



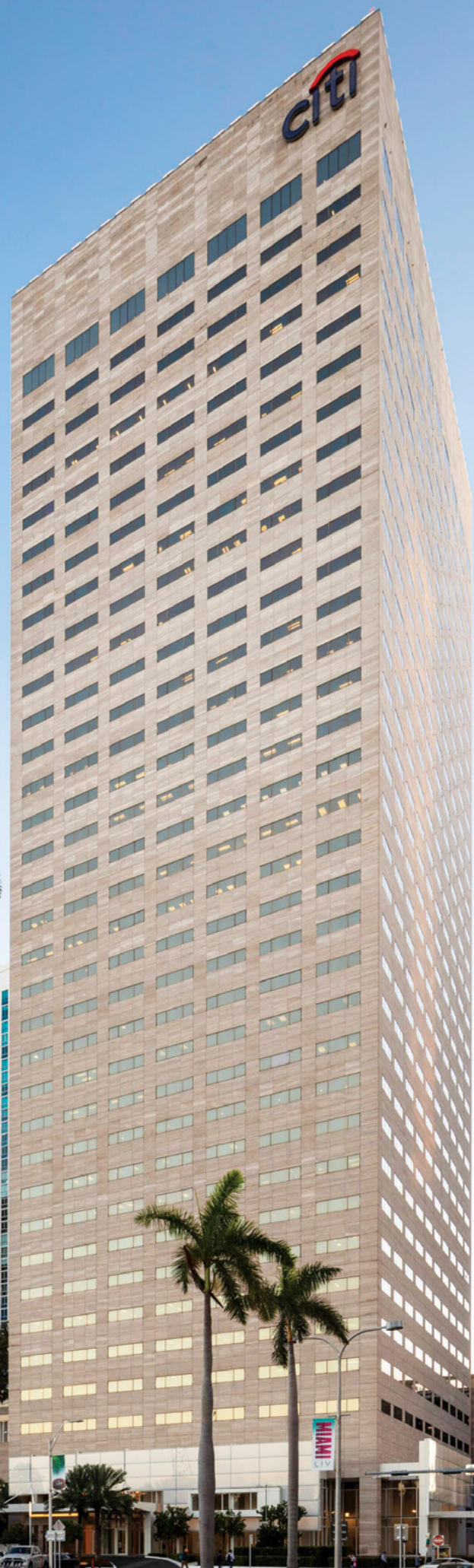
CITIGROUP CENTER

201 S BISCAVNE

THE
ELEVATION
OF
HIGH
STANDARDS

INTRODUCING CITIGROUP CENTER

An icon in Miami's skyline, Citigroup Center provides a world-class office environment for tenants seeking unparalleled views in the center of Miami's urban core. Combining timeless architecture with contemporary hospitality-driven amenities, Citigroup Center offers the corporate culture a progressive company craves. Located where Downtown Miami meets Biscayne Bay, Citigroup Center provides unique access to the vibrant environment needed to enhance employee satisfaction and productivity.





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, SPA, FITNESS CENTER AND CONCIERGE SERVICES
- 9,000 SQUARE FOOT STATE-OF-THE-ART CONFERENCE FACILITY AND COLLABORATIVE MEETING ROOMS
- VIRTUAL PROGRAMMING AND SERVICE VIA THE CROCKER PARTNERS TENANT APP POWERED BY EQUIEM
- EXCLUSIVE TENANT LOUNGE
- PROTECTED PANORAMIC VIEWS
- VALET PARKING AND CAR WASH SERVICES
- CONVENIENT ACCESS TO I-95 CONNECTING TO ALL MAJOR EXPRESSWAYS
- ADJACENT TO METROMOVER STATION PROVIDING ACCESS TO METRORAIL AND MIAMICENTRAL STATION

VIDEO TOUR ►



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.



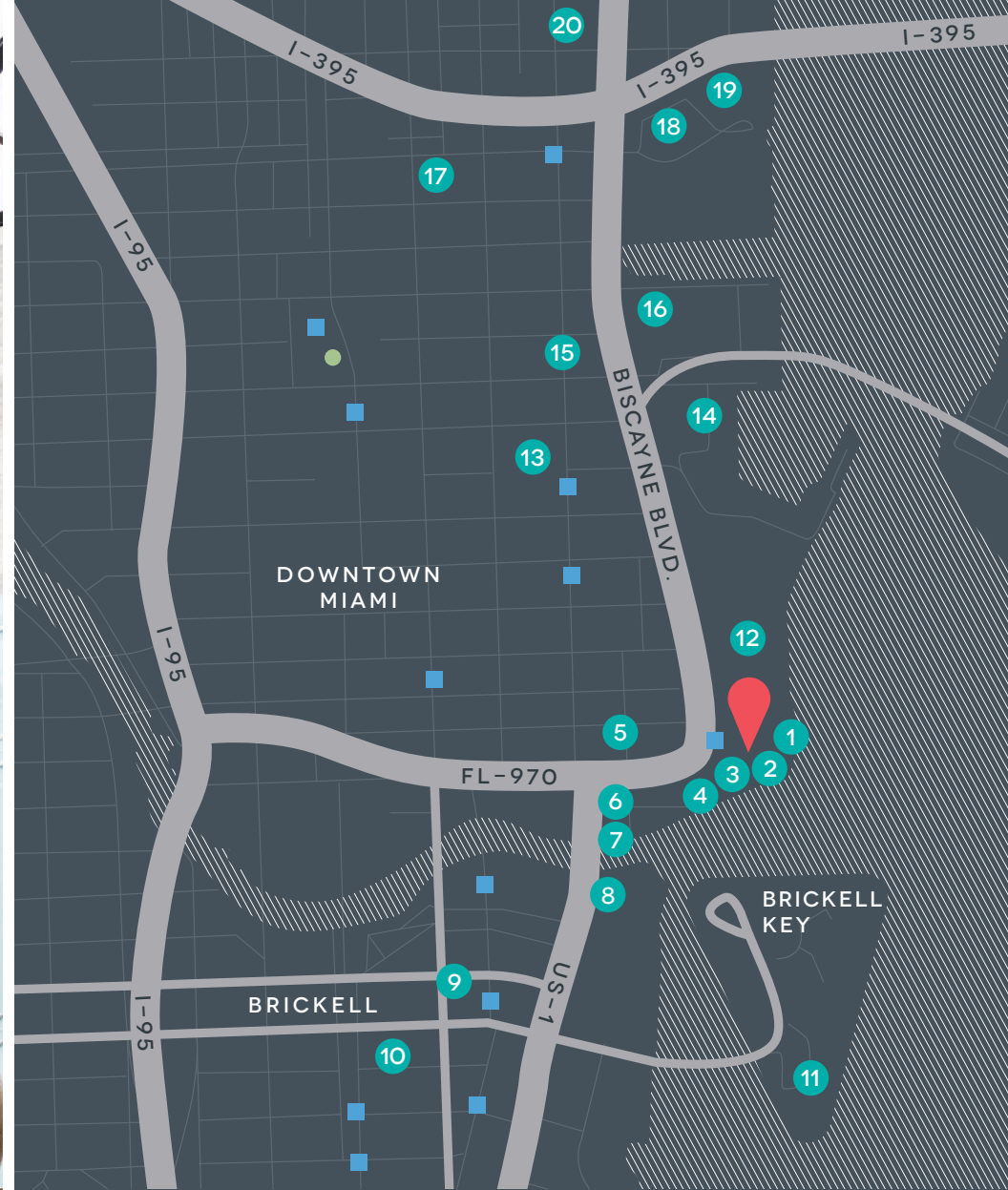
DOWNTOWN'S

MOST COVETED LOCATION

Located in Miami's thriving Central Business District, Citigroup Center is within walking distance to numerous dining, hotel, art, cultural and entertainment venues. The building is surrounded by residential options for tenants looking for a true live-work experience.

ABOUT DOWNTOWN MIAMI

Florida's largest metropolis boasts a growing population of young professionals. It is a progressive neighborhood, with multifaceted cultural and dining options and home to Miami's most visited museums including Frost Science, PAMM, History Miami, Freedom Tower, and Miami Children's Museum.



1. INTERCONTINENTAL HOTEL FEATURING TORO TORO, BLUE WATER, AND OLÉ RESTAURANTS
2. IL GABBIANO RESTAURANT
3. WOLFGANG'S STEAKHOUSE
4. MET1 RESIDENCES FEATURING NOVIKOV RESTAURANT & BAR
5. WHOLE FOODS
6. JW MARRIOTT MARQUIS HOTEL FEATURING BOLUD SUD RESTAURANT
7. KIMPTON EPIC HOTEL FEATURING ZUMA AND AREA 31 RESTAURANT
8. W HOTEL
9. EAST HOTEL {BRICKELL CITY CENTRE}
10. MARY BRICKELL VILLAGE
11. MANDARIN ORIENTAL HOTEL
12. BAYFRONT PARK
13. MIAMI-DADE COLLEGE WOLFSON CAMPUS
14. BAYSIDE MARKETPLACE
15. FREEDOM TOWER
16. AMERICAN AIRLINES ARENA
17. MIAMI WORLDCENTER
18. FROST SCIENCE MUSEUM
19. PEREZ ART MUSEUM MIAMI
20. ADRIENNE ARSHT CENTER

● MIAMICENTRAL STATION

■ METROMOVER STATIONS (ACCESS TO METRORAIL AND MIAMICENTRAL)

MIAMI'S MOST EFFICIENT OFFICE TOWER

A modern space for today's progressive workforce, coupled with ample workspaces and the latest in technology, Citigroup Center tenants are equipped with the tools to succeed in their ideal environment.

OFFICE TOWER TYPE
CLASS A

RENTABLE BUILDING AREA
812,525 SF

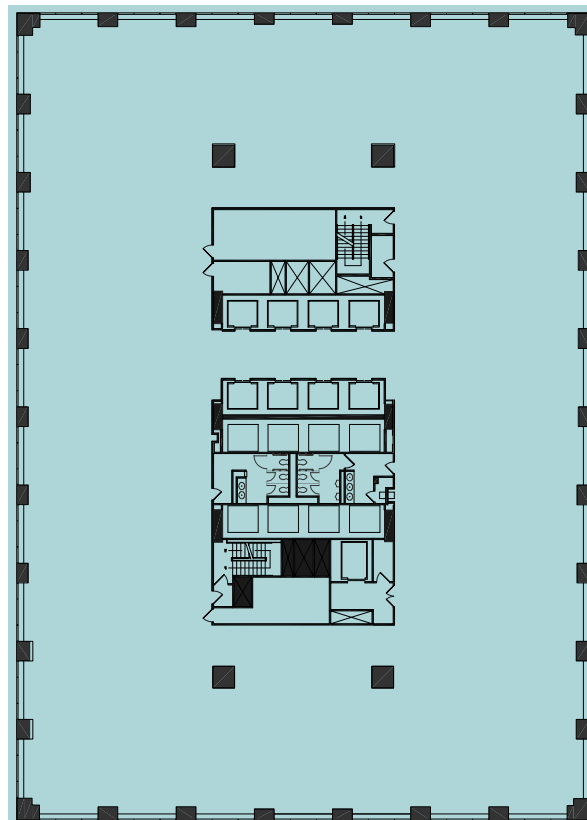
NUMBER OF STORIES
34

YEAR RENOVATED
2020

AVAILABILITIES FROM
1,200 - 160,000 RSF

TYPICAL FLOOR SIZE
23,500 SF

ADD-ON FACTOR
6.5%



TYPICAL FLOOR PLATE

[VIDEO TOUR](#) ►



AHEAD OF THE CURVE

CROCKER PARTNERS

Since 1986, Crocker Partners has been a premier owner-operator and developer of commercial real estate through the Southeast and Southwest United States.

Today, Crocker Partners is the largest office landlord in Florida and the 39th largest in the United States.

Crocker Partners continues to raise the bar by being the first owner-operator in the U.S. to hire a medical doctor to oversee health and safety operations across their portfolio.



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WWW.CITIGROUPCENTER.COM

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