

3 MIAMI CENTRAL

# The Modern Workplace: Redefined.

Perform  
Properties





3 Miami Central

# An elevated arrival experience.

Discover the newly renovated lobby at 3 Miami Central – an elevated arrival experience designed to meet the demands of the contemporary professional.

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Renovated Lobby





Amenities

# Enhanced amenities tailored for modern worklife.

Amenity offerings designed to enhance your work environment. Choose from collaborative, wellness and social spaces – an ideal extension of your workplace.



Expansive Outdoor Roof Deck



Fitness & Wellness Center



Private Work Lounge & Conference Center



Brightline Food Hall



Location

# The heart of Miami's transit hub.

3 Miami Central is directly adjacent to the Brightline Station which serves as a hub for mass transit. Tenants can enjoy access via Brightline from across the region allowing companies to attract and retain South Florida's top talent.

Brightline serves the following cities:

Miami  
Aventura  
Fort Lauderdale  
Boca Raton  
West Palm Beach  
Orlando  
Tampa (Future Station)



Brightline



Tri-Rail



Metrorail



Metrobus



Availability

# Forward thinking design.

## Spec Suite

Suite 1030 - 8,073 RSF

Est. Delivery 1<sup>ST</sup> Q 2026



Arrival and Reception Area



Board Room



Pantry and Collaboration Area



Open Workspace



Availability

# A plan for success.

## Spec Suite

Suite 1030 - 8,073 RSF

Est. Delivery 1<sup>ST</sup> Q 2026

One 12-Person Large Conference Room

12 Offices

Huddle Room

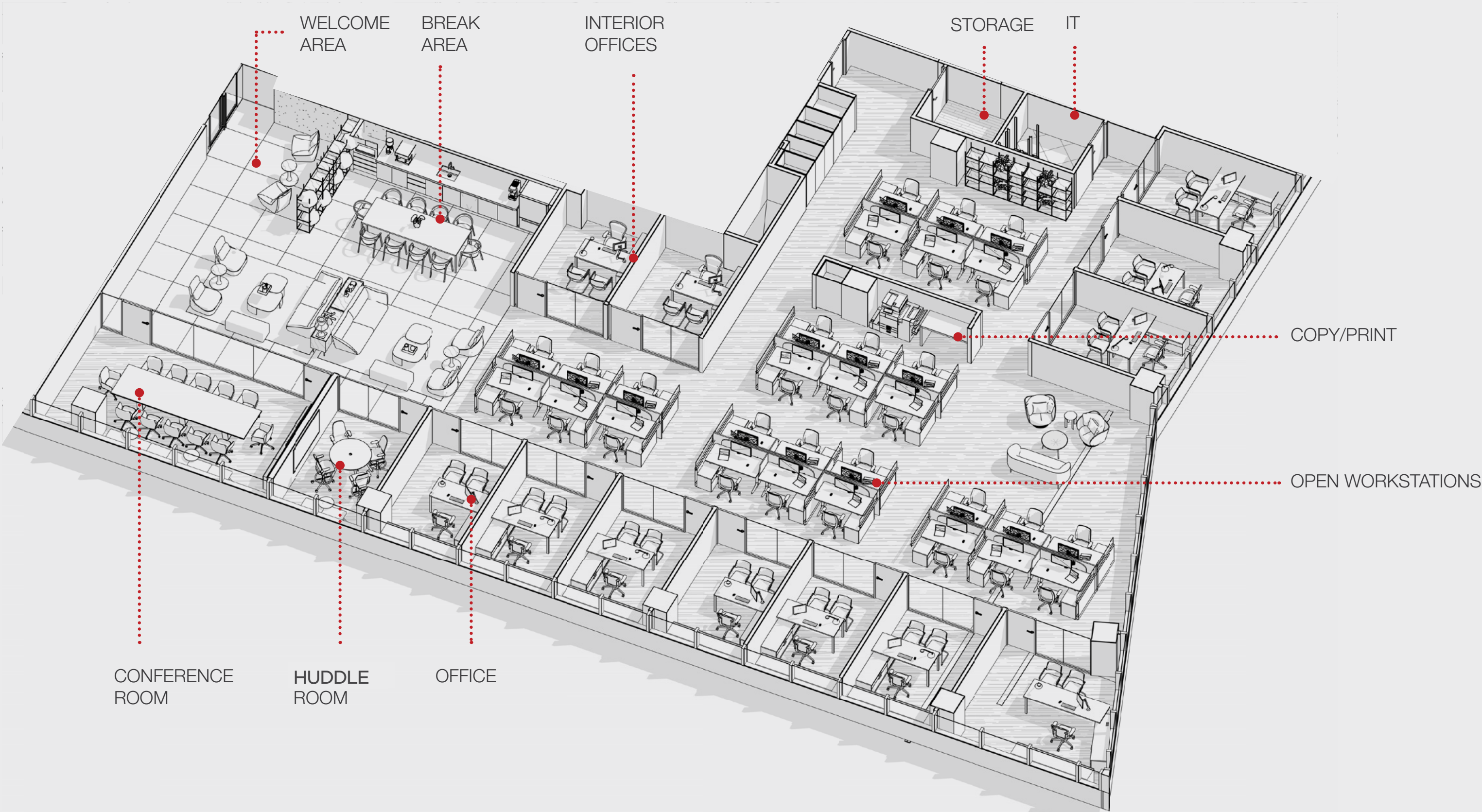
Lounge Area

Break Area/Kitchen

Welcome Area

Open Work Area (30 Seats)

Storage & IT Rooms







# Existing layout.

Suite 1000 - 9,270 RSF  
Suite 1030 - 8,073 RSF (Future Spec Suite)





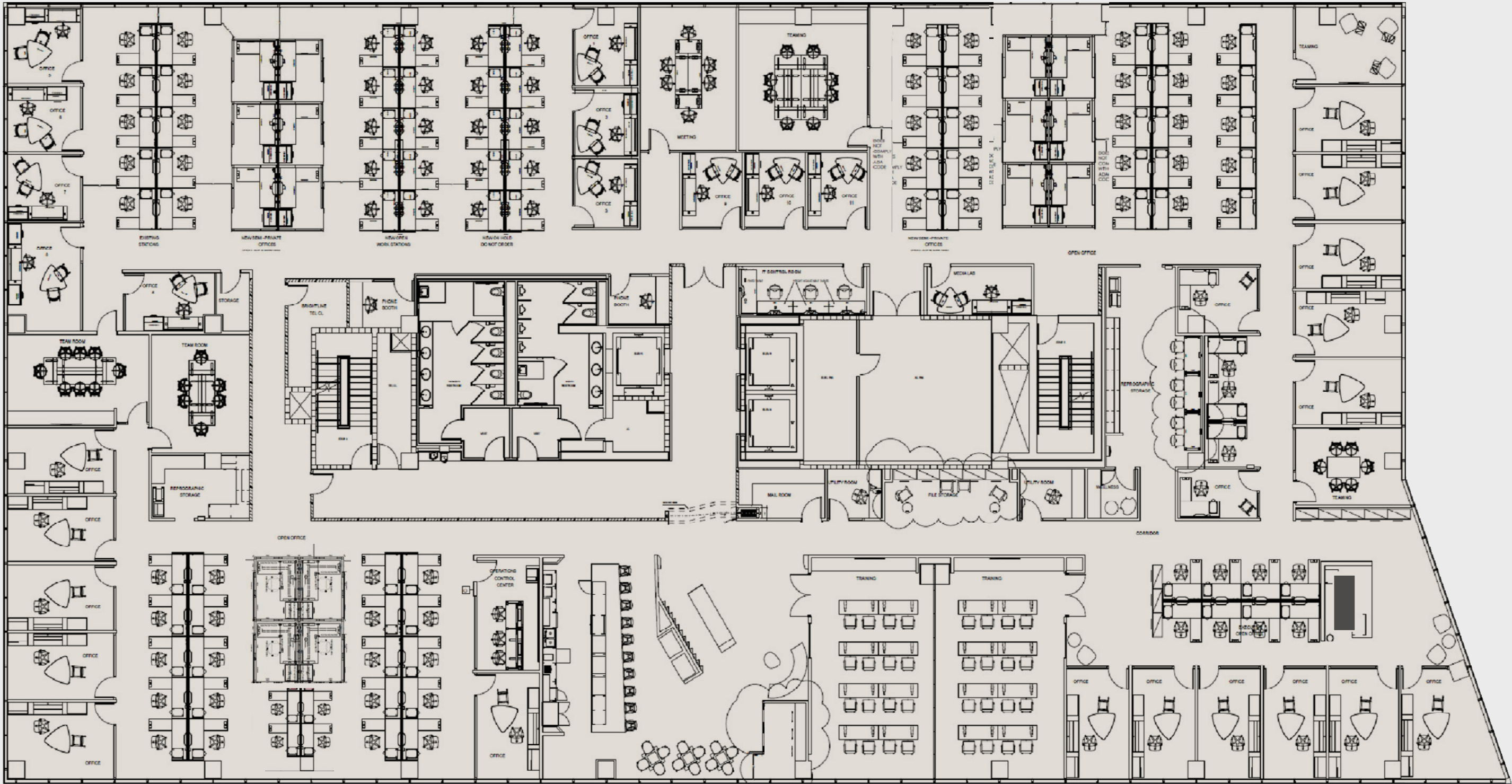
Availability

# Existing layout.

9th Floor — 27,120 SF  
Available 1/1/2026

- 36 Offices
- 30 Open Workstations
- Reception Area
- 8 Conference Rooms
- 2 Training Rooms
- Phone Rooms
- Huddle Rooms
- Wellness Room
- Break Area/Kitchen
- Lounge Area
- Storage & IT Rooms


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Location

# Commuter & amenities map.

 BRIGHTLINE ROUTES & TRAVEL TIMES FROM MIAMI CENTRAL

**ORLANDO**  
3 hrs 25 min.

**WEST PALM BEACH**  
1 hr 11 min.

**BOCA RATON RATON**  
51 min.

**FORT LAUDERDALE**  
33 min.

**AVENTURA**  
17 min.

**MIAMI CENTRAL**

TRANSIT

 BRIGHTLINE

 METROMOVER

 METRORAIL

 TRI-RAIL

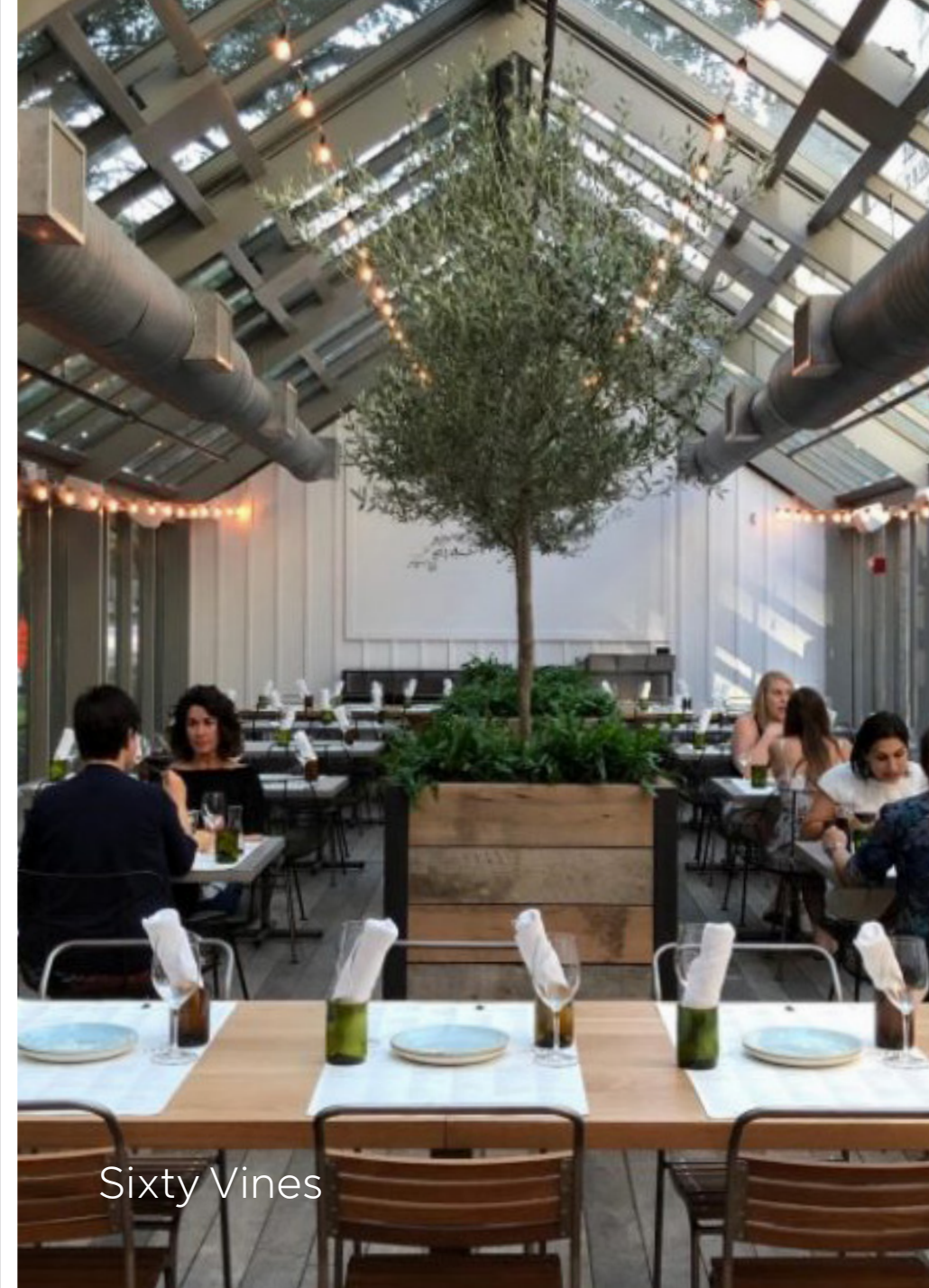




Location

# Where everything you need is just steps away.

At 3 Miami Central, top-notch dining to high-end retail is just steps away, enhancing your worklife. Welcome to a workplace where everything is within reach.



Sixty Vines



Apple Store



TAM TAM



Earls Kitchen & Bar



Maple & Ash



Red Rooster



# 3 Miami Central Building Facts

**BUILDING SIZE**  
108,000 RSF

**STORIES**  
12

**AVAILABLE**  
8,073 SF - 44,413 SF

**CEILING HEIGHT**  
13' slab-to-slab

**ELEVATORS**  
5 Passenger  
1 Dual Freight

- FEATURES**
- Direct access to Brightline Station
  - Private work lounge & conference center
  - Expansive outdoor roof deck
  - Fitness & wellness center

- RETAIL AT MIAMI CENTRAL**
- Publix
  - Rosetta Bakery
  - Chic fil A
  - Joe & the Juice
  - Brooklyn Dumpling Shop
  - Starbucks
  - Wells Fargo
  - AT&T
  - Face. Brow & Beauty Bar
  - The Green Chicken Miami
  - Powerhouse Gym
  - Verizon
  - Central Fare Food Collective

**TENANT ACCESS**  
24//7 access control system

**PARKING**  
2/1,000 SF (Direct access to suite)

**WINDOWS**  
Large Missile Impact (LMI)

**SUSTAINABILITY**  
LEED SILVER

**SECURITY**  
24/7 Attended Lobby





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Properties