## One Biscayne Tower

A Higher Perspective on Business





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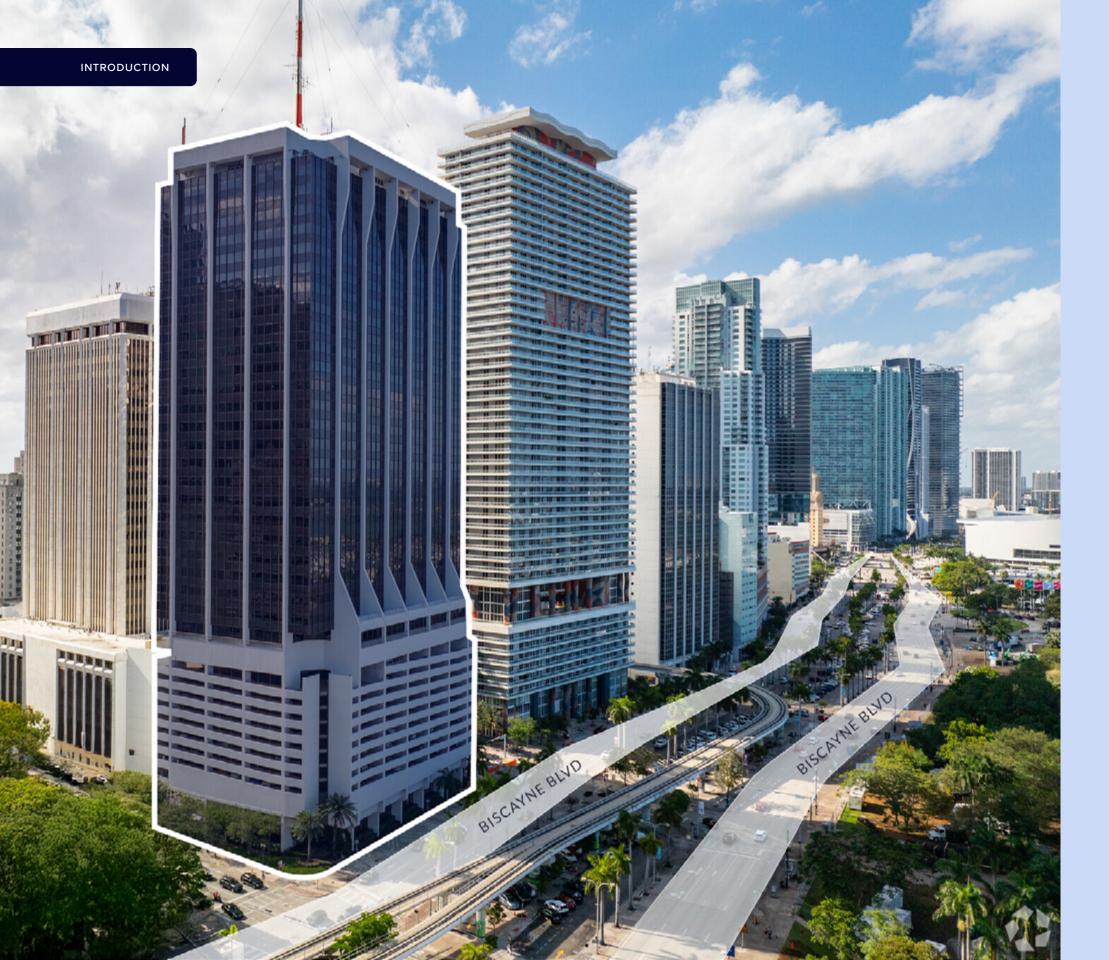
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39-Story

**697,783** SQUARE FEET

26,000 rsf

~50,000 rsf
MOVE-IN READY SUITES
COMPLETED OR IN

**PROGRESS** 

### \$5M+ in Upgrades

INCLUDING NEW GYM,
CONFERENCE CENTER, TENANT
LOUNGE AND F&B

## Your mark on Miami's Biscayne Bay

Reaffirming One Biscayne Tower as a premier business destination in Downtown Miami, owner CP Group is near completion on a comprehensive amenitization package to reflect the needs of today's workforce.





### State-of-the-Art Conference Facility

- Ground floor location with direct ingress/egress
- Comfortably fits up to 60 people

- Modern technology for seamless connectivity
- Host meetings, presentations, and events



Brand New Café on the Ground Floor

Enjoy premium coffee and fresh snacks at our new street-level café, open to both tenants and visitors. With a modern, inviting atmosphere, it's the perfect spot to relax, meet, or fuel your day.



### Cutting-Edge Fitness Center

- Exclusive access for tenants
- Top-tier equipment for all fitness levels
- Secure lockers for your belongings
- Modern showers to freshen up after your workout

# In addition to the new incoming amenities, One Biscayne Tower offers:

Completely Unobstructed Bay Views

7-story Integrated, Above-grade Parking Deck

**EV** Chargers

Amazon Lockers

Dry Cleaning & Alterations

FEDEX, UPS & DHL Shipping Drop Boxes

Car Wash

24/7 Security

On-Site Property Management

Dedicated Tenant Experience Coordinator



## Access within close reach

1 minute

WALK TO 1ST STREET **METROMOVER** STATION

0.2 miles

0.3 miles TO BRICKELL AVE TO I-95

0.9 miles

TO BRIGHTLINE AT MIAMICENTRAL STATION

1 mile

TO I-395

2.4 miles

TO PORT OF MIAMI

7 miles

TO MIAMI INTERNATIONAL **AIRPORT** 

50+

**TOP DINING &** HOTELS WITHIN ONE MILE

100

TRANSIT SCORE





# In the middle of the action

#### Bayfront Park

A 32-acre park featuring green space, winding walking trails, a sandy beach and special events venue directly across the street.

#### Brightline

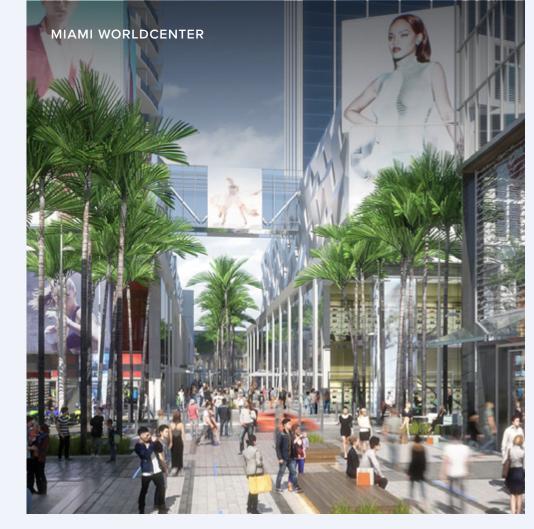
South Florida's high-end transit experience providing seamless connectivity from Miami - Aventura - Fort Lauderdale - West Palm Beach - Orlando. Future Tampa station coming soon.

#### Kaseya Center

This state-of-the-art arena is home to the NBA's Miami Heat. This iconic venue has also hosted a wide array of world-class concerts, sporting events, and cultural showcases.

#### Miami Worldcenter

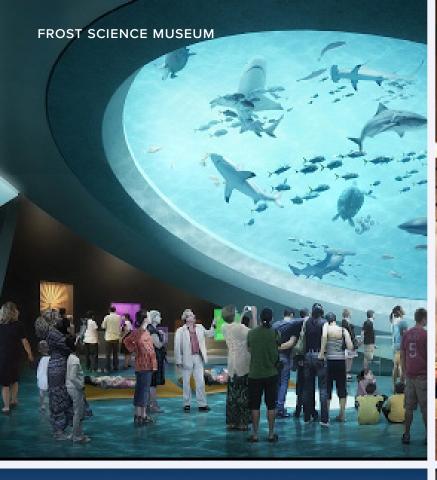
A transformative 27-acre mixed-use development, known as one of the largest private urban real estate projects in the U.S.







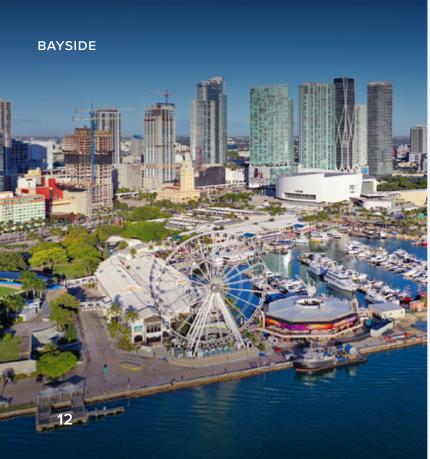


















# Your new office space is waiting

One Biscayne Tower offers penthouse, full floor, and partial floor availabilities, along with a range of other suite options. Contact our leasing team to explore the best fit for your needs.

1,500 - 40,000 RSF

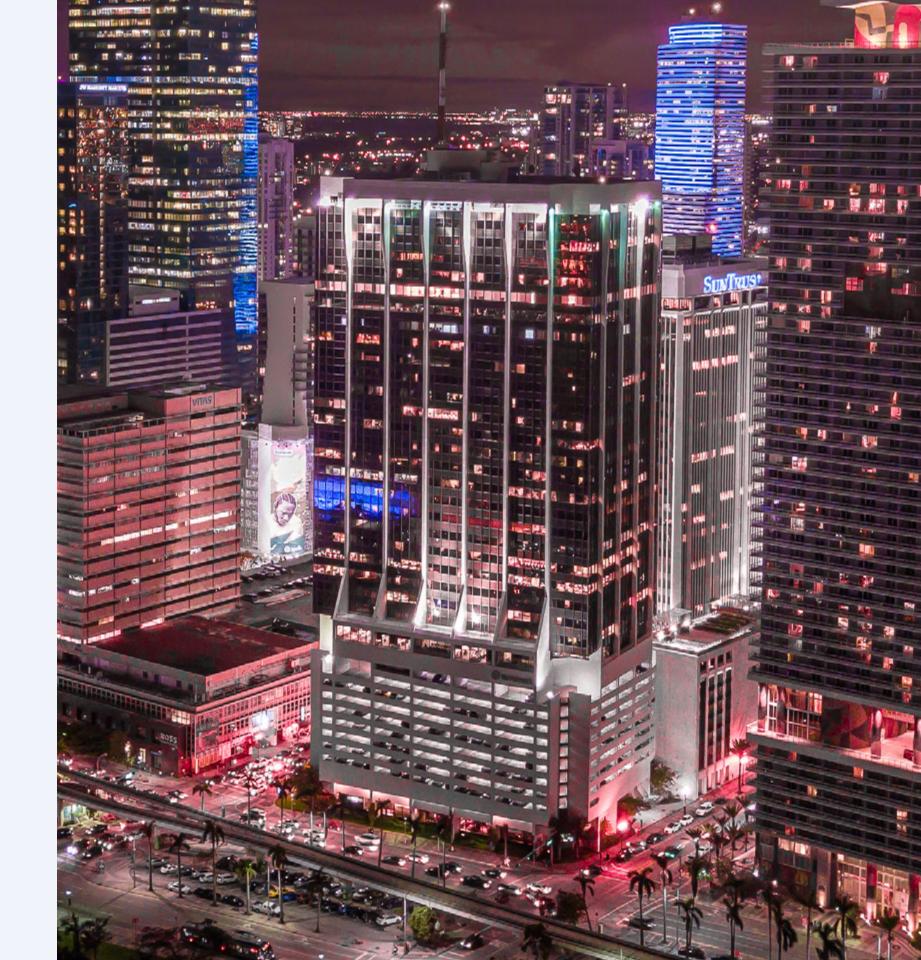
**AVAILABILITIES** 

26,000 RSF Full Floor

WITH 360-DEGREE PANORAMIC VIEWS INCLUDING EASTERN EXPOSURE (WATER VIEWS)

13,000 RSF

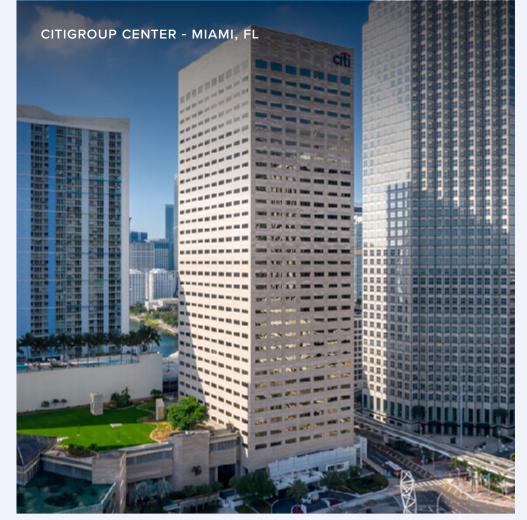
OF MOVE-IN-READY, NEWLY COMPLETED SPEC SUITES INCLUDING HIGH-FLOOR OPTIONS

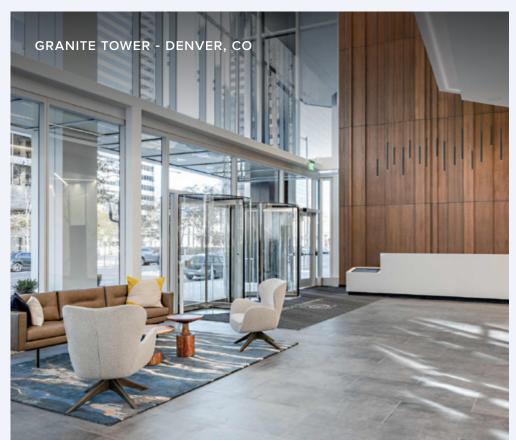


# Your landlord matters



With over 62 million square feet owned and managed to-date with hundreds of tenant partners, CP Group has a strong track record working with businesses both large and small and exceeding expectations.











1st

LARGEST LANDLORD IN FLORIDA & DOWNTOWN MIAMI

39

YEARS IN BUSINESS

62MM+

SQUARE FEET OWNED & MANAGED TO-DATE

\$8B+

ASSETS MANAGED/ ACQUIRED/DEVELOPED

170+

ACQUISITIONS



### One Biscayne Tower

2 BISCAYNE BOULEVARD
MIAMI, FL 33131

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