

**3** MIAMI CENTRAL

# The Modern Workplace: Redefined.



Immediate Occupancy  
5,793 SF to 20,890 SF

3 Miami Central

# An elevated arrival experience.

Discover the newly renovated lobby at 3 Miami Central – an elevated arrival experience designed to meet the demands of the contemporary professional.

 [CLICK HERE FOR VIRTUAL TOUR](#)

Renovated Lobby



Amenities

# Enhanced amenities tailored for modern worklife.

Amenity offerings designed to enhance your work environment. Choose from collaborative, wellness and social spaces – an ideal extension of your workplace.



Expansive Outdoor Roof Deck



Fitness & Wellness Center



Private Work Lounge & Conference Center



Brightline Food Hall



# Partial 10th Floor

 [CLICK HERE FOR VIRTUAL TOUR](#)

Single Tenant  
As-Built Floorplan  
20,890 SF

Offices	19
Conference Rooms	4
Open Area	62





# Partial 10th Floor

Multi-Tenant Test Fits

Suite A 8,355 SF

Suite B 6,742 SF

Suite C 5,793 SF



Location

# The heart of Miami's transit hub.

3 Miami Central is directly adjacent to the Brightline Station which serves as a hub for mass transit. Tenants can enjoy access via Brightline from across the region allowing companies to attract and retain South Florida's top talent.





Brightline serves the following cities:

- Miami
- Aventura
- Fort Lauderdale
- Boca Raton
- West Palm Beach
- Orlando
- Tampa (Future Station)








←  TO AIRPORT VIA METRORAIL

BRIGHTLINE ROUTES	
ORLANDO	2 hrs.
WEST PALM BEACH	25 min.
BOCA RATON	20 min.
FORT LAUDERDALE	20 min.
AVENTURA	20 min.
<b>MIAMI CENTRAL</b>	

TRANSIT	
	BRIGHTLINE
	METROMOVER
	METRORAIL
	TRI-RAIL

**BLOCK 55**

**MIAMI WORLD CENTER**






















**MIAMI CENTRAL**

# MIAMI CENTRAL

Location

# Where everything you need is just steps away.

At 3 Miami Central, top-notch dining to high-end retail is just steps away, enhancing your worklife. Welcome to a workplace where everything is within reach.



Sixty Vines



Apple Store



TAM TAM



Maple & Ash



## 3 Miami Central Building Facts

**BUILDING SIZE**  
108,000 RSF

**STORIES**  
12

**AVAILABLE**  
5,793 SF – 20,890 SF

**CEILING HEIGHT**  
13' slab-to-slab

**ELEVATORS**  
5 Passenger  
1 Dual Freight

### FEATURES

- Direct access to Brightline Station
- Private work lounge & conference center
- Expansive outdoor roof deck
- Fitness & wellness center
- Publix & Eintein Bros. Bagels on-site

**TENANT ACCESS**  
24//7 access control system

**PARKING**  
2/1,000 SF (Direct access to suite)

**WINDOWS**  
Large Missile Impact (LMI)

**SUSTAINABILITY**  
LEED SILVER

**SECURITY**  
24/7 Attended Lobby



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