

22 EAST FLAGLER



AT THE FOREFRONT OF A DYNAMIC RESURGENCE

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Situated at **22 East Flagler** Street, the former site of the flagship Burdines store and Downtown Miami Macy's department store, 22 EAST FLAGLER is a retail landmark nestled in Downtown's iconic Flagler Street.

Boasting approximately 522,865 square feet, and spanning 1.79 acres, the property is primed with 1,130 feet of retail street frontage with a skywalk that joins both the East and West wings of the building.

Today, its ownership, AETNA REALTY, has invested in a new vision for this exemplary project which could involve building two adjacent 50-story or 55-story towers on either side of the building. The project would be mixed-use with retail, office, hotel, and residences bringing together modern and cutting-edge design.

With its iconic architecture, **22 EAST FLAGLER** is a notable staple in the heart of Downtown Miami's Flagler Street. Surrounded by renowned restaurants, bars and performing arts theaters the project will herald a new era of cultural resurgence in Miami's thriving business district.

EAST TOWER

WEST TOWER



FLAGLER STREET

THE CORE DETAILS

EAST TOWER

ADDRESS	22 East Flagler Street, Miami FL
RENTABLE AREA	270,000 SF
STORIES	6
TYPICAL FLOOR PLATES	45,000 SF
CEILING HEIGHTS	12' - 14'

WEST TOWER

ADDRESS	22 East Flagler Street, Miami FL
RENTABLE AREA	170,000 SF
STORIES	5
TYPICAL FLOOR PLATES	30,000 SF
CEILING HEIGHTS	12' - 14'

EAST TOWER

270,000 SF

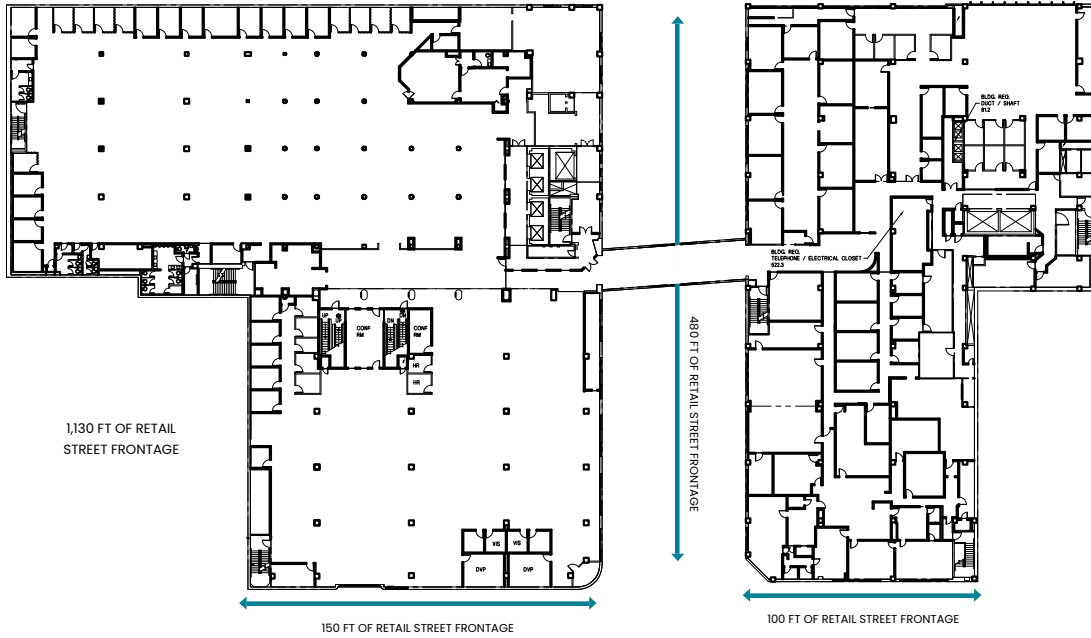
WEST TOWER

170,000 SF

MIAMI AVENUE

250 FT OF RETAIL STREET FRONTAGE

150 FT OF RETAIL STREET FRONTAGE



FLAGLER STREET

THE FLOOR PLANS

PLANNED EXTERIOR RENOVATION





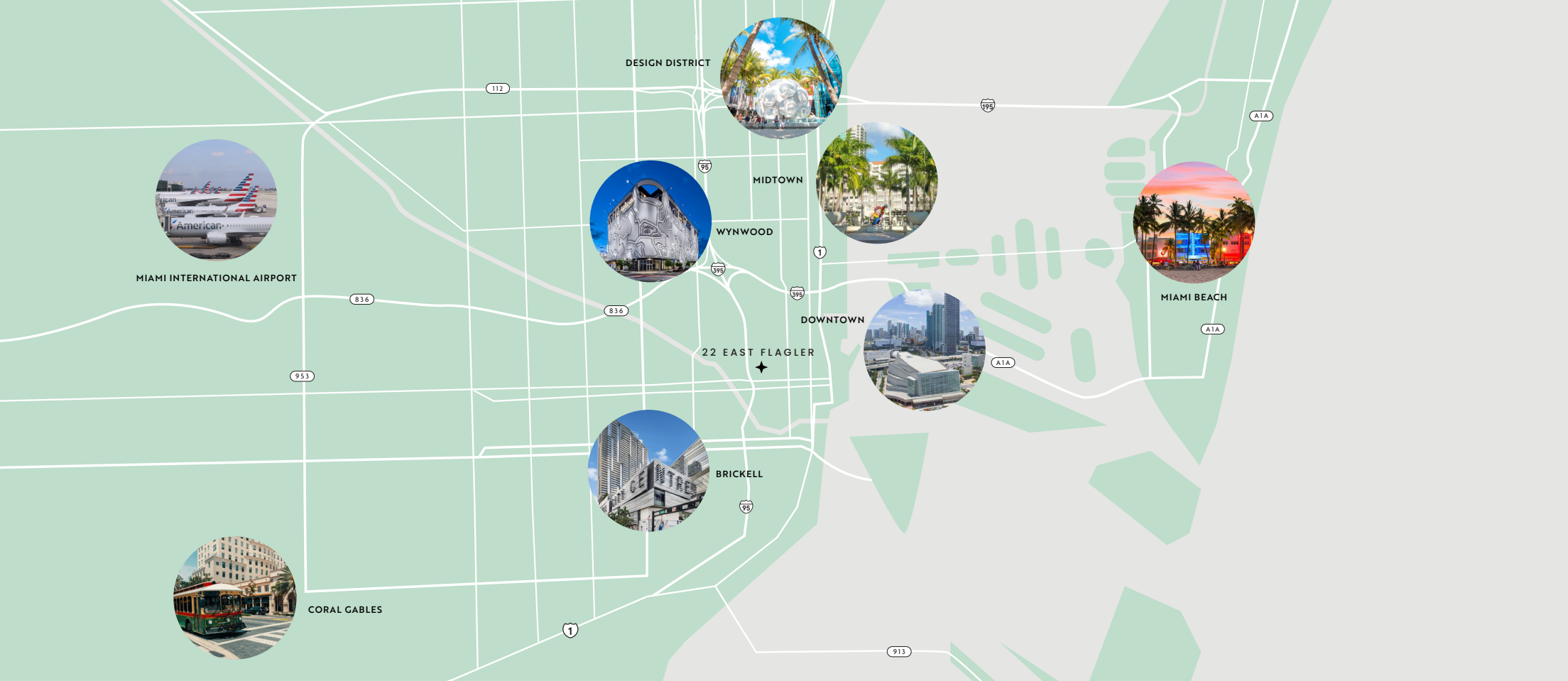


ALL- ACCESS MIAMI

22 EAST FLAGLER is strategically located just off the I-95 entrance/exit allowing tenants who commute by car to avoid drawbridges and congested commuter traffic.

For an authentic urban experience, tenants will enjoy convenient and direct access to the Metromover which is located on the 2nd floor, situated between the East and West wings of the building.

With its proximity to public transit, **22 EAST FLAGLER** offers an ideal location for tenants to utilize alternate transportation options and get to where they need to be, quickly, easily and efficiently.



DESIGN DISTRICT 10 min.

BRICKELL 10 min.

MIDTOWN 10 min.

WYNWOOD 12 min.

MIAMI INT. AIRPORT 15 min.

MIAMI BEACH 18 min.

CORAL GABLES 24 min.

E Flagler St



HOTELS

1. Holiday Inn
2. Hyatt Regency
3. Intercontinental
4. JW Marriott
5. Kimpton Epic
6. Langford Hotel
7. Mandarin Hotel
8. W Miami

POINTS OF INTEREST

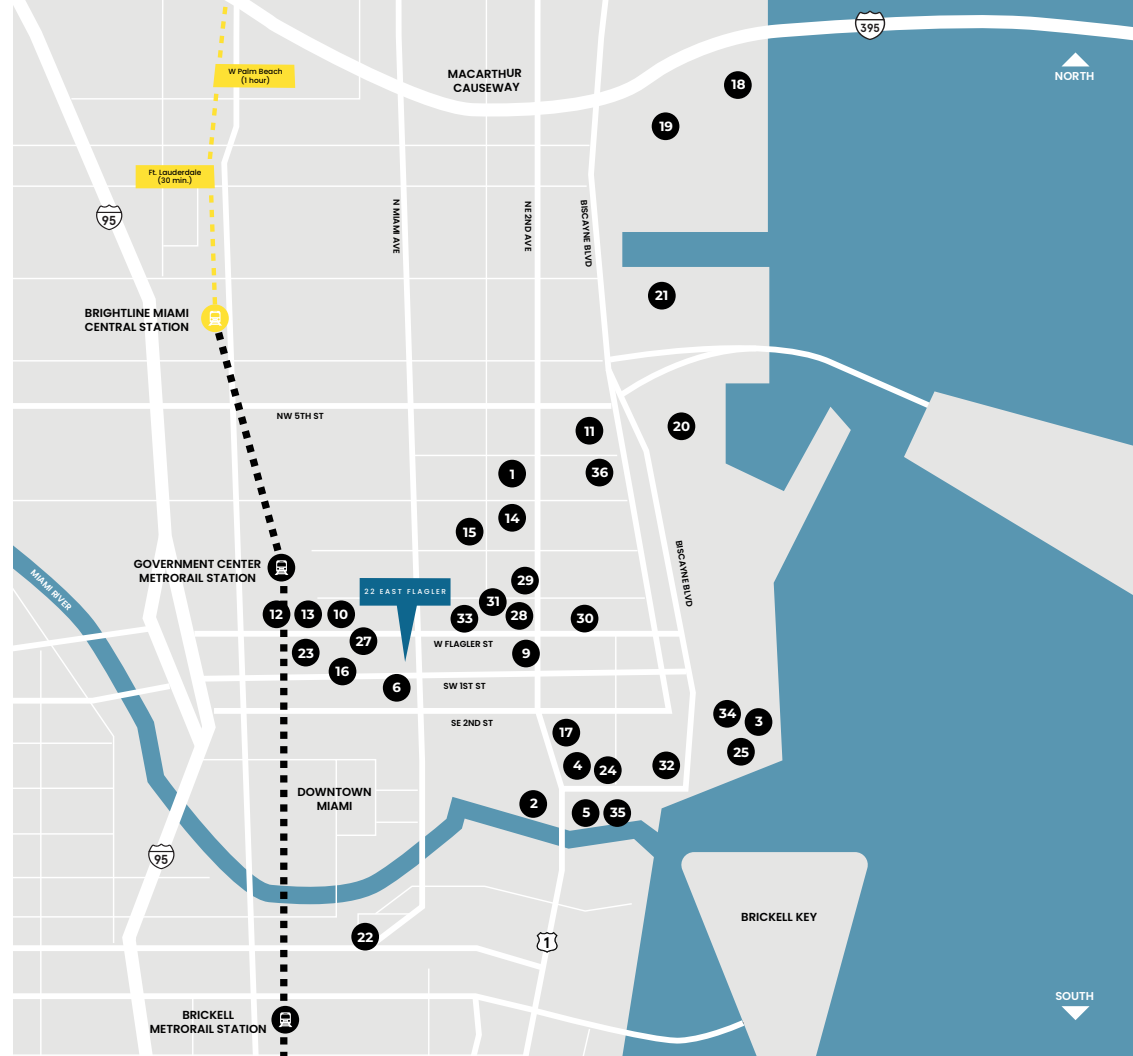
9. Olympia Theatre
10. Seybold Building (Jewelry District)
11. Freedom Tower
12. History Miami Museum
13. Miami-Dade County Courthouse
14. Miami-Dade College (Wolfson Campus)
15. New World Schools of Arts
16. Paul S. Walker Urban Scape
17. Whole Foods Market
18. Perez Art Museum
19. Frost Science Museum
20. Bayside Market place
21. FTX Arena
22. Brickell City Centre
23. Courthouse tower

RESTAURANTS & BARS

24. Boulud Sud
25. Il Gabbiano
26. Fratelli Milano
27. El Primo Red Tacos
28. Lost Boy
29. NIU Kitchen
30. Mama Tried
31. Manna Life Food
32. Novikov Miami
33. Soya e Pomodoro
34. Toro Toro
35. Zuma
36. Jaguar Sun

TRANSIT

- Brightline Miami Central Station
- Metrorail
- Metromover
- Metrobuss
- Trolley



THE FUTURE HAS ARRIVED

The City of Miami is working to transform Flagler into an iconic, festival-style boulevard with patterned pavers, curb-less drains and wider sidewalks featuring railroad-themed streetscapes and enhanced landscaping.

The Downtown Flagler Street project's principal objective is to return the cultural and commercial viability of Flagler Street by improving and beautifying the corridor, transforming it into a popular destination that will serve local businesses and families, revitalizing the Downtown Miami area.





THE RISING TECH SCENE

22 EAST FLAGLER is at the epicenter of Downtown's up-and-coming tech hub.

Tech startups including AEXLAB, EveryMundo and Plug and Play, to name a few, are now calling Flagler Street home and incentivizing like-minded companies to join the movement.

Participative efforts between the City of Miami and Miami DDA include designing incentives to further drive and attract outside capital to the bustling neighborhood further solidifying its position as the tech corridor of the future.



CITY INCENTIVES



The Miami DDA Program is available to New-to-Market Businesses or Expanding Businesses that will either relocate, or hire, a minimum of ten (10) new employees to the Miami DDA District within a three (3) year period.

A Lease must be executed within 12 months from time of the application. The Program is available to the following industries:

- a) Financial/Professional Services,
- b) Technology and
- c) Headquarters including regional headquarters

The incentives program is for a maximum of \$150,000 equally distributed over a three (3) year period. For further information, please contact the Miami DDA.

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