

ONE
DOWNTOWN

INSPIRATION IN THE HEART OF MIAMI

1 SE 3RD AVE, DOWNTOWN MIAMI

 DRONE VIDEO



31-STORY

CLASS A OFFICE TOWER IN THE HEART OF
DOWNTOWN MIAMI

\$13 MILLION

CLASS A RENOVATIONS

18,051 SF

FLOOR PLATES

4,000 SF

ROOFTOP TERRACE

3,500 SF

CONFERENCE CENTER

11

HIGH SPEED ELEVATORS,

WITH DIRECT ACCESS TO THE PARKING GARAGE

67+

CLOSED CIRCUIT CAMERAS MONITORED BY 24/7
SECURITY GUARD



GOLD

WIRED SCORE



GOLD

LEED CERTIFIED



BEST

PARKING GARAGE IN THE CBD



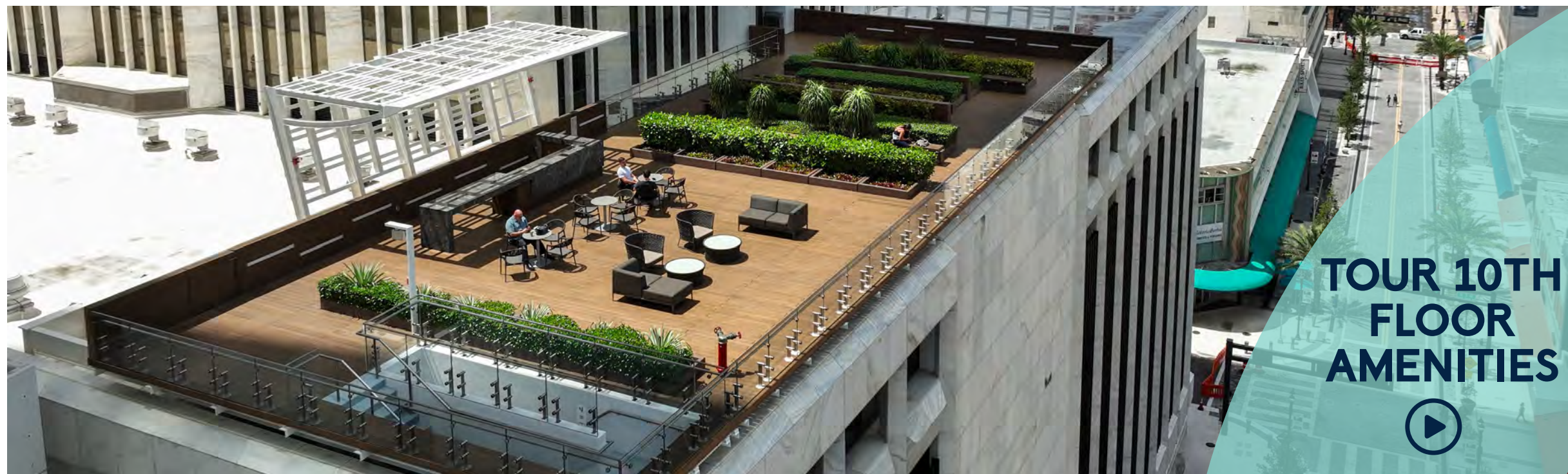
ELECTRIC

CAR CHARGING STATIONS



ONSITE

FITNESS CENTER



**TOUR 10TH
FLOOR
AMENITIES**





[▶ SPEC SUITE VIRTUAL TOUR](#)



[▶ SAMPLE BUILD OUT VIRTUAL TOUR](#)



16,000 SF

PENTHOUSE

36,000 SF

CONTIGUOUS FLOORS 26-28

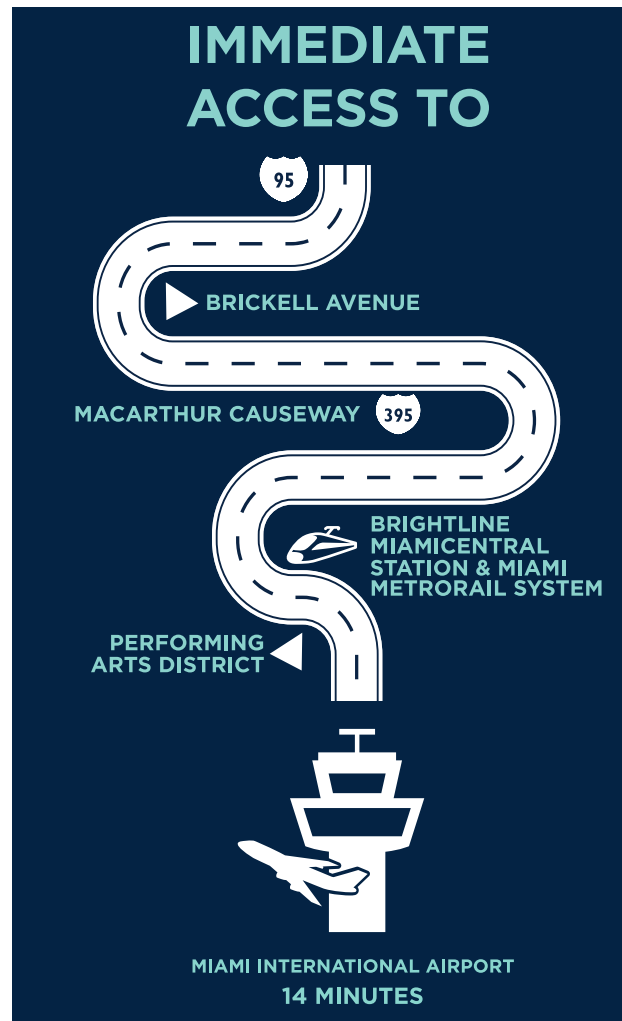
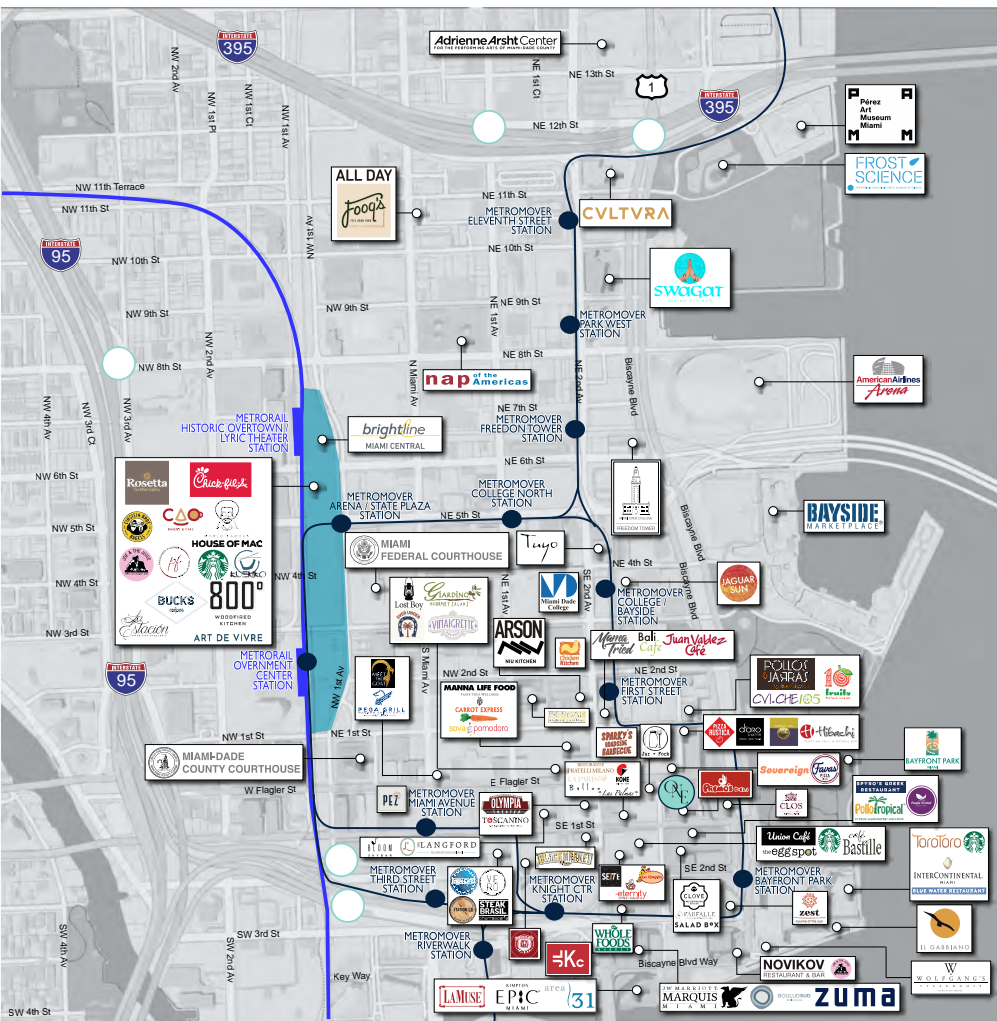
4,000 SF

ROOFTOP TERRACE



FLAGLER STREET

BEAUTIFICATION PROJECT



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