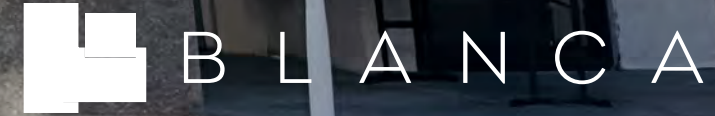


117 NE 1st Ave,
Miami, FL 33132

Historic Charm, Contemporary Class: Your Office Oasis in Downtown Miami.



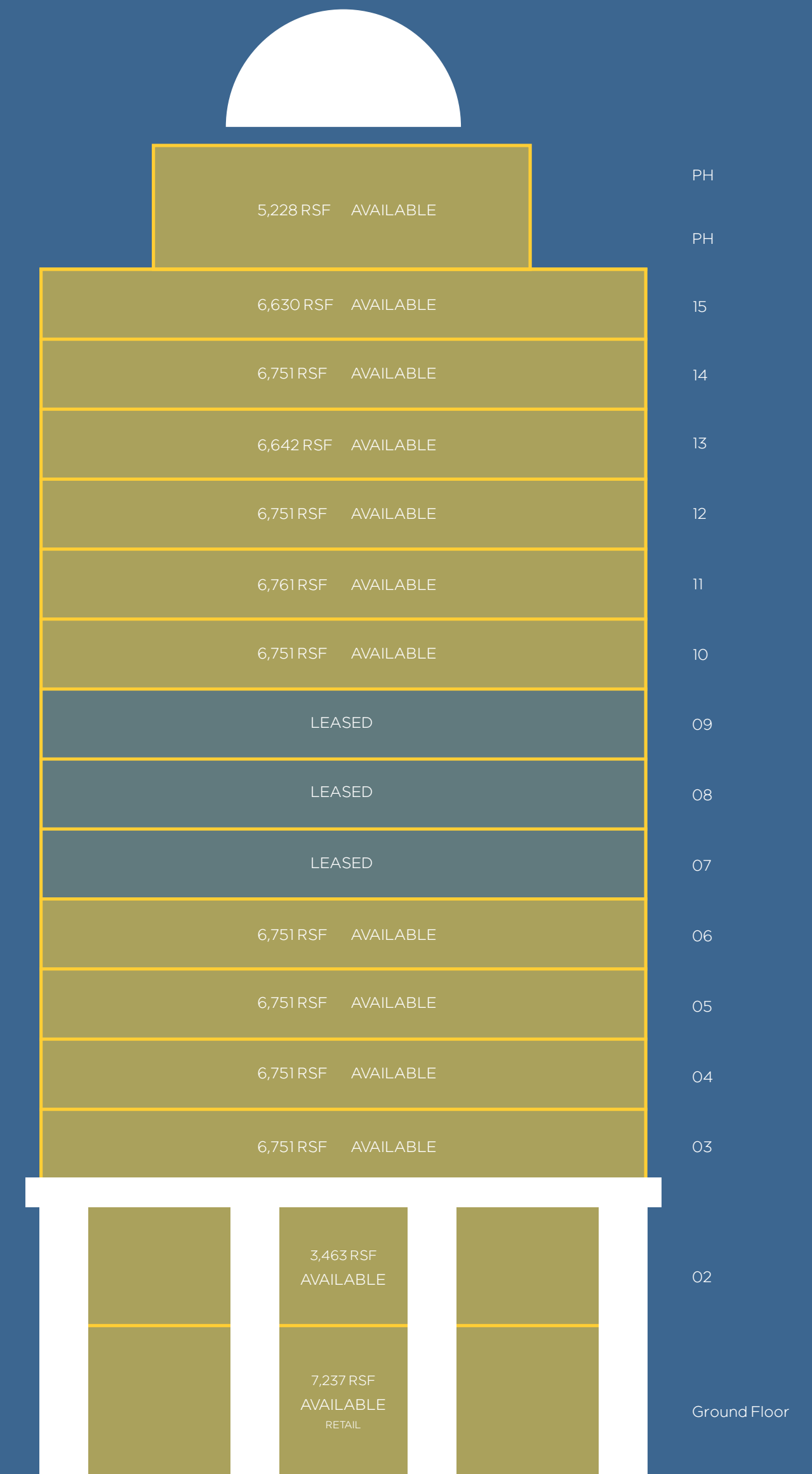
FDC



Welcome home. Oops, we meant welcome to work.

Create your office in the heart of downtown Miami, where history and modernity converge seamlessly at the iconic Security Building. This historic gem has been a beacon of architectural excellence since its completion in 1927, standing tall at 17 stories with a total of 103,471 square feet. Listed on the U.S. National Register of Historic Places since January 4, 1989, the Security Building offers more than just a workspace – it is an experience.

Step inside and discover a workplace where every corner resonates with the city's rich past, yet is equipped with the amenities and comforts of contemporary office life.



Your office in Downtown Miami.

\$4 Billion +

of new development projects are currently underway

7.9K

Multi family Units

4.5K

Hotel Units

A- grade

for livability according to a 2023 survey by Niche



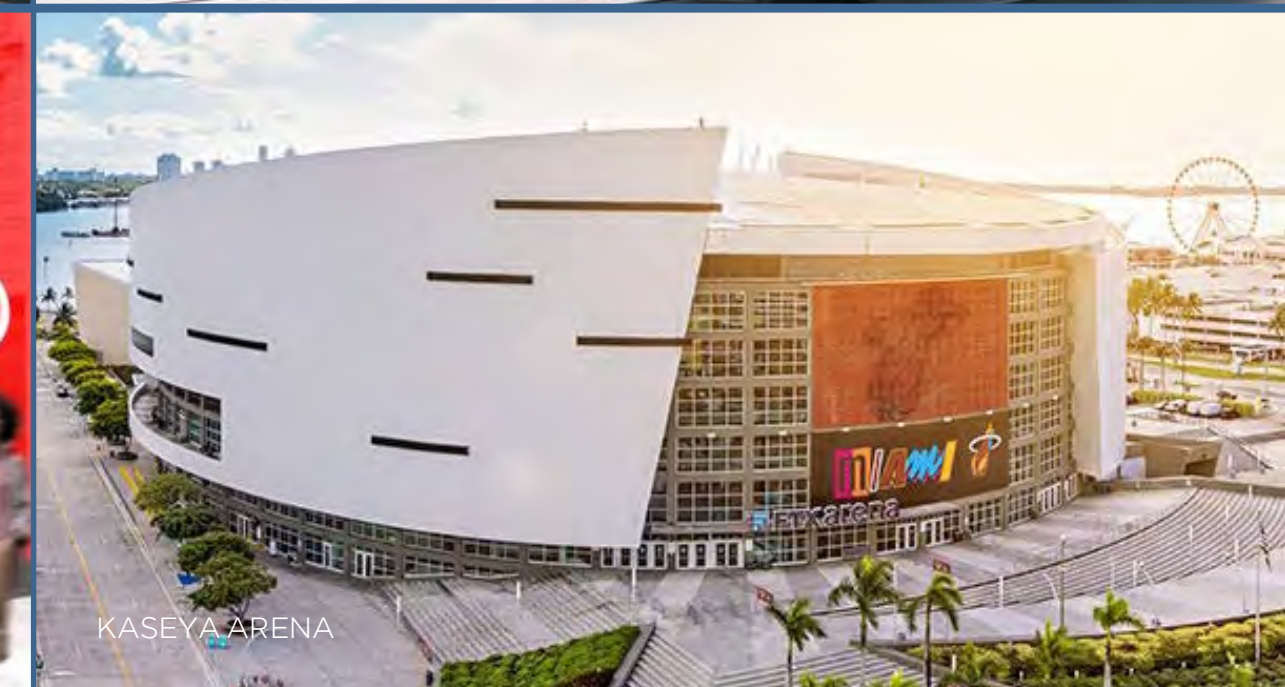
FUTURE MIAMI WORLD CENTER APPLE STORE



BRIGHTLINE



TARGET



KASEYA ARENA



CITIZEN M HOTEL



FROST MUSEUM










PAMM PEREZ MUSEUM



MIAMI SIGNATURE BRIDGE





Navigate the district.

Downtown Miami offers a vibrant array of amenities, including world-class dining, shopping, and cultural attractions all within walking distance.

- 1st Street Metromover Station  03 min.
- Brightline MiamiCentral Station  09 min.
- Government Center  06 min.
- Bayside  07 min.
- Kaseya Center  10 min.
- Block 55  10 min.
- Miami Worldcenter  11 min.



TRANSIT

-  BRIGHTLINE
-  METROMOVER
-  METRORAIL
-  TRI-RAIL



Miami Worldcenter

Miami Run Club

Wolfson Campus – Miami-Dade College

Theatrical productions, concerts, and cultural events – Olympia Theatre



Bayside

Julia & Henry's

Kaseya Center Events

Luxury Residences – Paramount Miami Worldcenter

Park with ease.

1. One Downtown
2. Convention/Knight Center Garage
3. Municipal Lot #41
4. CPI Lot #180
5. Museum Tower
6. M&M Parking Management
7. 3 MiamiCentral
8. Alfred I. DuPont Building Garage
9. Park One of Florida
10. College Station Garage
11. One Biscayne Tower
12. Southeast Financial Center
13. Courtyard Miami Downtown/Brickell Area
14. City National Bank Lot
15. Cindy Lot
16. Wells Fargo Center
17. Flagler Garage / Robert's
18. Courthouse Center Garage
19. One MiamiCentral
20. Sunset Dreams Management, LLC
21. Post Office Development LLC
22. M&M Parking Management
23. 2 MiamiCentral
24. Municipal Lot #34 & #38

DETAILS ON PRICING UPON REQUEST





BUILDING SIZE

103,471 SF

STORIES

17

AVAILABLE

83,218 SF

TENANT ACCESS

BUILDING HOURS: 7 AM - 7 PM

24/7 KEY CARD ACCESS FOR TENANTS

SECURITY

24/7 ON-SITE SECURITY

Walk Score®
Walker's Paradise

99

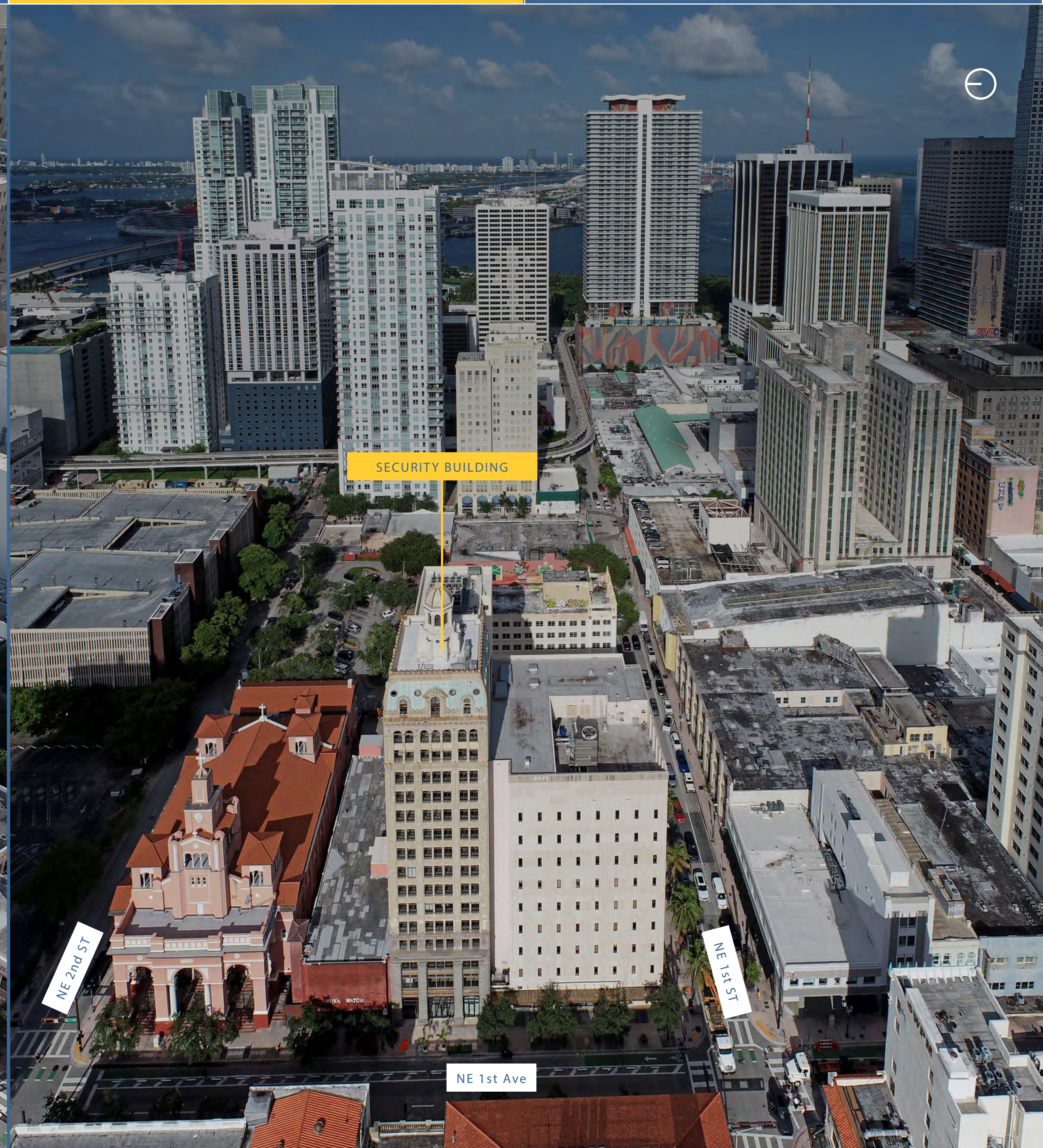
Transit Score®
Rider's Paradise

100

Bike Score®
Very Bikable

83

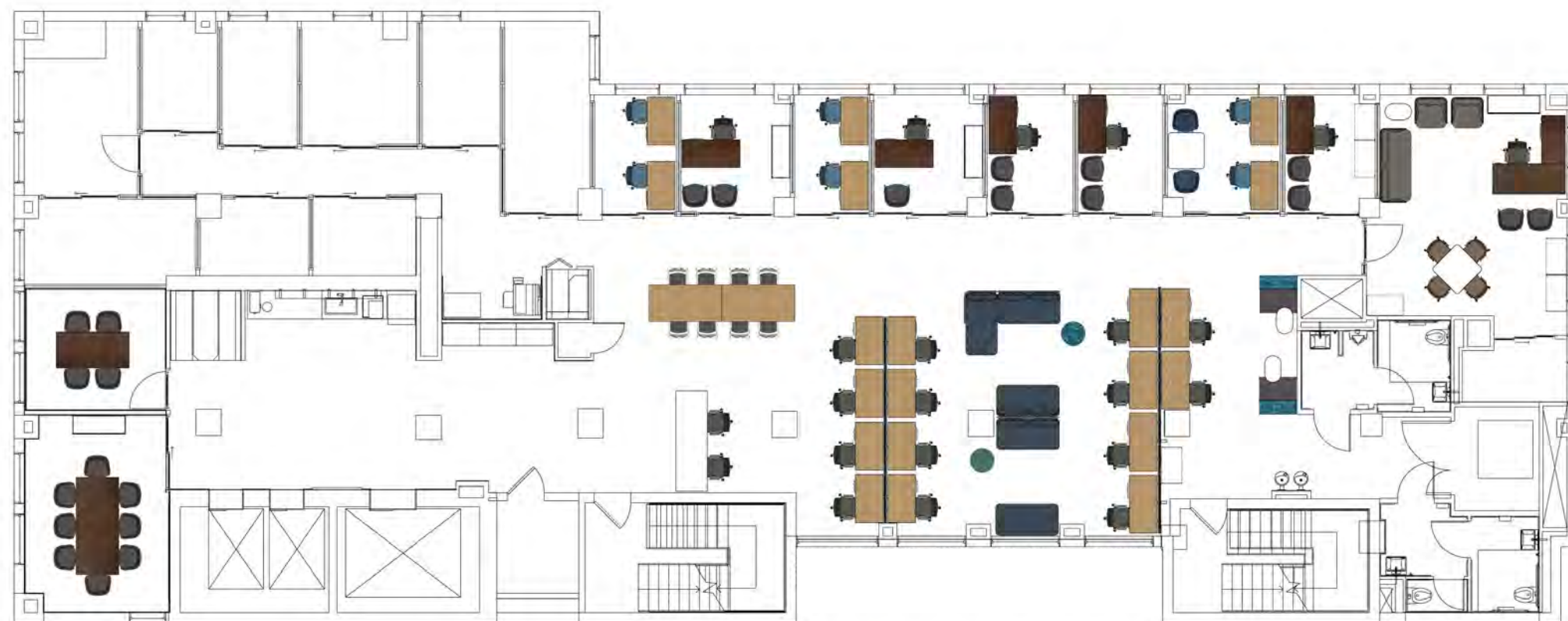




A full floor, just for you.

Experience unparalleled exclusivity with the opportunity to lease an entire floor at the Security Building. The 14th and 15th floors have been newly renovated, offering modern, stylish, and fully furnished office spaces tailored to elevate your business operations.

14TH FLOOR | 6,751 SF



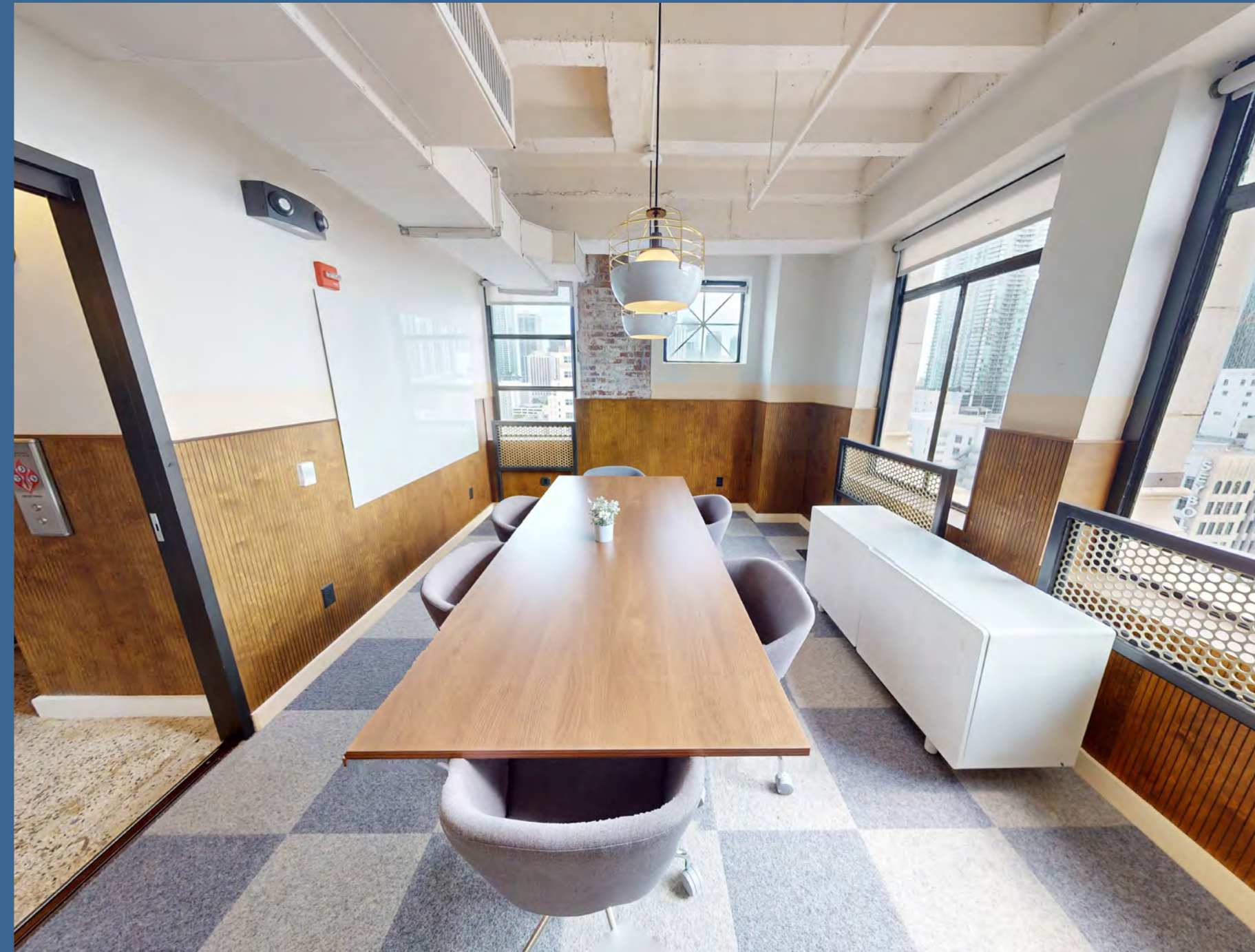
15TH FLOOR | 6,630 SF



14th floor

6,751 SF

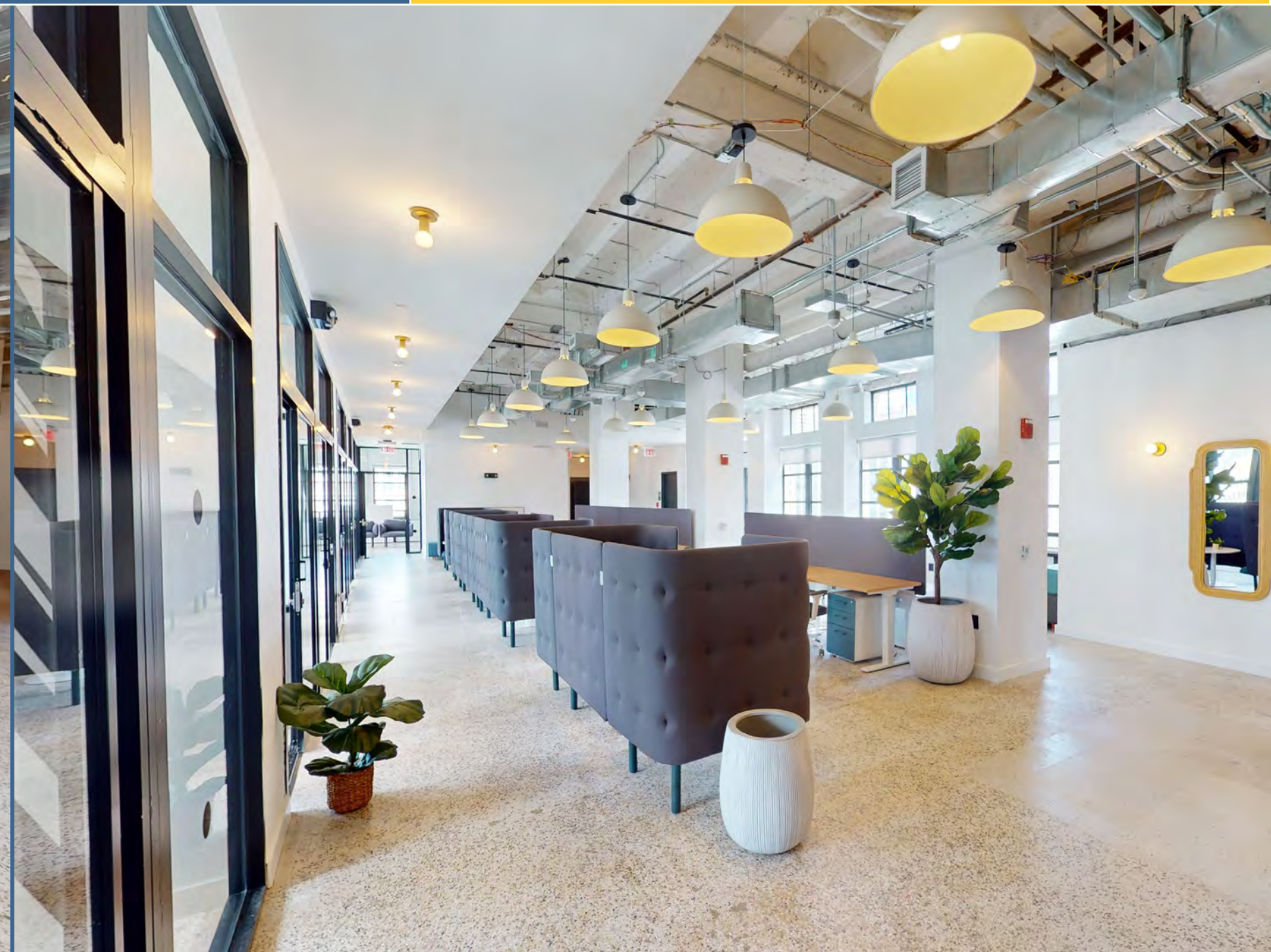
 [CLICK HERE FOR VIRTUAL TOUR](#)



15th floor

6,630 SF

 [CLICK HERE FOR VIRTUAL TOUR](#)



Ground Floor

7,236 SF

 [CLICK HERE FOR VIRTUAL TOUR](#)



117 NE 1st Ave,
Miami, FL 33132

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