



M I D T O W N

C R O S S I N G

2 2 5



**CROSS INTO A  
NEW OFFICE LIFE.**

**MIDTOWN CROSSING**

225 NE 34th Street



## WELCOME TO YOUR NEW OFFICE.

**T**his one-of-a-kind sustainably readapted class A office building is where creatives, entrepreneurs and business influencers thrive in the middle of Miami's most sought after and historical neighborhoods. Midtown Crossing is located at the junction of Midtown, Design District and Edgewater, offering an innovative lifestyle in a culturally diverse working environment. With a compelling 46,193 square feet of "new-industrial" style class A office space and a full array of amenities, 225 Midtown Crossing is the ideal canvas for companies looking to be a part of Miami's charm brought to the 21st century.





# THE BUILDING.



## BEST IN-CLASS FEATURES

- Modern, elegant design and finishes
- Boutique “new-industrial” style office building
- Health and wellness focused
- Abundant natural light for studio style spaces
- Private outdoor terrace
- Direct access to Anatomy, Miami’s top fitness club
- Access to conference facilities, event space, and numerous amenities at AC Hotel and Signature Hampton Inn & Suites

## A GREAT OPPORTUNITY

- Located within a designated Opportunity Zone
- Distinct tax benefits to tenants establishing a headquarters office





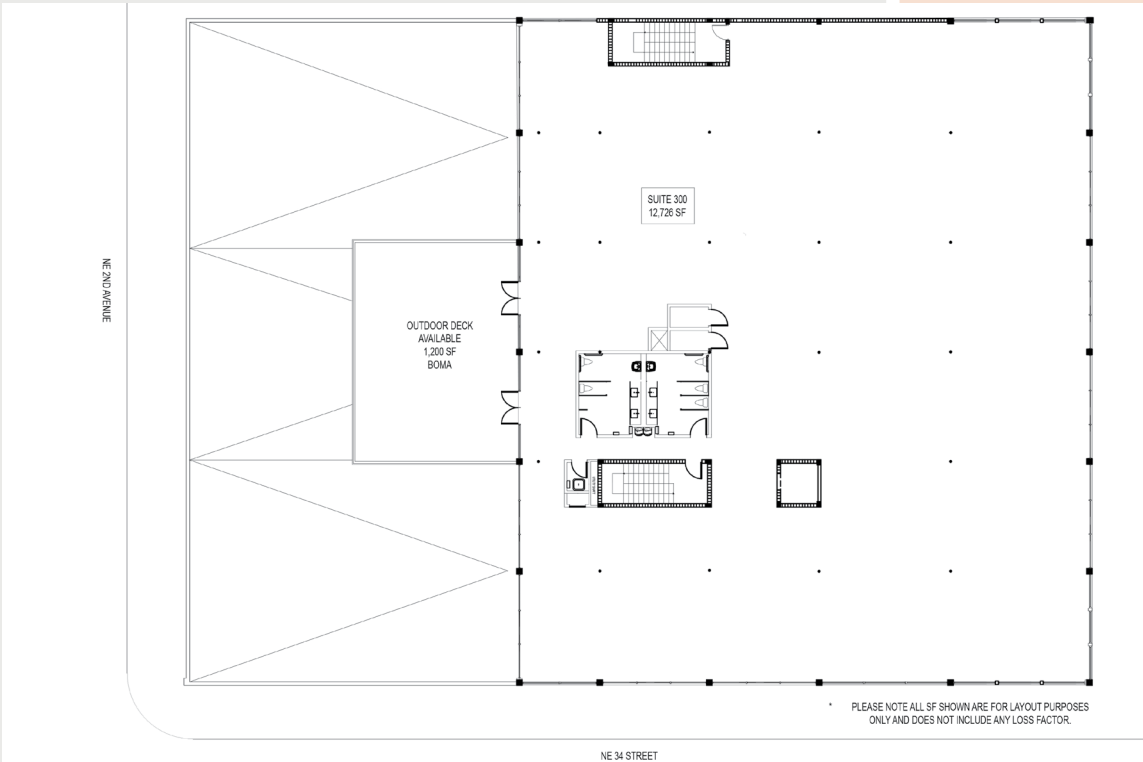
# WHAT YOU NEED TO KNOW.

## 225 MIDTOWN

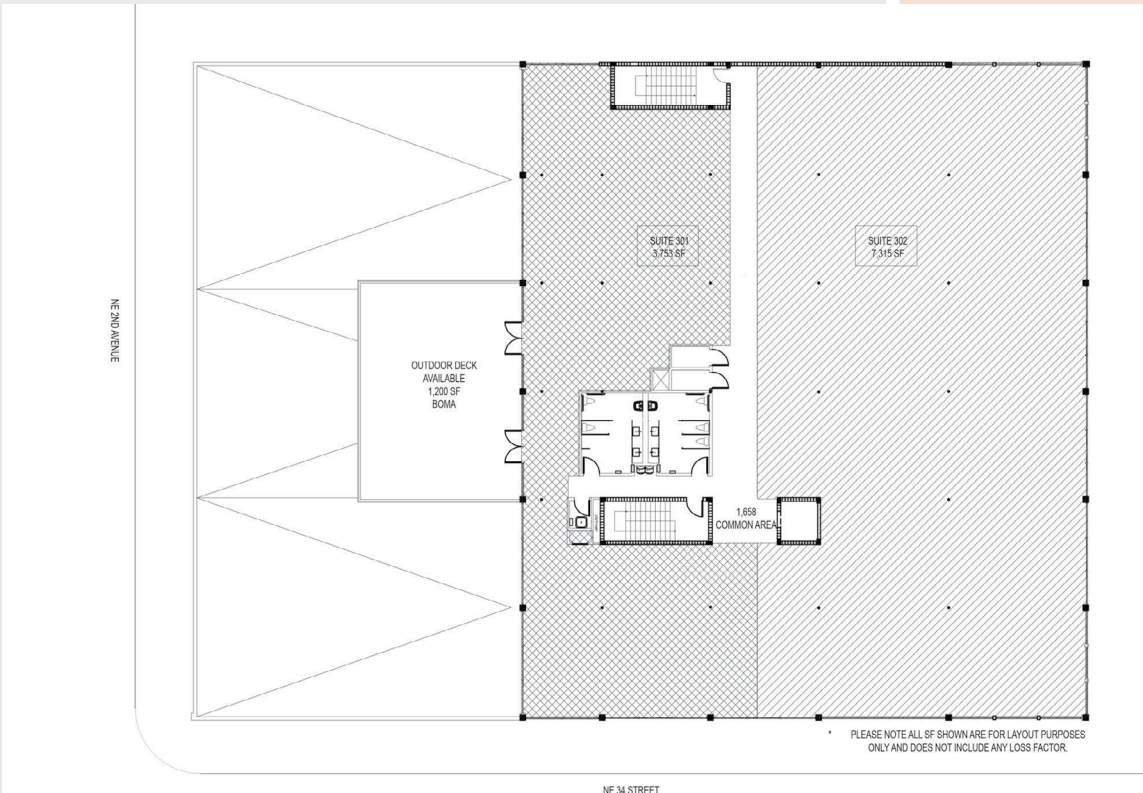
ADDRESS	225 NE 34th ST, Miami, FL 33137
RENTABLE AREA	46,193 RSF
YEAR RENOVATED	2018
CLASS	Class A Sustainably Adaptive Reuse Office Building
STORIES	3
AVAILABLE SPACE	±12,800 RSF + 1,200 RSF Private Rooftop Terrace
3RD FLOOR COMMON AREA FACTOR	9.0%
CEILING HEIGHT	12' Slab-to-Slab
WINDOW HEIGHT	10'
PARKING RATIO	2.0 / 1,000 SF
OWNERSHIP	The Vagabond Group & Bauen Capital
LEASING COMPANY	Blanca Commercial Real Estate, Inc. Licensed Real Estate Broker



# TYPICAL FLOOR PLAN.



SINGLE TENANT



MULTI TENANT





# THE NEIGHBORHOOD.

Midtown Crossing is centered in the Midtown District, which has become one of Miami's newest, urban focused neighborhoods focused on preserving its historical charm.

With proximity to Miami's premiere cultural, design, and arts districts, Midtown Crossing captures the ease of the Miami lifestyle providing access to Miami International Airport, Miami Beach and Downtown/Brickell in just minutes.

Midtown's rapidly growing and diverse population has lured some of the World's most notable restauranteurs and retailers to the market, transforming the area into Miami's premier shopping and dining hub, boasting more than 35 eateries and over 80 luxury retailers from Target to Louis Vuitton within walking distance.

From luxury retail, modern living, quality dining and numerous amenities like hotels, art exhibits and culture venues, Midtown Crossing provides a live, work, play experience unparalleled in the market.





# A DAY IN THE LIFE.



Meet Sam, a digital creative who just relocated to Miami and accepted a new position at a firm located in Midtown Crossing. Moving to a new city can be daunting, but it doesn't have to be. Living in one of Miami's most prestigious yet accessible neighborhoods comes with many perks, including having everything you need at your fingertips. Whether it be walking to nearby grocery stores like Trader Joe's and Whole Foods or picking up necessities at the local Target, there's no shortage of possibilities. Let's take a closer look at what a typical day in her life looks like.

## 1 HOME



### MIDTOWN

Midtown has an array of beautiful and affordable living options to choose from, producing over 7,300+ residential units alone in the immediate area of Midtown Crossing.

## 2 EXERCISE



### ANATOMY

Whether you need an early morning workout or need to de-stress after a long day, Anatomy is conveniently located at Midtown Crossing.

## 3 COFFEE



### AC HOTEL MIDTOWN

Direct access to the AC Hotel and its amenities. Conveniently meet clients who are staying at the hotel for a rooftop meeting.

### PURA VIDA

Pura Vida has established its name as a chic health focused eatery, not to mention delicious! Don't forget to stop by the Design District location for a cup of Joe on your way to work in the morning.

## 4 HOTEL



## 5 WORK



### 222 MIDTOWN

Work will never feel like work when you walk into this class A building. With tons of abundant lighting and 360-rooftop views, it's sure to be a productive day, everyday.

## 6 LUNCH



### SALUMERIA 104

Taking a lunch break just got better at Midtown Crossing with several new restaurants just steps away from the office.

## 8 DRINKS



## 7 SHOPPING

### DESIGN DISTRICT

Some of the most notable luxury brands and top dining experiences are just a few blocks away from Midtown Crossing giving tenants access to nothing short of the best.



### LAGNIAPPE

The day isn't over until its over. Kick back with your colleagues over a couple glasses of wine at this and many other outdoor lounges in the area.

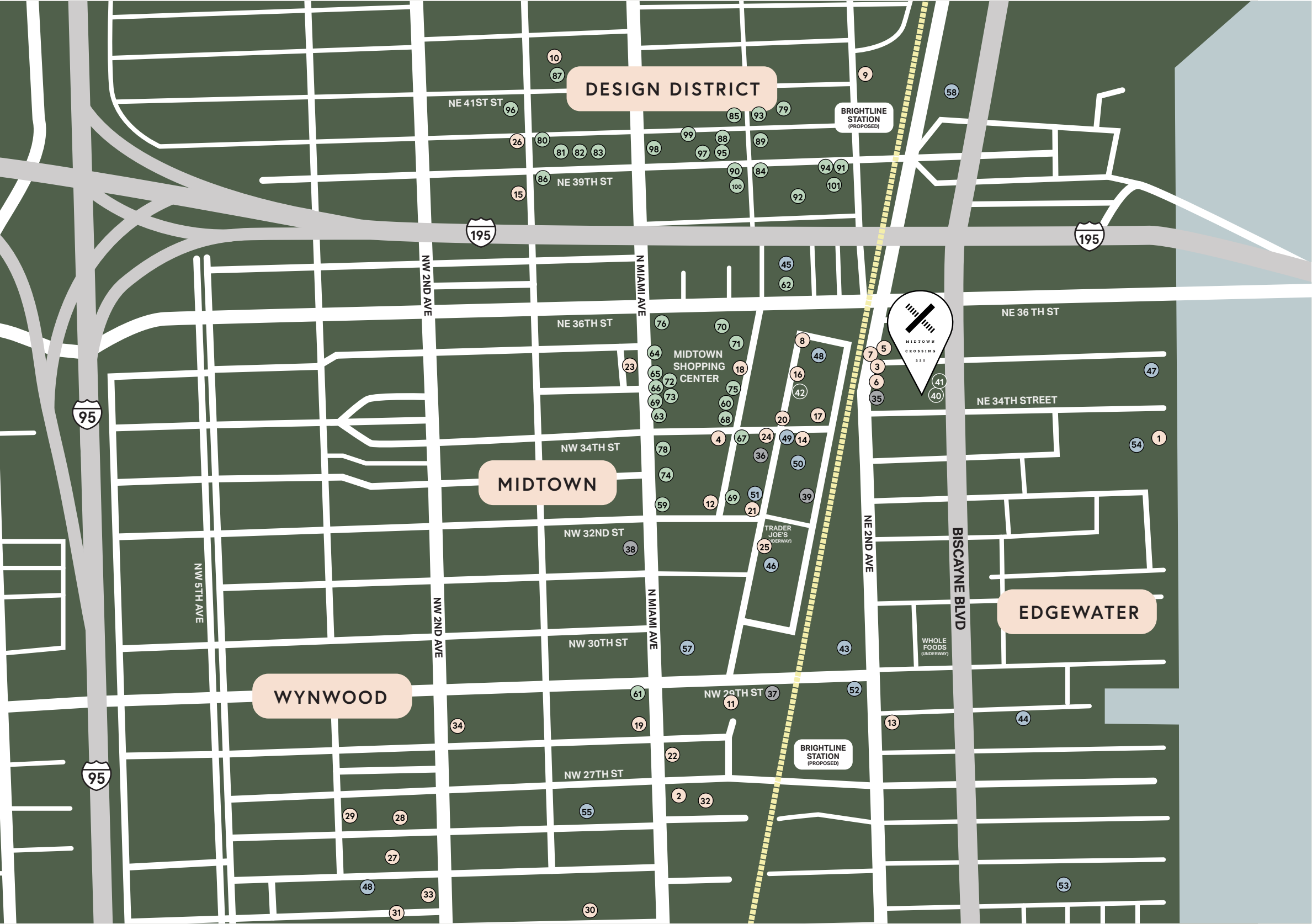


WHO. WHAT. WHERE.

ABUNDANT RESIDENTIAL OFFERINGS

1 MILE RADIUS : 16K HOUSEHOLDS  
4K+ MULTI-FAMILY UNITS  
AVG. \$2,918/MONTH

5 MILE RADIUS : 224K HOUSEHOLDS  
14K+ MULTI-FAMILY UNITS  
AVG. \$2,649/MONTH



- FOOD/DRINK**
1. Amara at Paraiso
  2. Beaker & Grey
  3. dbakers Sweet Studio
  4. Hurricane Grill
  5. Kraken Crudo
  6. Lagniappe
  7. La Latina
  8. Little Hen
  9. MC Kitchen
  10. Michael's Genuine
  11. Morgans
  12. Negroni
  13. Noa Café
  14. Ol'Days
  15. Pura Vida
  16. Salumeria
  17. Salvaje
  18. Society BBQ
  19. Spanglish
  20. Starbucks
  21. Sugarcane
  22. Suvice
  23. The Sylvester
  24. Tap 42
  25. Thatch
  26. Swan
  27. Uchi
  28. KYU
  29. Zak the Baker
  30. 1-800-Lucky
  31. Le Chick
  32. dōma
  33. Coyo Taco
  34. Bakan
- SHOPPING**
- MIDTOWN**
59. AT&T
  60. Carter's
  61. Chase Bank
  62. City Furniture
  63. Dick's Sporting Goods
  64. FedEx Office
  65. Footlocker
  66. GNC
  67. Guess
  68. Homegoods
  69. Ideal Image
  70. Target
  71. Marshall's
  72. Massage Envy
  73. Nail bar
  74. Nordstrom Rack
  75. Party City
  76. Ross
  77. Vision works
  78. West Elm
- DESIGN DISTRICT**
79. Aesop
  80. Alice+Olivia
  81. Burberry
  82. Bvlgari
  83. Cartier
  84. Christian Dior
  85. Fendi
  86. Give nchy
  87. Gucci
  88. Harry Winston
  89. Hermes
  90. Louis Vuitton
  91. Miu Miu
  92. Piaget
  93. Prada
  94. Pucci
  95. Rolex
  96. Sephora
  97. Tiffany & Co.
  98. Tom Ford
  99. Tory Burch
  100. Valentino
  101. Versace
- FITNESS**
35. Anatomy
  36. Barry's
  37. Crossfit
  38. Form 50
  39. Solid Core
- HOTELS**
40. AC Hotel Marriott
  41. Hampton Inn & Suites
  42. Hyde
- RESIDENTIAL**
43. AMLI
  44. Blu27 at Edgewater
  45. Eve at the District
  46. Gio at Midtown
  47. Hamilton on the Bay
  48. Midtown 2
  49. Midtown 4
  50. Midtown 5
  51. Midtown 6
  52. Midtown 29
  53. Modera Edgewater
  54. Paraiso Bay
  55. The Bradley
  56. Wynwood 25
  57. Yard 8
  58. Quadro





MIAMI BEACH	MIAMI INT. AIRPORT	I -95	MIAMI CENTRAL BRIGHTLINE	DOWNTOWN	BRICKELL
5.3 miles 🚗 15 min.	6.1 miles 🚗 15 min.	0.8 miles 🚗 5 min.	2.4 miles 🚗 8 min.	3 miles 🚗 12 min.	5.5 miles 🚗 14 min.



# LEASING.



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