



M I D T O W N

C R O S S I N G

2 2 5



**CROSS INTO A  
NEW OFFICE LIFE.**

**MIDTOWN CROSSING**

225 NE 34th Street



## WELCOME TO YOUR NEW OFFICE.

**T**his one-of-a-kind sustainably readapted class A office building is where creatives, entrepreneurs and business influencers thrive in the middle of Miami's most sought after and historical neighborhoods. Midtown Crossing is located at the junction of Midtown, Design District and Edgewater, offering an innovative lifestyle in a culturally diverse working environment. With a compelling 46,193 square feet of "new-industrial" style class A office space and a full array of amenities, 225 Midtown Crossing is the ideal canvas for companies looking to be a part of Miami's charm brought to the 21st century.

## THE BUILDING.



### BEST IN-CLASS FEATURES

- Modern, elegant design and finishes
- Boutique “new-industrial” style office building
- Health and wellness focused
- Abundant natural light for studio style spaces
- Private outdoor terrace
- Direct access to Anatomy, Miami’s top fitness club
- Access to conference facilities, event space, and numerous amenities at AC Hotel and Signature Hampton Inn & Suites

### A GREAT OPPORTUNITY

- Located within a designated Opportunity Zone
- Distinct tax benefits to tenants establishing a headquarters office

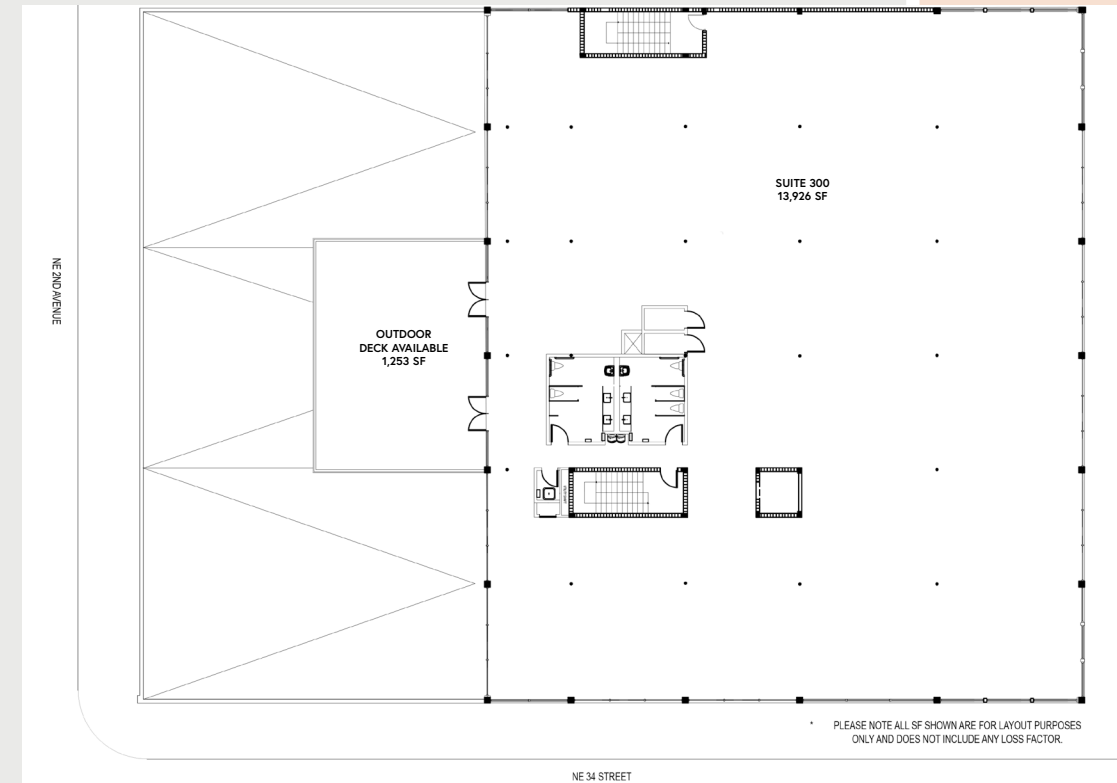
# WHAT YOU NEED TO KNOW.

## 225 MIDTOWN

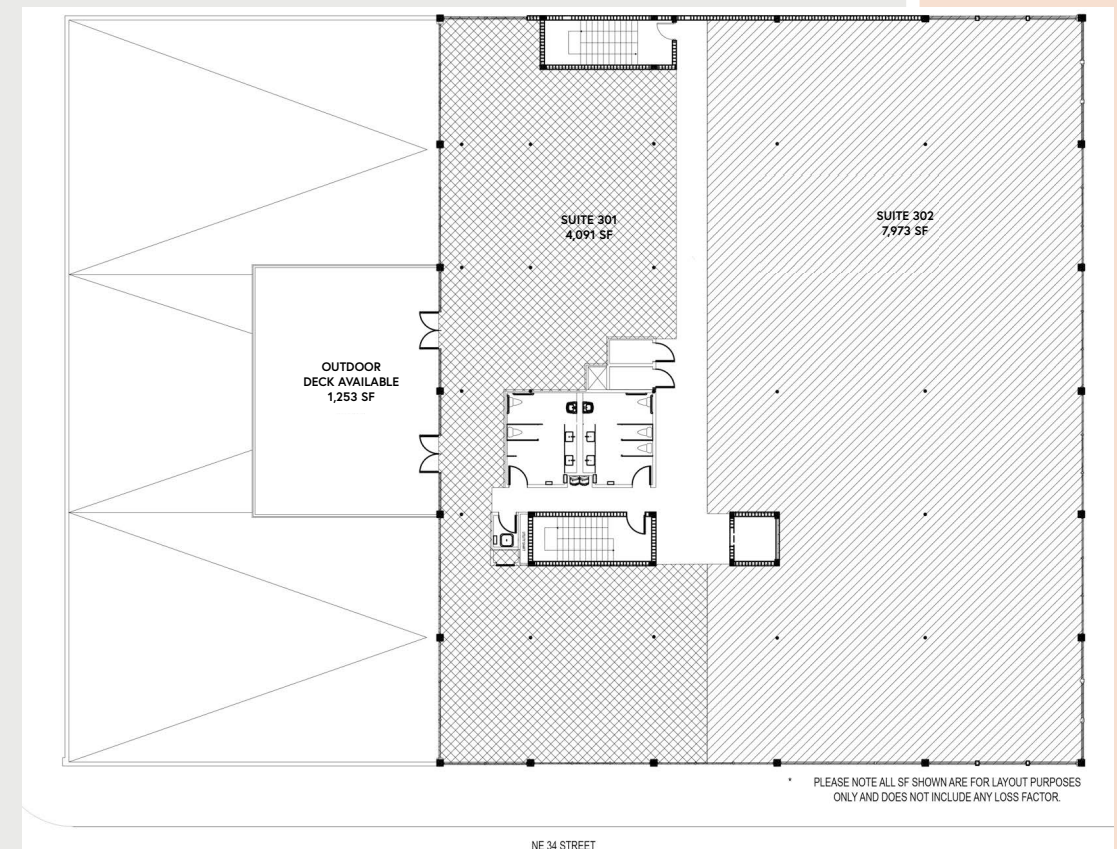
|                              |  |
|------------------------------|--|
| ADDRESS                      | 225 NE 34th ST, Miami, FL 33137                                    |
| RENTABLE AREA                | 43,193 RSF   |
| YEAR RENOVATED               | 2018   |
| CLASS                        | Class A Sustainably Adaptive Reuse Office Building                 |
| STORIES                      | 3  |
| AVAILABLE SPACE              | ±15,179 RSF Including Private Rooftop Terrace                      |
| 3RD FLOOR COMMON AREA FACTOR | 9.0%   |
| CEILING HEIGHT               | 12' Slab-to-Slab   |
| WINDOW HEIGHT                | 10'  |
| PARKING RATIO                | 1.25 / 1,000 SF  |
| OWNERSHIP                    | The Vagabond Group & Bauen Capital                                 |
| LEASING COMPANY              | Blanca Commercial Real Estate, Inc.<br>Licensed Real Estate Broker |



# TYPICAL FLOOR PLAN.



SINGLE TENANT



MULTI TENANT

# THE NEIGHBORHOOD.

**M**idtown Crossing is centered in the Midtown District, which has become one of Miami's newest, urban focused neighborhoods focused on preserving its historical charm.

With proximity to Miami's premiere cultural, design, and arts districts, Midtown Crossing captures the ease of the Miami lifestyle providing access to Miami International Airport, Miami Beach and Downtown/Brickell in just minutes.

Midtown's rapidly growing and diverse population has lured some of the World's most notable restauranteurs and retailers to the market, transforming the area into Miami's premier shopping and dining hub, boasting more than 35 eateries and over 80 luxury retailers from Target to Louis Vuitton within walking distance.

From luxury retail, modern living, quality dining and numerous amenities like hotels, art exhibits and culture venues, Midtown Crossing provides a live, work, play experience unparalleled in the market.



# A DAY IN THE LIFE.



**M**eet Sam, a digital creative who just relocated to Miami and accepted a new position at a firm located in Midtown Crossing. Moving to a new city can be daunting, but it doesn't have to be. Living in one of Miami's most prestigious yet accessible neighborhoods comes with many perks, including having everything you need at your fingertips. Whether it be walking to nearby grocery stores like Trader Joe's and Whole Foods or picking up necessities at the local Target, there's no shortage of possibilities. Let's take a closer look at what a typical day in her life looks like.

## 1 HOME



### MIDTOWN

Midtown has an array of beautiful and affordable living options to choose from, producing over 7,300+ residential units alone in the immediate area of Midtown Crossing.

## 2 EXERCISE



### ANATOMY

Whether you need an early morning workout or need to de-stress after a long day, Anatomy is conveniently located at Midtown Crossing.

## 3 COFFEE



### PURA VIDA

Pura Vida has established its name as a chic health focused eatery, not to mention delicious! Don't forget to stop by the Design District location for a cup of Joe on your way to work in the morning.

## 4 HOTEL



### AC HOTEL MIDTOWN

Direct access to the AC Hotel and its amenities. Conveniently meet clients who are staying at the hotel for a rooftop meeting.

## 5 WORK



### 225 MIDTOWN

Work will never feel like work when you walk into this class A building. With tons of abundant lighting and 360-rooftop views, it's sure to be a productive day, everyday.

## 6 LUNCH



### SALUMERIA 104

Taking a lunch break just got better at Midtown Crossing with several new restaurants just steps away from the office.

## 8 DRINKS



### LAGNIAPPE

The day isn't over until its over. Kick back with your colleagues over a couple glasses of wine at this and many other outdoor lounges in the area.

## 7 SHOPPING



### DESIGN DISTRICT

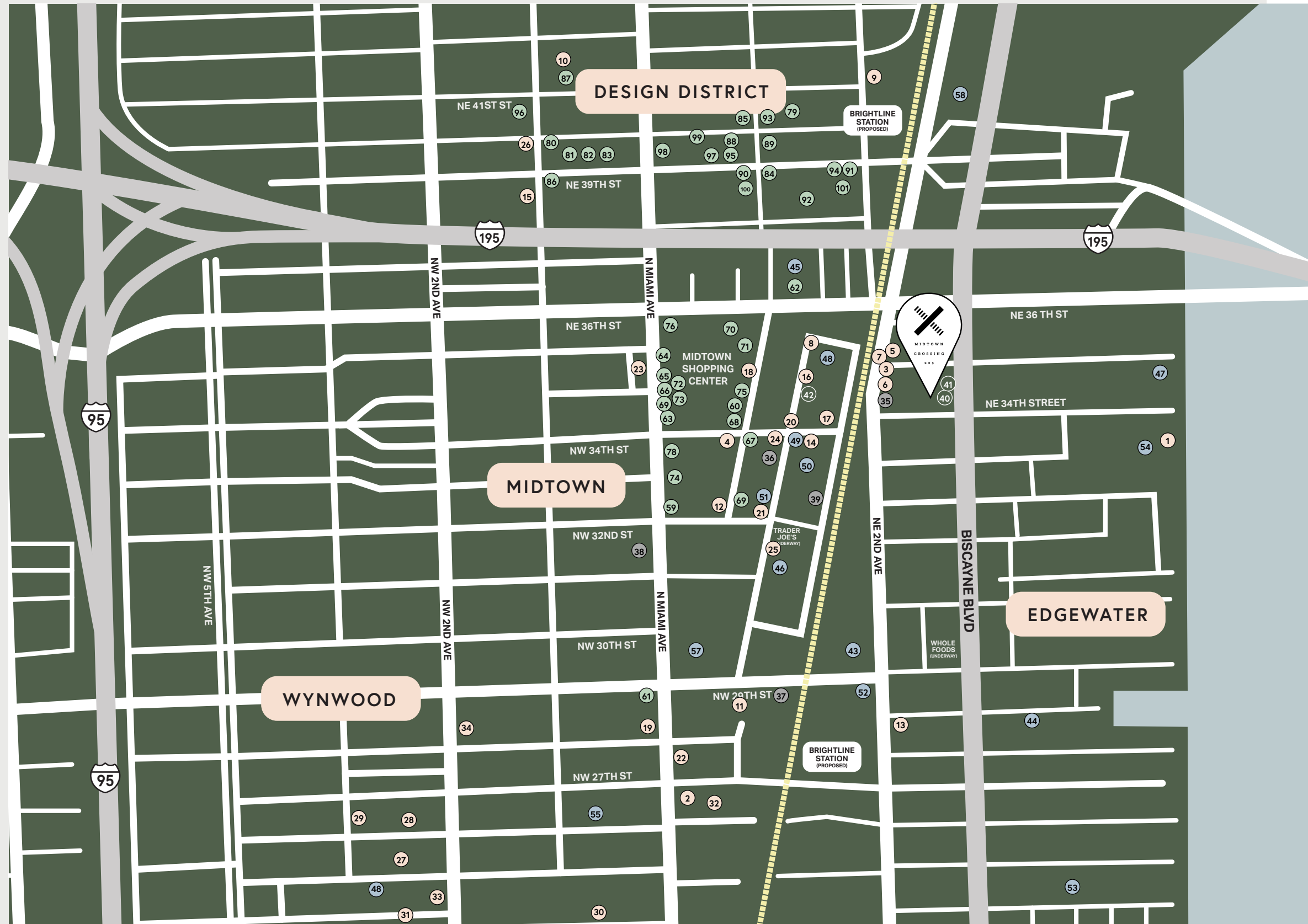
Some of the most notable luxury brands and top dining experiences are just a few blocks away from Midtown Crossing giving tenants access to nothing short of the best.

# WHO. WHAT. WHERE.

## ABUNDANT RESIDENTIAL OFFERINGS

1 MILE RADIUS : 16K HOUSEHOLDS  
4K+ MULTI-FAMILY UNITS  
AVG. \$2,918/MONTH

5 MILE RADIUS : 224K HOUSEHOLDS  
14K+ MULTI-FAMILY UNITS  
AVG. \$2,649/MONTH



### FOOD/DRINK

- Amara at Paraiso
- Beaker & Grey
- dbakers Sweet Studio
- Hurricane Grill
- Kraken Crudo
- Lagniappe
- La Latina
- Little Hen
- MC Kitchen
- Michael's Genuine
- Morgans
- Negroni
- Noa Café
- Ol'Days
- Pura Vida
- Salumeria
- Salvaje
- Society BBQ
- Spanglish
- Starbucks
- Sugarcane
- Suviche
- The Sylvester
- Tap 42
- Thatch
- Swan
- Uchi
- KYU
- Zak the Baker
- 1-800-Lucky
- Le Chick
- dōma
- Coyo Taco
- Bakan

### FITNESS

- Anatomy
- Barry's
- Crossfit
- Form 50
- Solid Core

### HOTELS

- AC Hotel Marriott
- Hampton Inn & Suites
- Hyde

### RESIDENTIAL

- AMLI
- Blu27 at Edgewater
- Eve at the District
- Gio at Midtown
- Hamilton on the Bay
- Midtown 2
- Midtown 4
- Midtown 5
- Midtown 6
- Midtown 29
- Modera Edgewater
- Paraiso Bay
- The Bradley
- Wynwood 25
- Yard 8
- Quadro

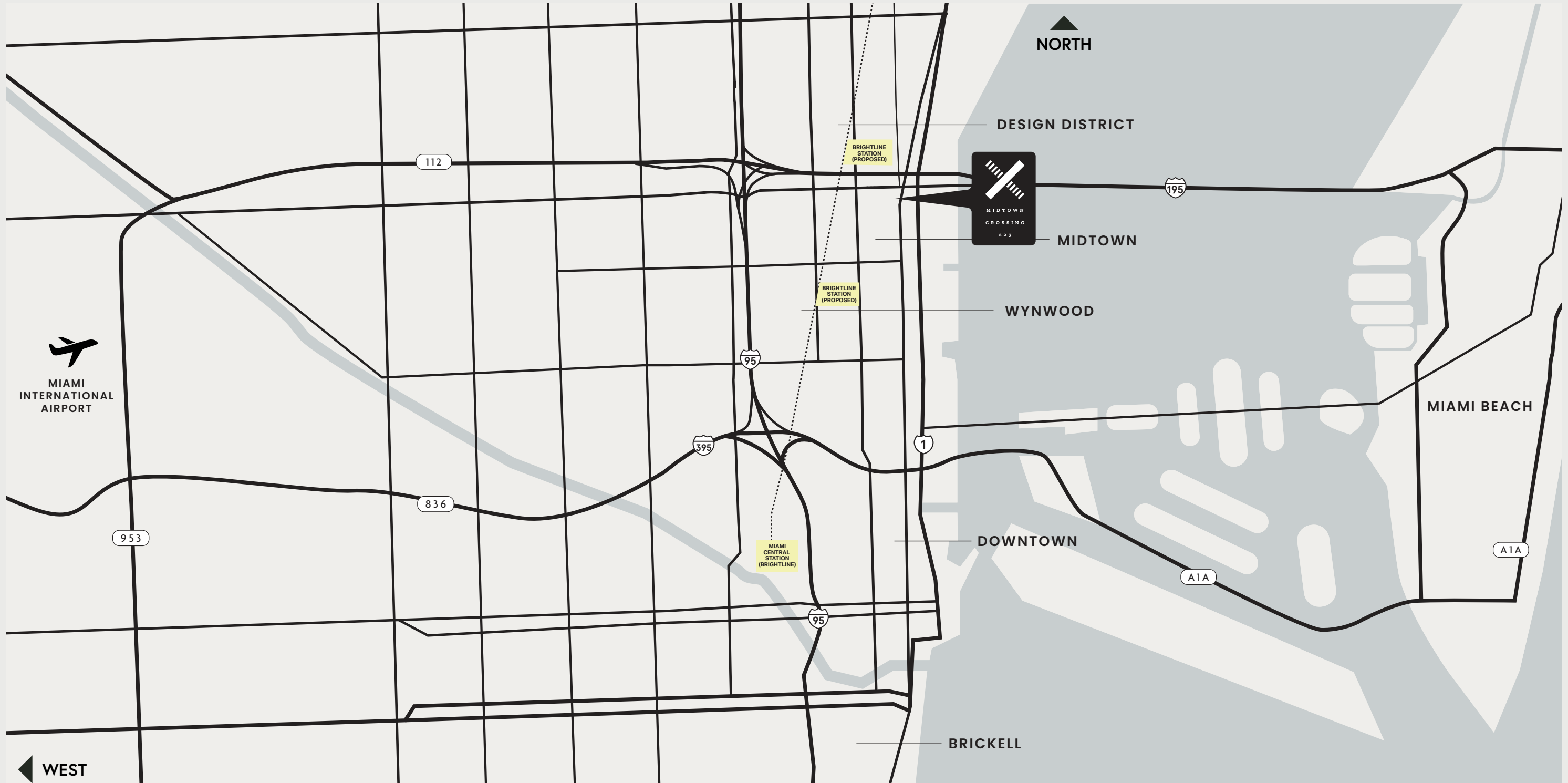
### SHOPPING

#### MIDTOWN

- AT&T
- Carter's
- Chase Bank
- City Furniture
- Dick's Sporting Goods
- FedEx Office
- Footlocker
- GNC
- Guess
- Homegoods
- Ideal Image
- Target
- Marshall's
- Massage Envy
- Nail bar
- Nordstrom Rack
- Party City
- Ross
- Vision works
- West Elm

#### DESIGN DISTRICT

- Aesop
- Alice+Olivia
- Burberry
- Bvlgari
- Cartier
- Christian Dior
- Fendi
- Give nchy
- Gucci
- Harry Winston
- Hermes
- Louis Vuitton
- Miu Miu
- Piaget
- Prada
- Pucci
- Rolex
- Sephora
- Tiffany & Co.
- Tom Ford
- Tory Burch
- Valentino
- Versace



| MIAMI BEACH        | MIAMI INT. AIRPORT | I-95              | MIAMI CENTRAL BRIGHTLINE | DOWNTOWN         | BRICKELL           |
|--------------------|--------------------|-------------------|--------------------------|------------------|--------------------|
| 5.3 miles  15 min. | 6.1 miles  15 min. | 0.8 miles  5 min. | 2.4 miles  8 min.        | 3 miles  12 min. | 5.5 miles  14 min. |



# LEASING.

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