

3 MIAMI CENTRAL

FULL FLOOR AVAILABILITIES



161 NW 6TH STREET MIAMI, FL

OFFICE SPACE AVAILABLE AT MIAMI'S NEW BUSINESS & TRANSPORTATION HUB



EQ Office

BLANCA



2 MiamiCentral Lobby



Conferencing Center



3 MiamiCentral Lobby



Fitness Center



Brightline Train Station

THE CENTER OF IT ALL

MiamiCentral is a one of a kind development that offers access to Downtown's retail and entertainment spaces, along with unrivaled connectivity within Miami, South and Central Florida – serviced by the flagship Brightline Station. 2 & 3 Miami Central are two brand-new, Class-A assets comprising 317,000 RSF with direct access to the Brightline, Metrorail, Metromover and Tri-Rail.

- Class A
- LEED Silver Certified
- 12-Story Office Building with Ground Floor Retail
- Expansive Outdoor Roof Deck
- Offices with Floor to Ceiling Glass
- Efficient Floor Plate with no Interior Columns
- Private Work Lounge & Conference Center
- 2 per 1,000 SF Parking Ratio with Direct Access from the Parking Garage to the Suite
- Fitness & Wellness Center
- 24/7 Security
- Direct access to Brightline Station



Outdoor Roof Deck



AN URBAN PLAYGROUND

2 & 3 Miami Central's unparalleled location and mass transit connectivity provides the best of Downtown Miami's thriving urban environment with Brickell's worldclass living as well as Miami's diverse neighborhoods (Wynwood, Design District, Coconut Grove, and Coral Gables).

NEARBY AMENITIES

- Citizens MiamiCentral Food Hall, a unique culinary marketplace that features authentic and well-crafted experiences include: Umami Burger, Sam's Crispy Chicken, Krispy Rice, Cicci di Carne, Sa'Moto by Chef Morimoto, Ella Mia Gelato, Cindy Lou's Cookies, Rosetta Bakery, Patagonia, CAO Bakery and Café, and Artdevie
- On-site amenities and retail shops within MiamiCentral include: Publix grocer, Starbucks, Chick-Fil-A, Einstein Bros. Bagels, Powerhouse Gym, and GoGreen Dry Cleaners
- Minutes from major attractions: FTX Arena, Perez Art Museum, Frost Science Museum, Adrienne Arsht Center for the Performing Arts, Bayfront Park and Amphiteater, Bayside Market Place, and Brickell City Center



brightline



BRICKELL CITY CENTRE

Publix



Adrienne Arsht Center FOR THE PERFORMING ARTS OF MIAMI-DADE COUNTY



MIAMI'S DOWNTOWN & CBD

East view



ADDRESS	1010 NE 2nd Ave, Miami
DEVELOPER	Royal Palm Companies
RESIDENTIAL UNITS	310 Under Construction
HOTEL ROOMS	219 Under Construction



ADDRESS	152 NW 8th St, Miami
DEVELOPER	Atlantic Pacific Communities
RETAIL (SF)	24,865 Under Construction
RESIDENTIAL UNITS	616 Under Construction



ADDRESS	700 N Miami Ave, Miami
DEVELOPER	Witkoff
OFFICE (SF)	540,000 Proposed
RETAIL (SF)	49,999 Proposed
RESIDENTIAL UNITS	2,195 Proposed



ADDRESS	700 NW 1st Ave, Miami
OWNER	Blackstone
OFFICE (SF)	200,385 Existing
AMENITIES	Conference Center Rooftop Terrace Fitness Center



ADDRESS	249 NW 6th St, Miami
DEVELOPER	Swerdlow
RESIDENTIAL UNITS	578 Under Construction
RETAIL (SF)	250,000 Under Construction
RETAIL TENANTS	Target, CVS, Aldi & Starbucks



ADDRESS	161 NW 6 St, Miami
OWNER	Blackstone
OFFICE (SF)	108,315 Existing
RETAIL (SF)	35,000 Existing
RETAIL TENANTS	Publix & Einstein's Bagels



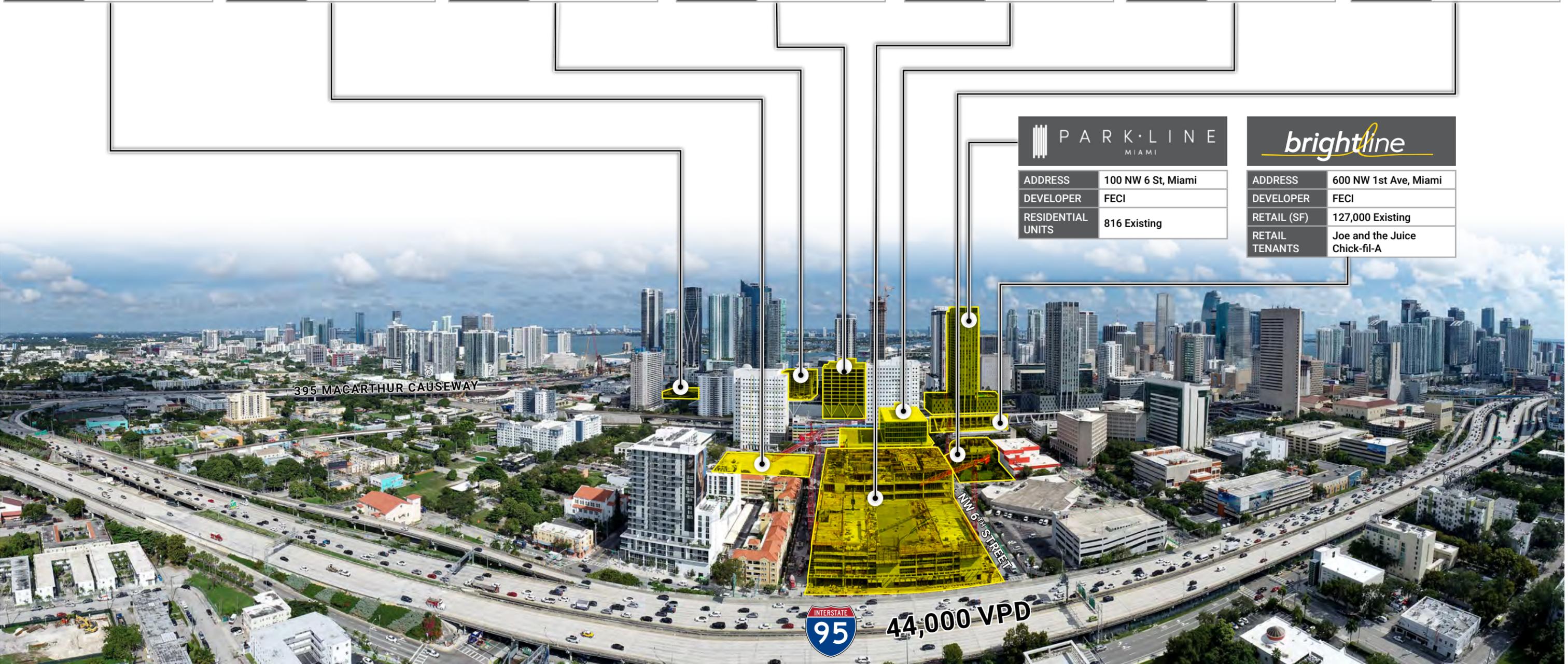
ADDRESS	525 NW 2nd Ave, Miami
DEVELOPER	TBD / Site for Sale
OFFICE (SF)	247,322 Proposed
RETAIL (SF)	5,951 Proposed
RESIDENTIAL UNITS	301 Proposed



ADDRESS	100 NW 6 St, Miami
DEVELOPER	FECI
RESIDENTIAL UNITS	816 Existing

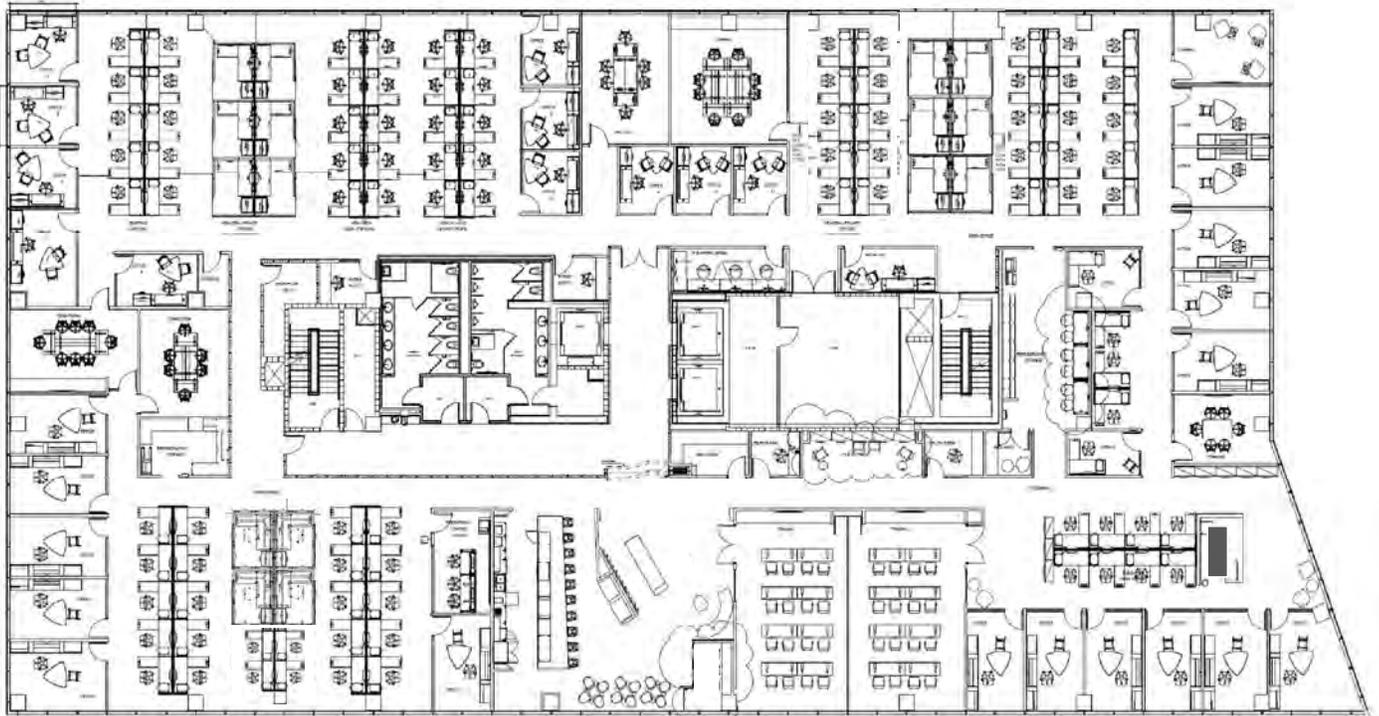


ADDRESS	600 NW 1st Ave, Miami
DEVELOPER	FECI
RETAIL (SF)	127,000 Existing
RETAIL TENANTS	Joe and the Juice Chick-fil-A



FULL FLOOR OPPORTUNITY

9TH FLOOR | 27,120 SF



DIRECT,
HIGH-END,
FULLY BUILT
& FURNISHED

CLICK HERE FOR
VIRTUAL TOUR 

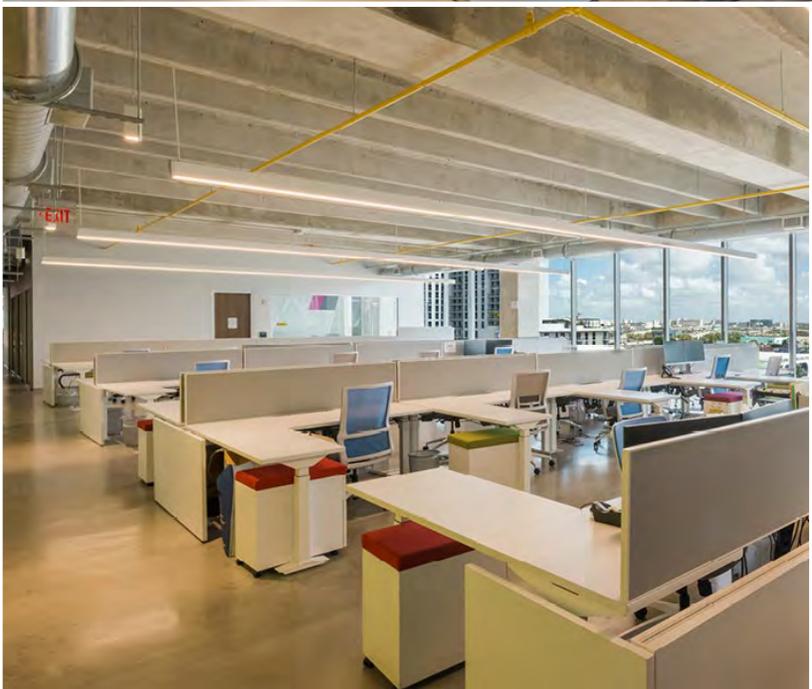
SPACE FEATURES

EXPANSIVE VIEWS
WITH FLOOR TO
CEILING WINDOWS

ELEVATOR
LOBBY
EXPOSURE

36 PRIVATE OFFICES
108 WORKSTATIONS
8 CONFERENCE ROOMS

9TH FLOOR | 27,120 SF



AVAILABLE
09/01/2023

10TH FLOOR | 20,890 SF



DIRECT,
HIGH-END,
FULLY BUILT
& FURNISHED

SPACE FEATURES

EXPANSIVE VIEWS
WITH FLOOR TO
CEILING WINDOWS

ELEVATOR
LOBBY
EXPOSURE

19 PRIVATE OFFICES
62 WORKSTATIONS
5 CONFERENCE ROOMS

10TH FLOOR | 20,890 SF



EQ IMPACT

Our purpose is to build economic health in communities by regenerating urban spaces, preserving local culture, and driving humanity into the workplace. EQ Impact is built around our three main pillars:



RESERVING LOCAL CULTURE

- Workforce development
- Job-skills training and placement
- Local art and culture

REGENERATING URBAN SPACES

- Lower operating costs
- Advance sustainability-based management

DRIVING HUMANITY INTO THE WORKPLACE

- New reporting and management processes
- Focus on listening to diverse voices and inclusive customer engagement



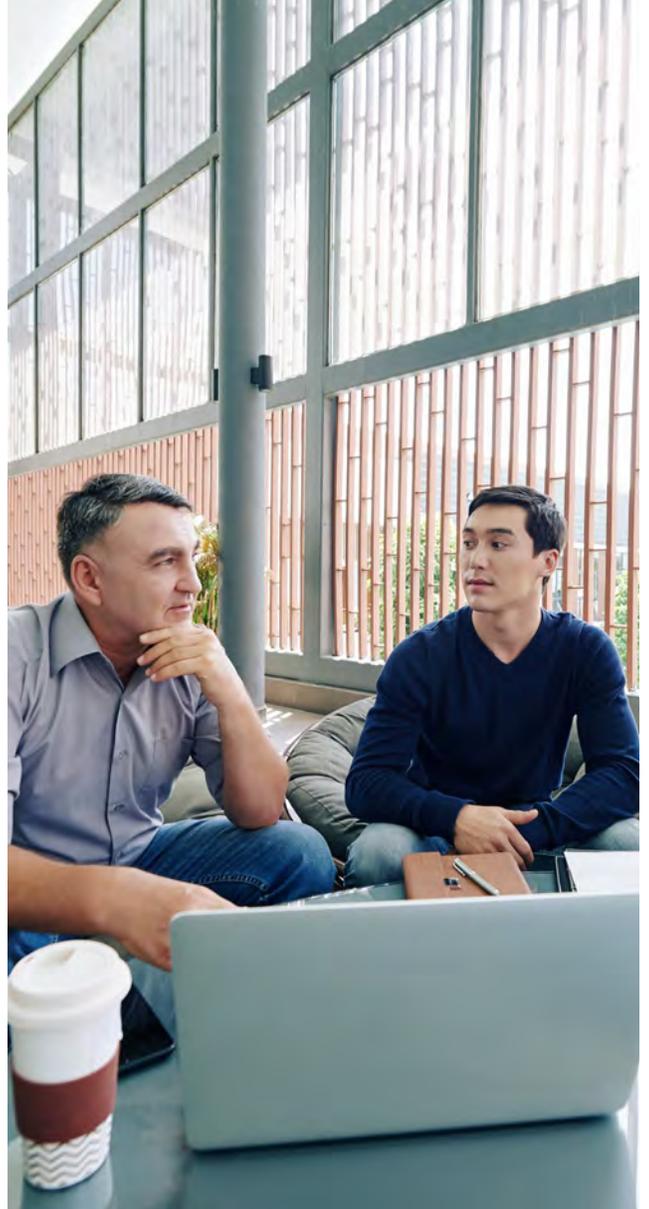
ABOUT EQ

EQ Office is a leading real estate company focused on bringing humanity back to the workplace.

While other real estate owners talk about square footage and floor plans, EQ focuses on the experience - how space feels, activates, and performs.

Our vision, centered around our customers' success, is to co-create experiences so people thrive. We partner with business leaders to find, design, and manage balanced workspaces that inspire talent.

Our teams are dedicated to being responsible and giving members of our communities. We are invested in making the best decisions with the resources we consume, and we are committed to the well-being of our team members, tenants, and surrounding neighborhoods.





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