



PROPERTY DESCRIPTION

Exceptional opportunity, space sharing for 5 to 17 attorneys within existing law firm office, 27th floor of the CitiGroup Center, a Class A office tower in the heart of Downtown Miami, with water views on three sides! The lease term expires on May 31, 2026. The space can be subleased fully furnished, with high-end furniture throughout.

PROPERTY HIGHLIGHTS

- Full, upper-level floor with Class A finishes and furniture, and views of the city, Biscayne Bay, Miami Beach, and Key Biscayne
- Walking distance to Bayfront Park, FTX Arena, Metromover, Circuit Courthouse
- Intercontinental 5-star hotel, Starbucks, FedEx Office, CitiBank on-site
- Additional cost for shared amenities
- 24/7 security, on-site high-end and casual dining, conference center, fitness center
- \$20 million renovation to the building in 2020
- Virtual tour: <https://my.matterport.com/show/?m=3EzjCiRPyCy>

OFFERING SUMMARY

Lease Rate:	Lease rate: \$2,000 - \$4,000 per office per month
Available SF:	3,000 - 12,000 SF
Building Size:	813,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	9,258	68,978	165,761
Total Population	18,191	166,985	414,072
Average HH Income	\$71,711	\$54,196	\$52,644

For more information:

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CITIGROUP CENTER SUBLEASE

ADDITIONAL PHOTOS



For more information:

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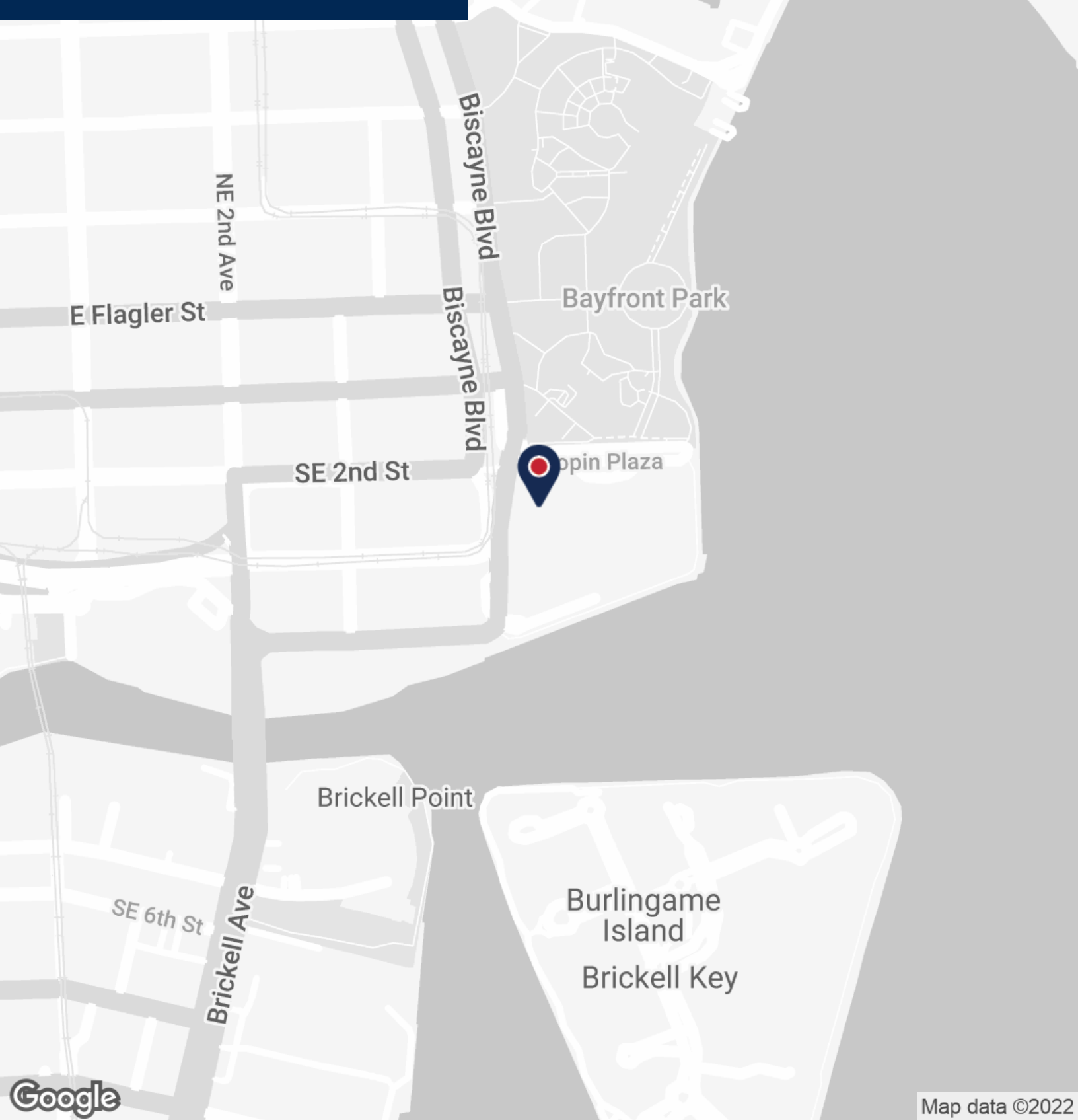
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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT



Map data ©2022

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Available offices on south end of the floor



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