



FULL FLOOR
SUBLEASE

161 NW 6TH STREET MIAMI, FL

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





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 district, 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 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
- 2/1,000 SF Parking Ratio with Direct Access from the Parking Garage to the Suite
- Fitness & Wellness Center
- 24/7 Security
- Direct access to Brightline Station



3 MIAMICENTRAL LOBBY



FITNESS CENTER



OUTDOOR ROOF DECK

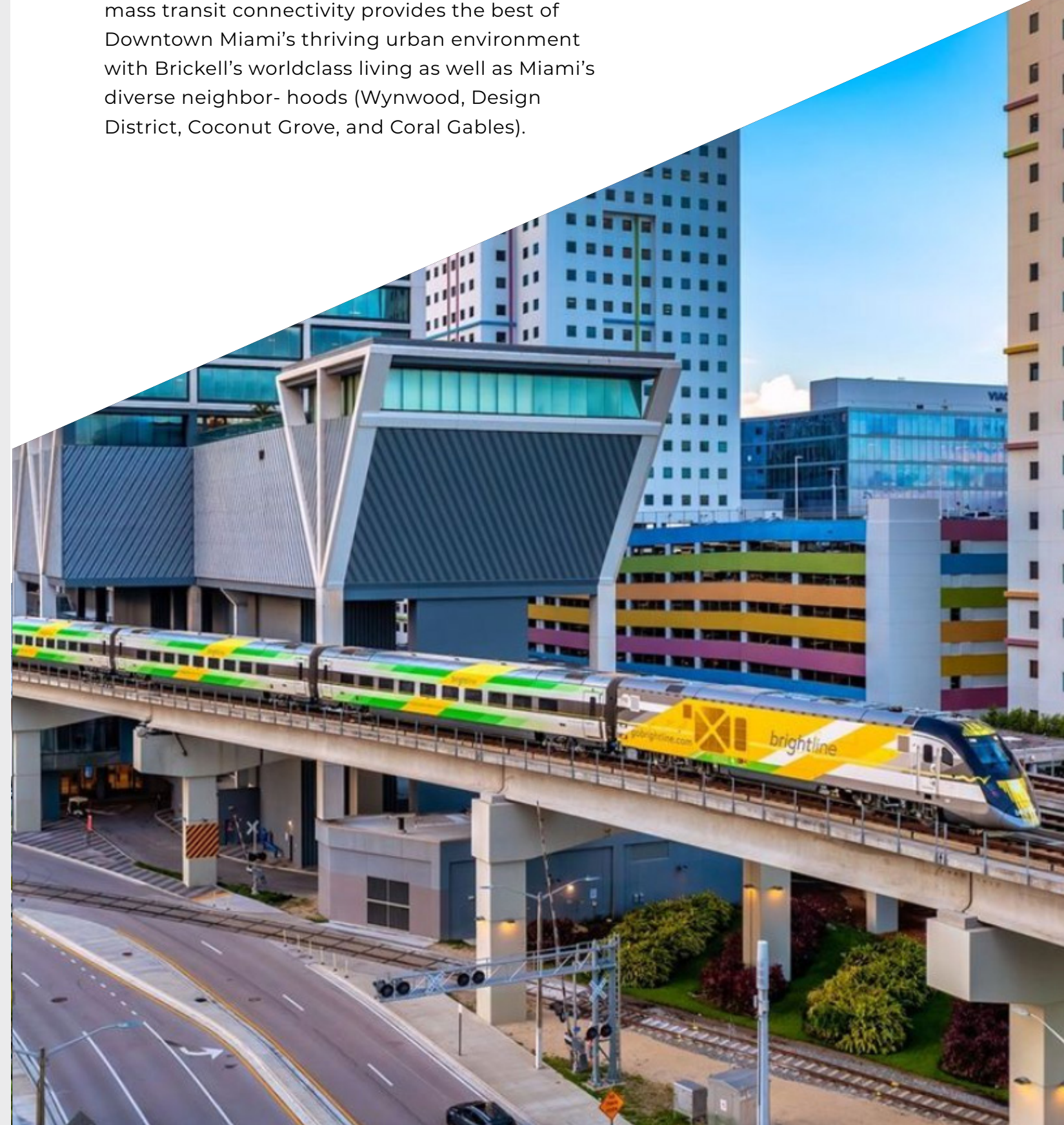


AN URBAN PLAYGROUND

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 neighbor- hoods (Wynwood, Design District, Coconut Grove, and Coral Gables).

NEARBY AMENITIES

- Brightline Food Hall, a unique culinary food and beverage experience that will feature authentic and well-crafted gourmet options.
- On-site amenities and retail shops within MiamiCentral include: Publix grocer, Starbucks, Chick-Fil-A, Einstein Bros. Bagels, Powerhouse Gym, GoGreen Dry Cleaners and event space.
- Minutes from major attractions: Miami Heat 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.



MIAMI'S DOWNTOWN & CBD
EAST VIEW



LEGACY
HOTEL & RESIDENCES

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

Block 45

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

700 N MIAMI

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



2 MIAMI CENTRAL

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

Block 55

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



3 MIAMI CENTRAL

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

MIAMI STATION

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



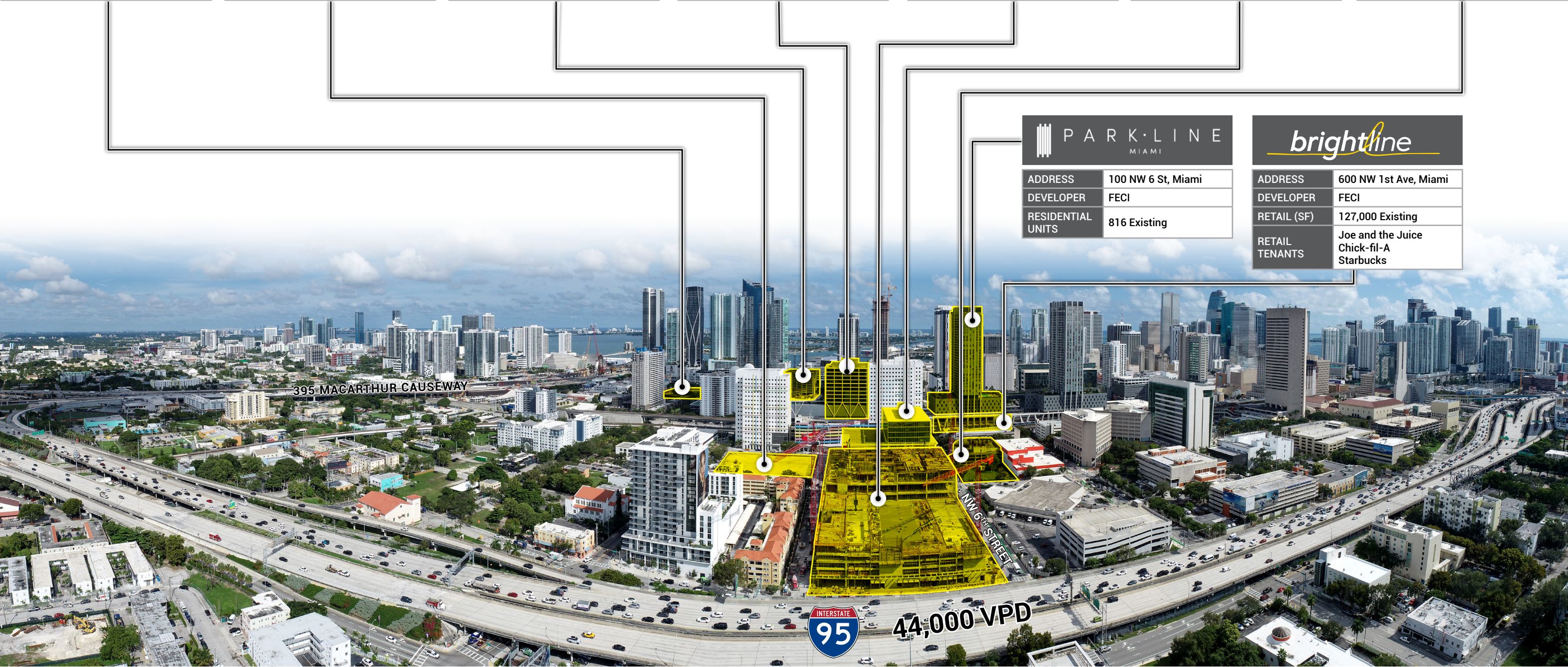
PARK LINE
MIAMI

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

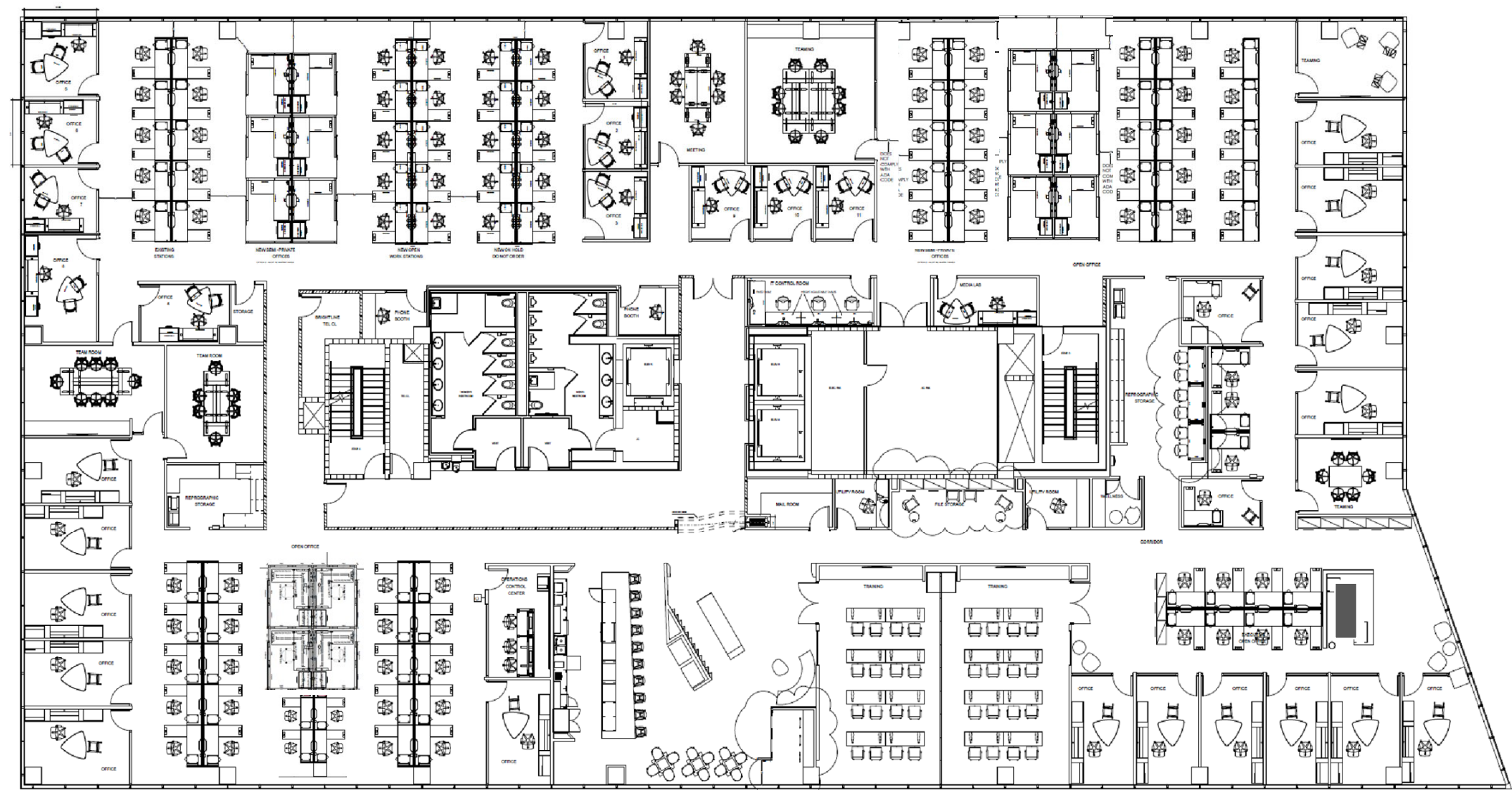


brightline

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



FULL FLOOR OPPORTUNITY
9TH FLOOR | 27,120 SF



INDIVIDUAL OFFICES



WORK STATIONS



RECEPTION AREA



BENCH DESKS

SPACE FEATURES

HIGH-END SUBLEASE
FULLY BUILT & FURNISHED

EXPANSIVE VIEWS
WITH FLOOR TO
CEILING WINDOWS

ELEVATOR
LOBBY
EXPOSURE

36 PRIVATE OFFICES
108 WORKSTATIONS
8 CONFERENCE ROOMS

CLICK HERE FOR
VIRTUAL TOUR 

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:

Preserving local culture: EQ invested resources into workforce development, job-skills training and placements, and local art and culture into our communities.

Regenerating urban spaces: EQ is changing the way it invests in and operates its properties to lower operating costs and advance sustainability-based management.

Driving humanity into the workplace: EQ formalized new operating and management process with a continued 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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