

BRING YOUR HQ TO 3 MIAMICENTRAL

161 NW 6th Street, Miami

- Full floor opportunity in Downtown Miami's most connected mass transit hub
- High-end creative office space for the discerning corporate user
- 12-story, Class A, LEED Certified Silver building
- A new standard in urban connectivity - with access to Brightline, Tri-Rail, Metrorail, Metromover, and Metrobus
- Security/concierge service
- Optimal IT infrastructure to support high-speed
- Citizens MiamiCentral Food Hall experience and retail shops located within MiamiCentral
- On-site Publix grocer, Starbucks, Chick-Fil-A, and Einstein Bros. Bagels

3 MIAMICENTRAL

OFFICES AT DOWNTOWN'S TRANSPORTATION AXIS

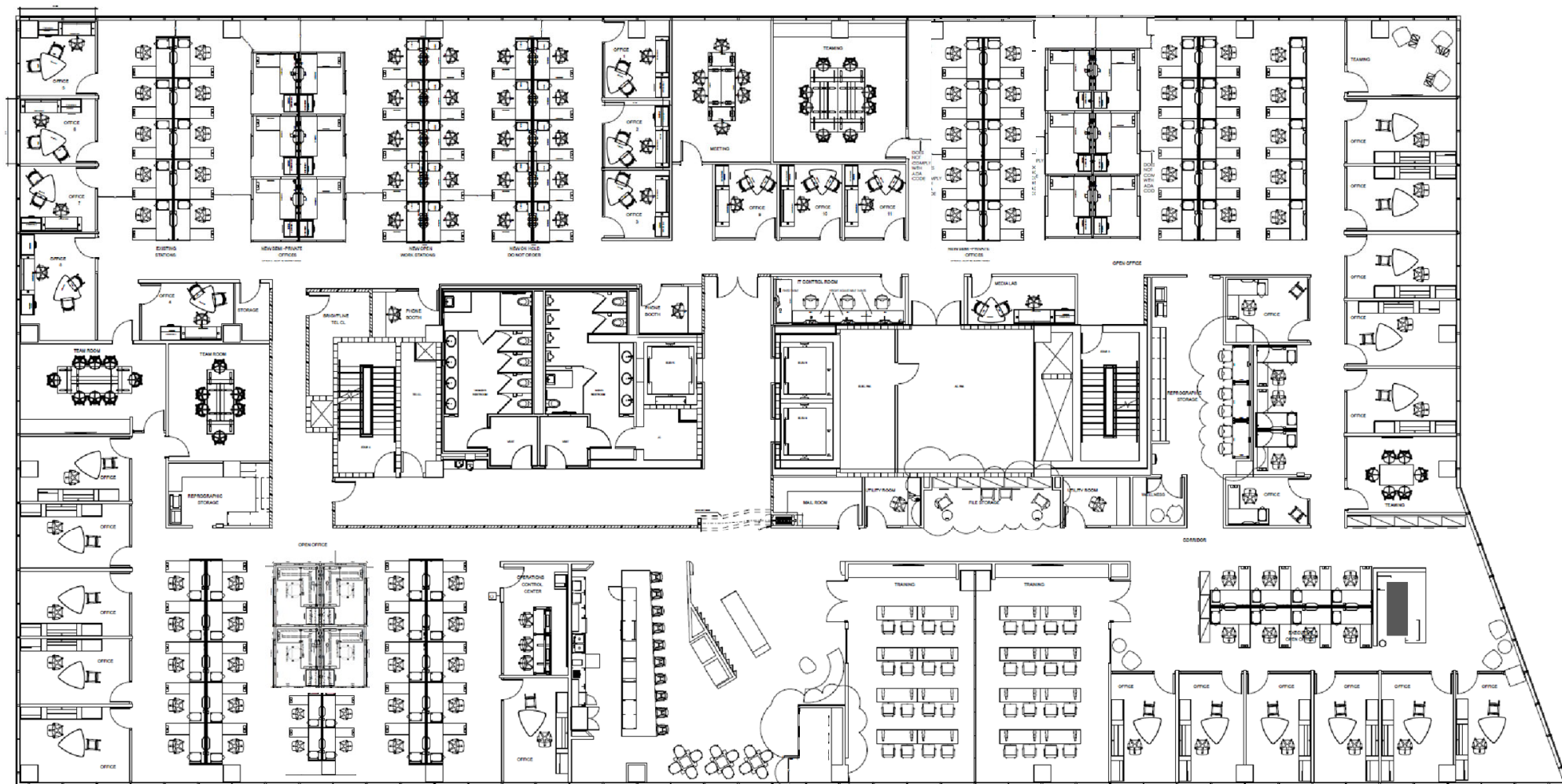


B L A N C A

BLANCACRE.COM

FULL FLOOR OPPORTUNITY

3 MIAMICENTRAL



CREATIVE OFFICE ENVIRONMENT

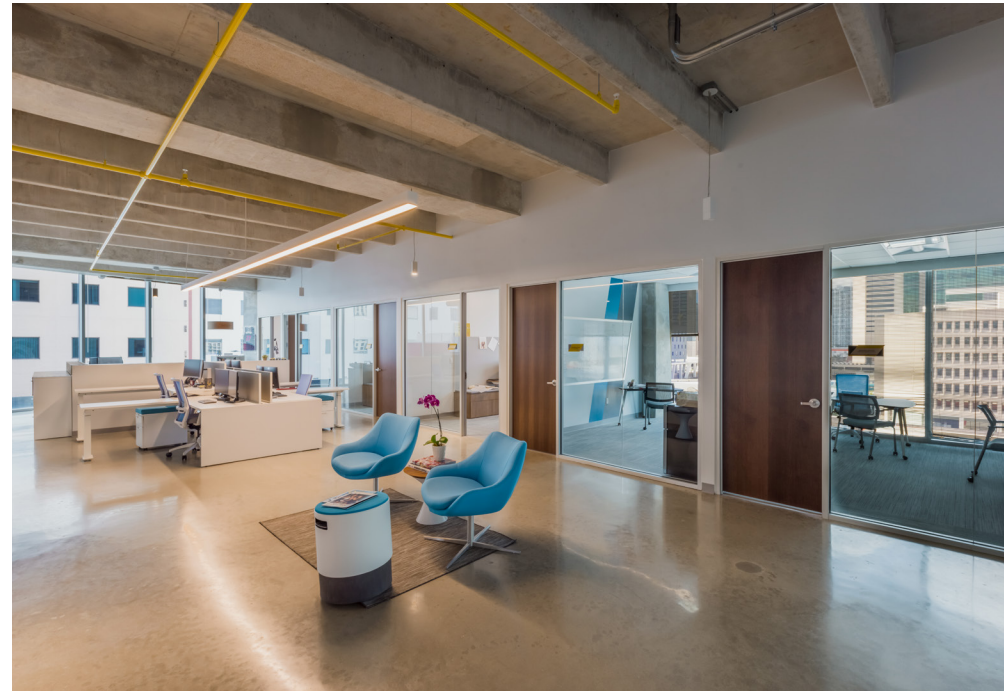
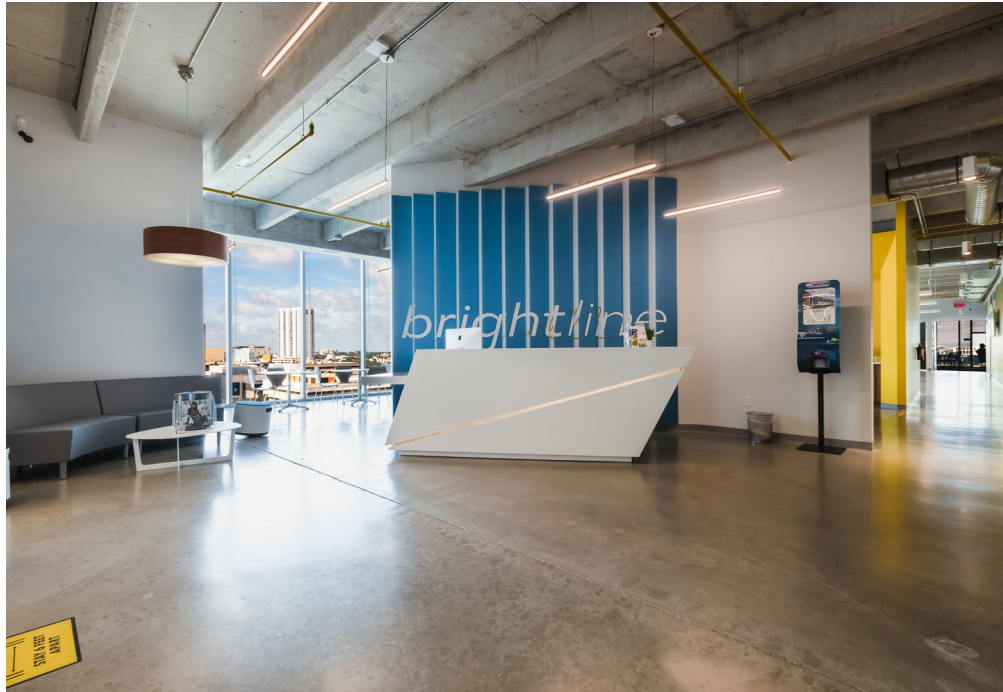
25,816 SF
FULL FLOOR
AVAILABLE

VIEWS
EXPANSIVE VIEWS
WITH FLOOR TO
CEILING WINDOWS

EXPOSURE
ELEVATOR LOBBY
EXPOSURE

2/1000
PARKING

LAYOUT
8 CONFERENCE ROOMS
36 PRIVATE OFFICES
108 WORKSTATIONS



3 MIAMICENTRAL

THE NEW DOWNTOWN TRANSPORTATION HUB

AN URBAN PLAYGROUND

3 MiamiCentral's unparalleled location connects the best of Downtown Miami's thriving urban environment with Brickell's world-class living as well as Miami's thriving neighborhoods (Wynwood, Design District, Coconut Grove and Coral Gables).

- Convenient access to major roadways and highways: I-95, I-395, and US-1
- Maximum transit connectivity including: Metrorail, Metromover, MetroBus and Brightline high-speed rail connecting Miami, Aventura, Ft. Lauderdale, West Palm Beach, and coming soon Orlando
- Minutes from major attractions: FTX Arena, Perez Art Museum, Frost Science Museum, Adrienne Arsht Center for the Performing Arts, Bayfront Park and Amphitheater, Bayside Market Place, and Brickell City Center
- Citizens MiamiCentral Food Hall, a unique culinary marketplace that features authentic and well-crafted experiences includes: 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 Cafe, and Artdevie



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