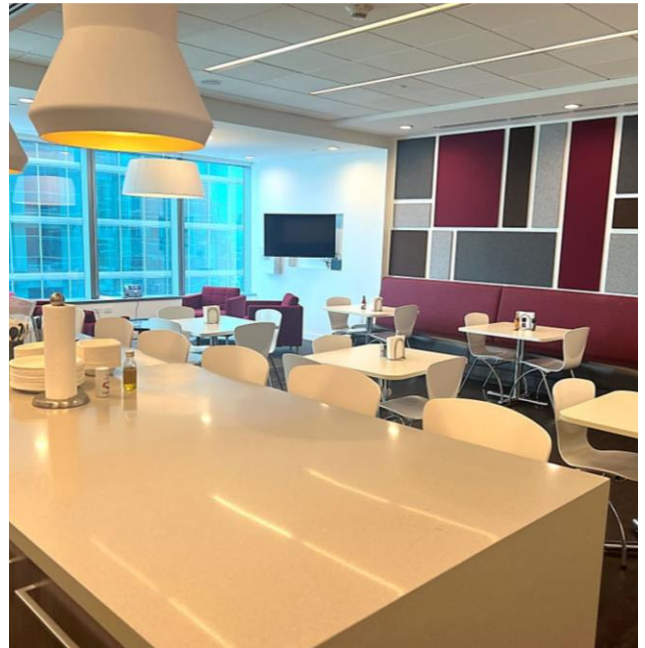
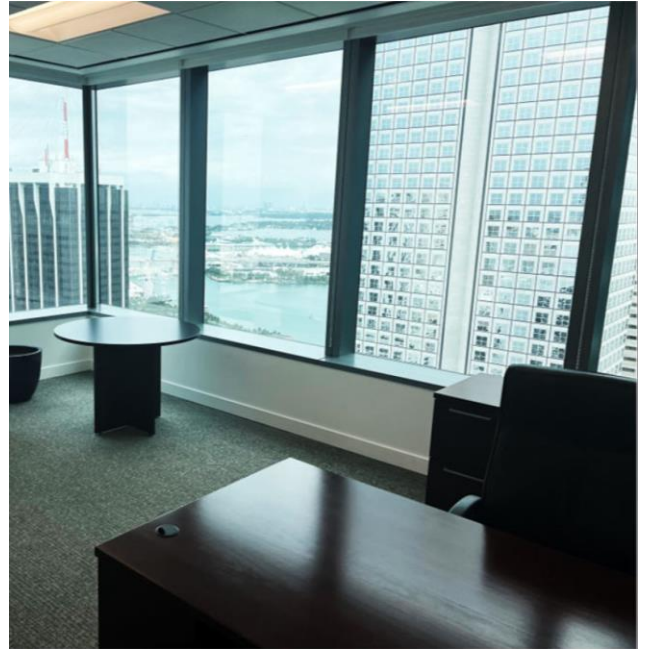
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