

One Biscayne Tower

A Higher Perspective
on Business



2 BISCAYNE BLVD, MIAMI, FL 33131



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LEASING



39-Story
TOWER

697,783
SQUARE FEET

26,000 rsf
FULL FLOOR AVAILABLE

~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

TO BRICKELL AVE

0.3 miles

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®





MIAMI INTERNATIONAL AIRPORT

One
Biscayne
Tower

BRIGHTLINE STATION

MIAMI WORLDCENTER

95

brightline

ADRIENNE ARSHT CENTER

FROST SCIENCE
MUSEUM

PEREZ ART MUSEUM

MACARTHUR CAUSEWAY

KASEYA CENTER

MAURICE A FERRE PARK

BAYSIDE MARKETPLACE

BAYFRONT PARK

DODGE ISLAND
PORT OF MIAMI

BRICKELL

MIAMI
RIVER

BRICKELL AVENUE

SW 3RD STREET

BISCAYNE BOULEVARD

PORT BOULEVARD

PORT BOULEVARD

HOTEL

FOOD & BEVERAGE

METROMOVER STATION

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.

MIAMI WORLDCENTER



KASEYA CENTER



BRIGHTLINE HIGHSPEED RAIL



BAYFRONT PARK



FROST SCIENCE MUSEUM



ZUMA MIAMI



WOLFSON CAMPUS - MIAMI-DADE COLLEGE



OLYMPIA THEATRE



BAYSIDE



JULIA & HENRY'S



PEREZ ART MUSEUM



LUXURY RESIDENCES



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.

CITIGROUP CENTER - MIAMI, FL



BANK OF AMERICA PLAZA - ATLANTA, GA



LAS OLAS SQUARE - FORT LAUDERDALE, FL



GRANITE TOWER - DENVER, CO





1st
LARGEST LANDLORD IN
FLORIDA & DOWNTOWN MIAMI

62MM+
SQUARE FEET OWNED &
MANAGED TO-DATE

170+
ACQUISITIONS

39
YEARS IN BUSINESS

\$8B+
ASSETS MANAGED/
ACQUIRED/DEVELOPED



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2 BISCAYNE BOULEVARD
MIAMI, FL 33131

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