



THE ELEVATION OF HIGH STANDARDS

MOVE-IN READY SUBLEASE OPPORTUNITY
Citigroup Center, 201 S. Biscayne Blvd., Miami, FL 33131

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BLANCA COMMERCIAL REAL ESTATE, INC.
LICENSED REAL ESTATE BROKER





GOING BEYOND THE EXCEPTIONAL

The best of modern luxury blends seamlessly with iconic tradition. Here, no expense has been spared to offer tenants 5-star, hospitality-inspired amenities, exclusive services and enhanced safety features.



Connected to the Intercontinental Hotel with access to dining, rooftop terrace, outdoor amenity deck, spa, fitness center and concierge services



Exclusive tenant lounge



Valet parking and car wash services



Dedicated concierge to accommodate tenant needs



Immediate access to I-95, Brickell Avenue, Biscayne Blvd and the MacArthur Causeway



24/7 security



Intercontinental Hotel features 653 guest rooms and suites, as well as, 100,000 SF of event and ballroom space



Sophisticated dining including Toro Toro, Bluewater and Ole



ACHIEVED WELL Health-Safety Seal

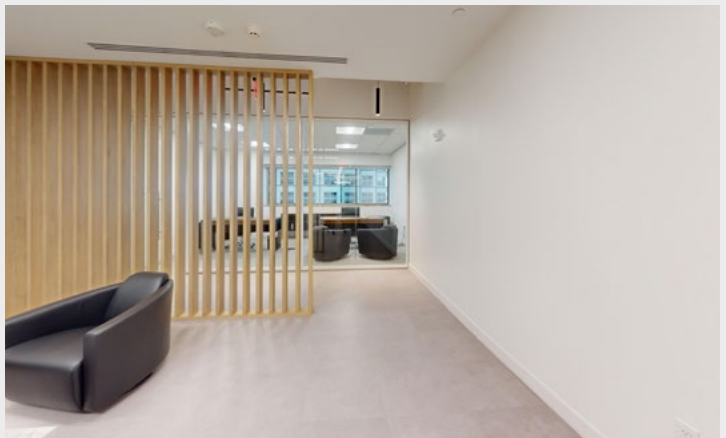
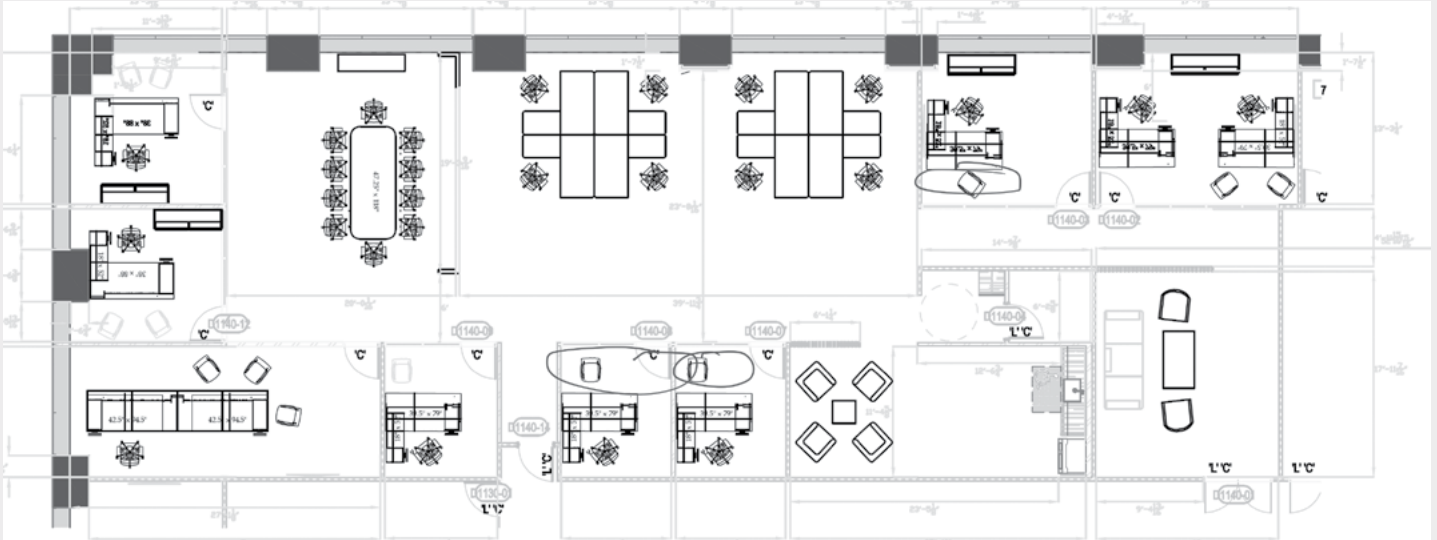
Focused on operational policies, maintenance protocols and emergency plans, the WELL Health-Safety Rating includes 22 strategies to help keep spaces clean and sanitized, provide essential health benefits and services, communicate your health and safety efforts, help everyone prepare for an emergency, assess air and water quality and more.

MOVE-IN READY SUBLEASE

SUITE 1140 | 5,357 SF | EXPIRES JULY 2027

MODERN SIMPLICITY

- Open collaborative spaces
- High-end finishes
- Glass wall system
- Exposed ceilings
- Ample natural light
- Renovated common areas
- Double elevator cabs
- Modern design



MOVE-IN READY SUBLEASE

SUITE 1140 | 5,357 SF | EXPIRES JULY 2027



Class A Spec Suite



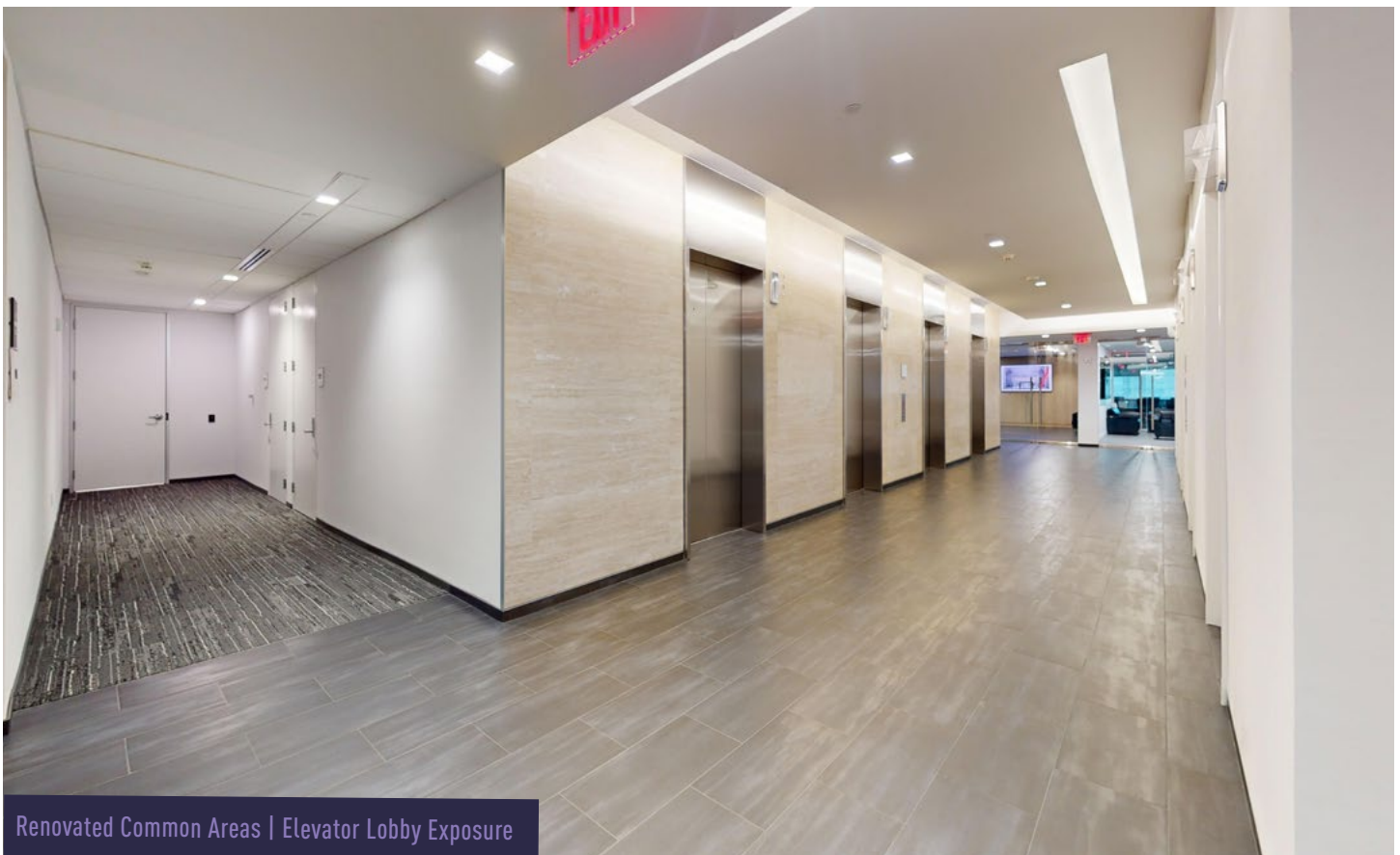
Furniture Available

MOVE-IN READY SUBLEASE

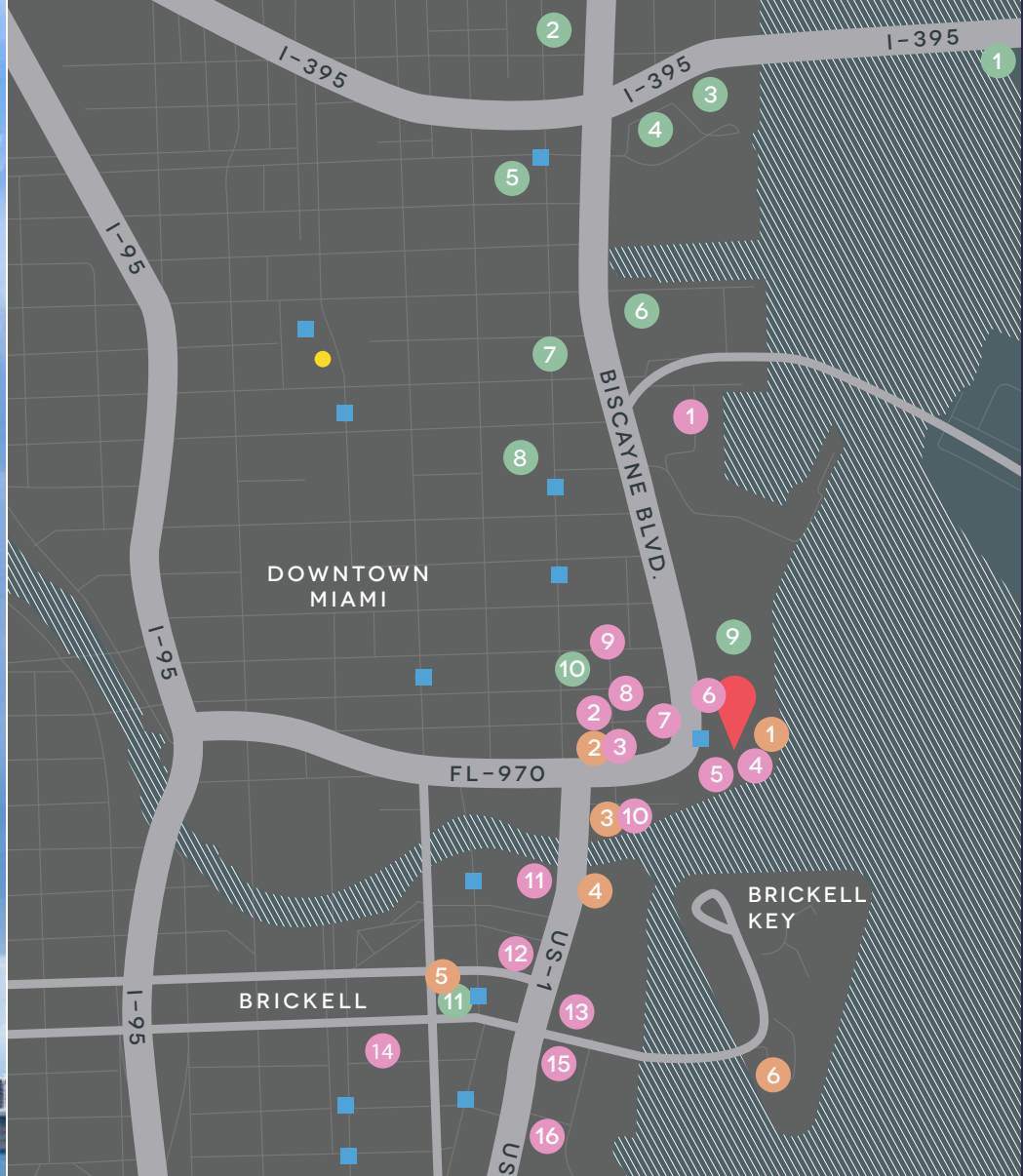
SUITE 1140 | 5,357 SF | EXPIRES JULY 2027



Exposed Ceilings



Renovated Common Areas | Elevator Lobby Exposure



● RETAIL & RESTAURANTS

1. BAYSIDE MARKETPLACE
2. WHOLE FOODS
3. NOVIKOV MIAMI
4. IL GABBIANO RESTAURANT
5. MASTRO'S OCEAN CLUB
6. CACTUS CLUB
7. JOE AND THE JUICE
8. JUST SALAD
9. NAKED FARMER
10. ZUMA MIAMI
11. THE CAPITAL GRILLE
12. FLEMING'S PRIME STEAKHOUSE
13. TRULUCK'S
14. MARY BRICKELL VILLAGE
15. KOMODO
16. NUSR-ET STEAKHOUSE MIAMI

● MIAMICENTRAL STATION

■ METROMOVER STATIONS
(ACCESS TO METRORAIL
AND MIAMICENTRAL)

● HOTELS

1. INTERCONTINENTAL HOTEL
2. JW MARRIOTT MARQUIS HOTEL
3. KIMPTON EPIC HOTEL
4. W HOTEL
5. EAST HOTEL (BRICKELL CITY CENTRE)
6. MANDARIN ORIENTAL HOTEL

● POINTS OF INTEREST

1. MIAMI CHILDREN'S MUSEUM
2. ADRIENNE ARSHT CENTER
3. PEREZ ART MUSEUM MIAMI
4. FROST SCIENCE MUSEUM
5. MIAMI WORLDCENTER
6. FTX ARENA
7. FREEDOM TOWER
8. MIAMI-DADE COLLEGE WOLFSON CAMPUS
9. BAYFRONT PARK
10. OLYMPIA THEATER
11. BRICKELL CITY CENTRE

PICTURE PERFECT

CITY, PARK AND BAY VIEWS

Enjoy **unobstructed, panoramic views** of Biscayne Bay, Key Biscayne and Bayfront Park, while having easy access to **waterfront open green spaces** and just steps away from Miami Riverwalk, Downtown's pedestrian walkway.



20+

RESTAURANTS WITHIN ½ MILE

9K SF

CONFERENCE FACILITY

35K SF

SKYLAWN ACCESS

<1 MILE

FROM MIAMI CENTRAL'S
BRIGHTLINE STATION

7 MILES

TO MIAMI INTERNATIONAL AIRPORT

34 FLOORS

OF UNPARALLELED VIEWS

DOWNTOWN'S MOST COVETED LOCATION

Citigroup Center is located on the corner of Biscayne Boulevard and SE 2nd Street in Downtown Miami, home to some of the most prestigious national and international banks, law firms, and businesses. It is minutes from South Beach, Miami International Airport (MIA) and Coral Gables.



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