



## PROPERTY DETAILS

- +/- 4,522 rsf Class A spec office, fully furnished, plug & play
- Sublease through Aug. 31, 2027
- 9 offices, 6 workstations, conference room, break room
- Panoramic Miami city views
- 24/7 security and concierge services on site
- Tenant lounge and building conference center
- Fitness center, building cafe
- Metromover station in the building
- Direct building access to I-95
- Covered parking garage

## ABOUT PROPERTY



### PRICE

Rental rate negotiable



### YEAR BUILT

1987



### AVAILABLE SF

4,522 RSF



### PARKING

Covered garage



### LOCATION

Downtown Miami

For more information:

**Michael Feuerman, Esq., CCIM, SIOR**

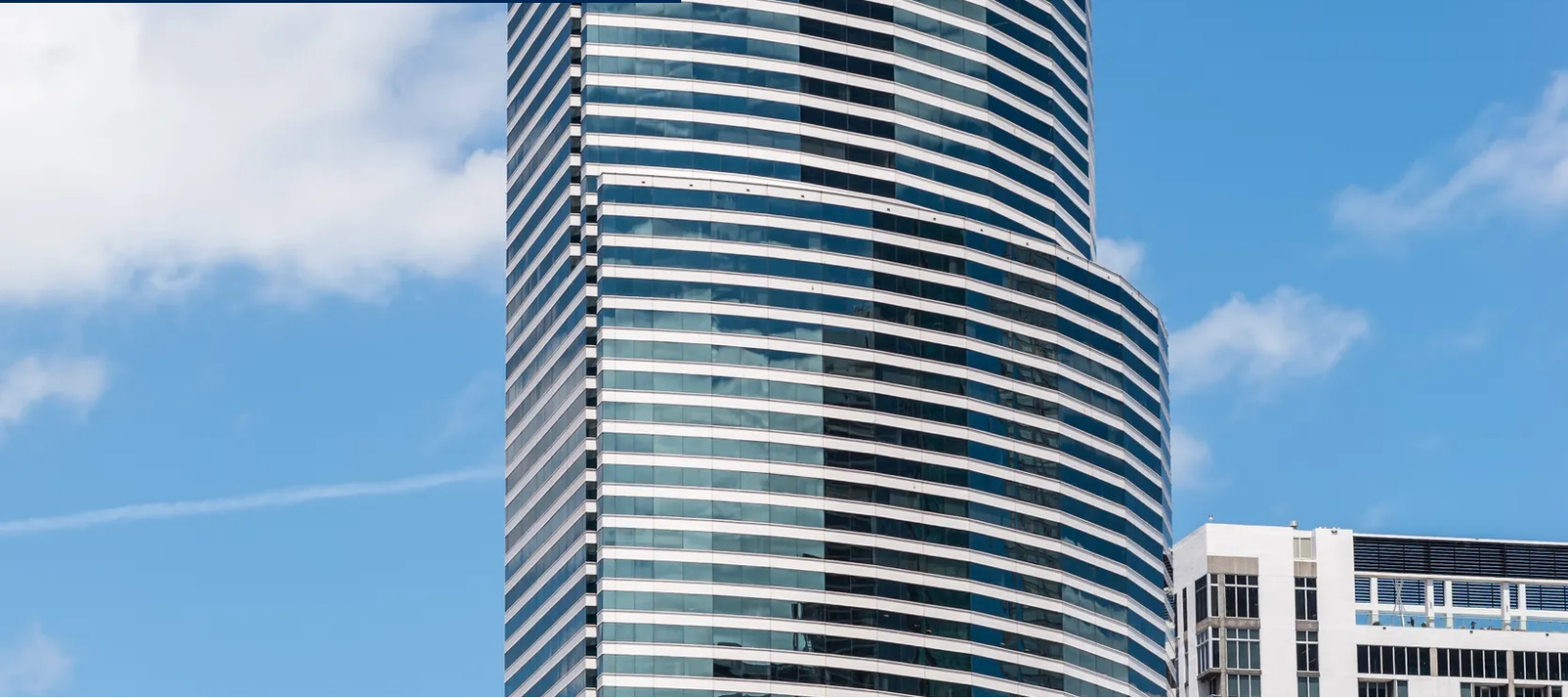
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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT



## PROPERTY DESCRIPTION

Spec suite, fully furnished, available for sublease through August 31, 2027. 9 offices, 6 workstations, break room, and 10-person conference room.

## PROPERTY HIGHLIGHTS

- 15 minutes from Miami Airport
- Metromover station and I-95 access directly on property
- Efficient elevators minimizing wait times during peak hours
- 24/7 security and concierge services on site
- High-speed fiber connectivity
- Tenant amenities include cafe, tenant lounges and conference facilities, conference center, Sky Terrace event space, fitness center
- 10-story covered parking garage
- Connected to Hyatt Regency Hotel

## OFFERING SUMMARY

Lease Rate:	Rental rate negotiable
Available SF:	4,522 SF
Building Size:	627,152 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	3,387	11,348	34,022
Total Population	5,688	19,540	61,250
Average HH Income	\$161,601	\$179,613	\$147,364

For more information:

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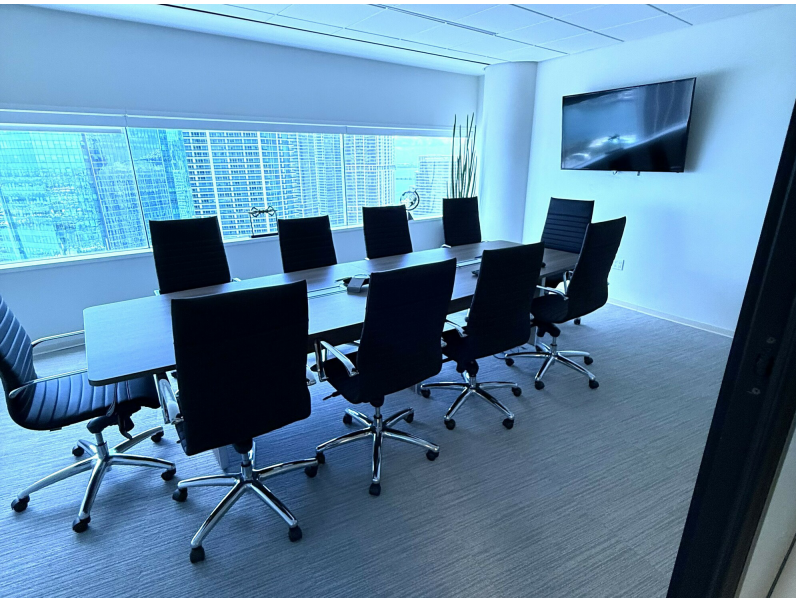
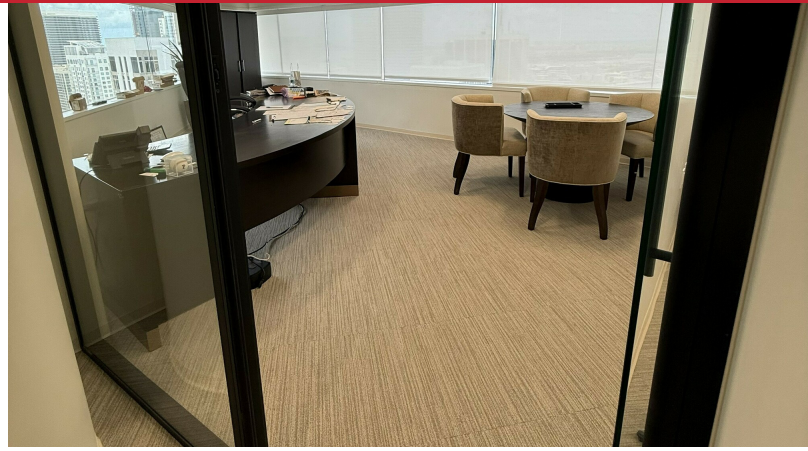
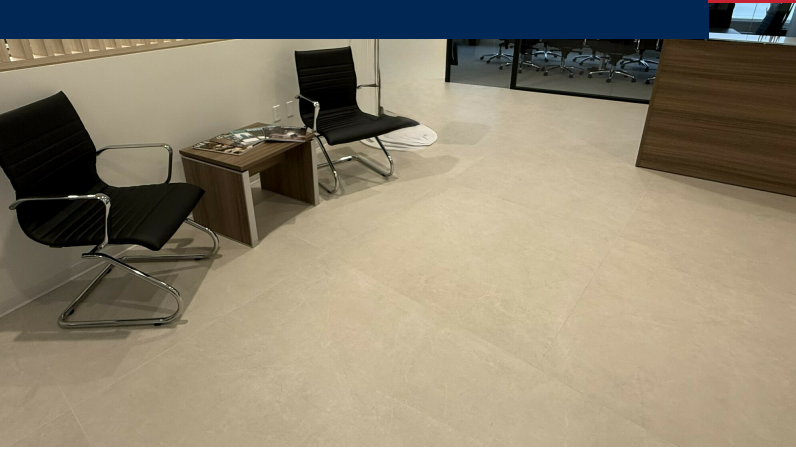
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# MIAMI TOWER SUBLEASE

# ADDITIONAL PHOTOS



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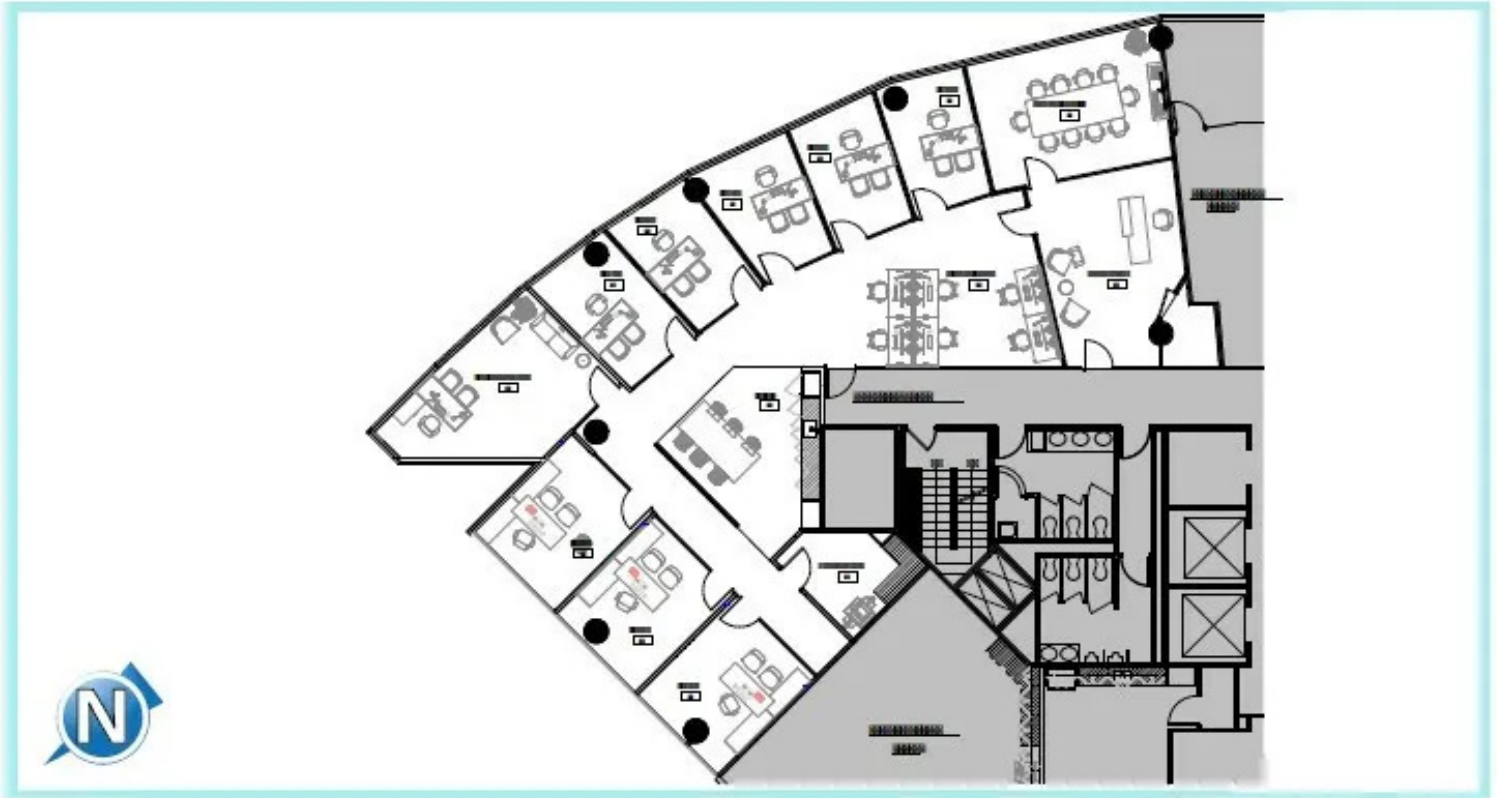
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*Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.*



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