



M I D T O W N
C R O S S I N G

2 2 2



**CROSS INTO A
NEW OFFICE LIFE.**

MIDTOWN CROSSING

222 NE 35th Street

WELCOME TO YOUR NEW OFFICE.

This one-of-a-kind, Class A office in the heart of one of Miami's most sought-after neighborhoods is where creatives, entrepreneurs and influencers flourish. Located outside of the congestion of Downtown Miami, Midtown Crossing offers the ideal opportunity to combine lifestyle and entertainment within a cultural working environment. In addition to 73,000 square feet of creative, best in class office, 222 will boast a full array of amenities specifically curated for occupant health and wellness. 222 Midtown appeals to executives and staff alike as a superior alternative to Brickell, Downtown, Wynwood and Miami Beach.



BUILDING ENTRANCE

THE BUILDING.



BEST IN-CLASS FEATURES.

- Modern, linear finishes with a chic industrial design
- Coveted location at the intersection of Miami
- Elevated sense of arrival with exclusive entrance
- Modern lobby with security concierge and controlled access
- Full height, corner to corner windows
- Private outdoor balconies on every floor
- Lush landscaped rooftop terrace with 360 degree views
- 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
- Indoor bike storage
- Over 100 restaurants, retail, entertainment and hospitality within a half-mile radius

A GREAT OPPORTUNITY.

- Property designated as a federal opportunity zone
- Distinct tax benefits to tenants establishing a headquarters office

LOBBY



ROOFTOP TERRACE



WHAT YOU NEED TO KNOW.

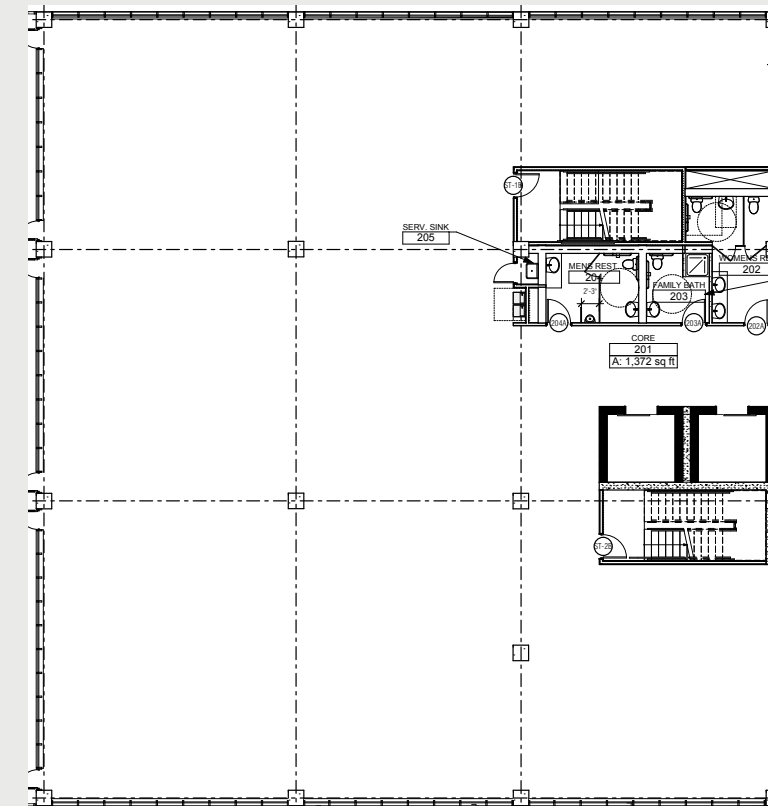
222 MIDTOWN

ADDRESS 222 NE 35th ST, Miami, FL 33137
 RENTABLE AREA ± 73,000 RSF
 YEAR BUILT Breaking Ground 2023
 CLASS Class A
 STORIES 8
 TYPICAL FLOOR PLATES ± 10,600 RSF
 CEILING HEIGHT 14'
 OWNER/DEVELOPER The Vagabond Group & Bauen Capital
 LEASING COMPANY Blanca Commercial Real Estate, Inc.
 Licensed Real Estate Broker

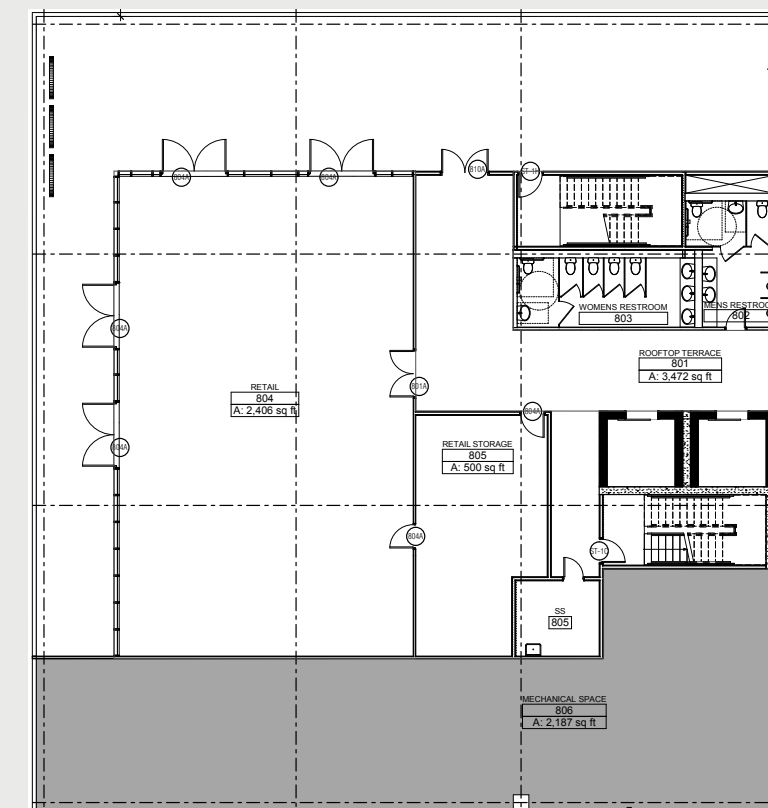


SAMPLE SINGLE FLOOR PLAN

TYPICAL FLOOR PLAN.



FLOORS 2 - 7



ROOFTOP

THE NEIGHBORHOOD.

Midtown 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.



Meet 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



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.

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



5 WORK



AMARA AT PARAISO

Taking a lunch break just got better at this waterfront Miami jewel owned by award-winning Chef, Michael Schwartz.

222 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



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.

LAGNIAPPE

The day isn't over until its over. Kick back with your colleagues over a couple glasses of wine while vibing to live music by some of Miami's finest bands at this local neighborhood favorite.

8 LIVE MUSIC & DRINKS

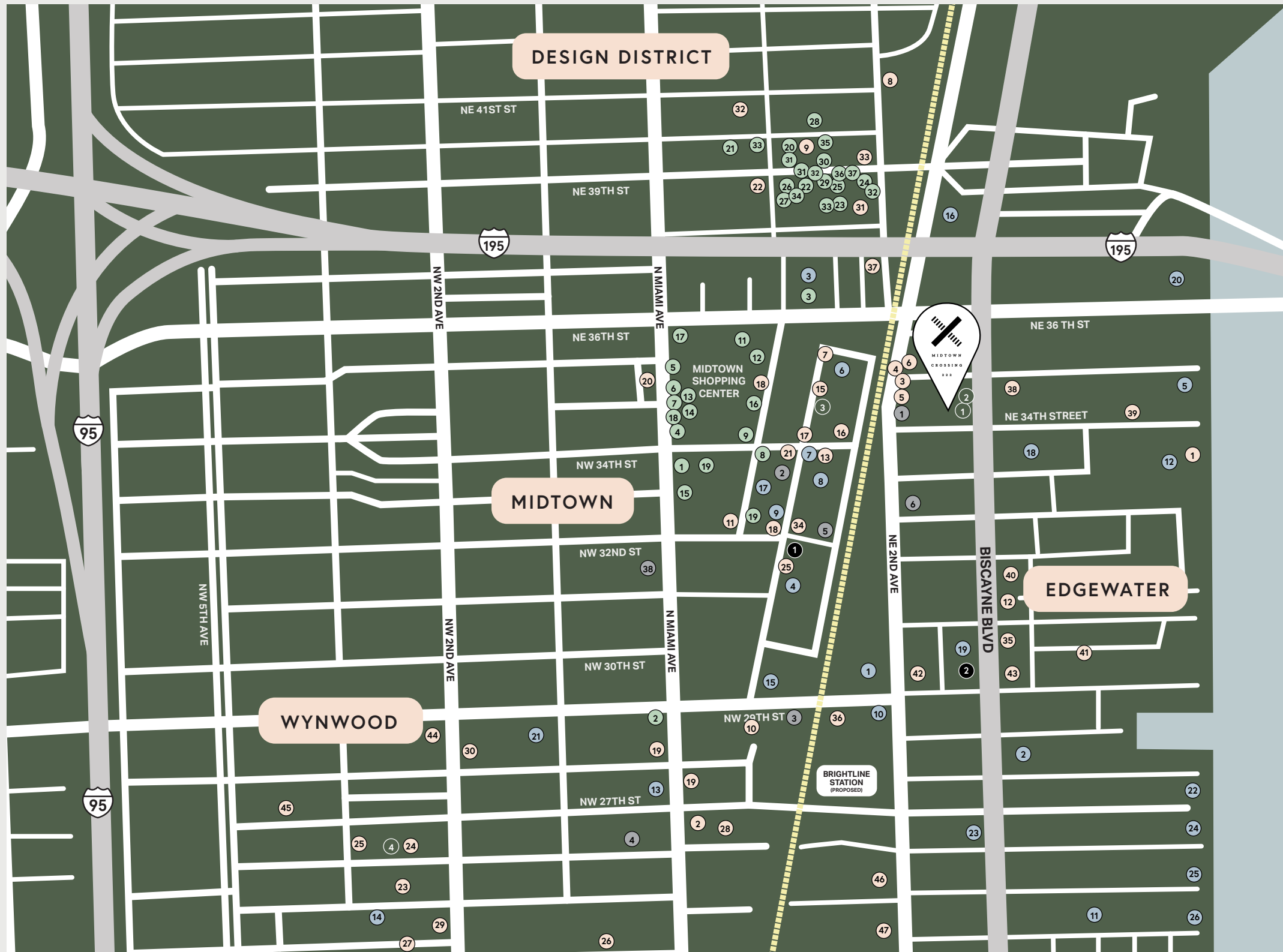


WHO. WHAT. WHERE.

ABUNDANT RESIDENTIAL OFFERINGS

1 MILE RADIUS : 16K HOUSEHOLDS
4K+ MULTI-FAMILY UNITS

5 MILE RADIUS : 224K HOUSEHOLDS
14K+ MULTI-FAMILY UNITS



FOOD/DRINK

- | | |
|-------------------------|-----------------------------|
| 1. Amara at Paraiso | 4. Gio at Midtown |
| 2. Beaker & Grey | 5. Hamilton on the Bay |
| 3. dbakers Sweet Studio | 6. Midtown 2 |
| 4. Kraken Crudo | 7. Midtown 4 |
| 5. Lagniappe | 8. Midtown 5 |
| 6. La Latina | 9. Midtown 6 |
| 7. Little Hen | 10. Midtown 29 |
| 8. MC Kitchen | 11. Modera Edgewater |
| 9. Michael's Genuine | 12. Paraiso Bay |
| 10. Morgans | 13. Sentral Wynwood |
| 11. Negroni | 14. Wynwood 25 |
| 12. Noa Café | 15. Yard 8 |
| 13. Ol'Days | 16. Quadro |
| 14. Pura Vida | 17. The Standard Residences |
| 15. Salumeria | 18. 3333 Biscayne |
| 16. Salvaje | 19. Nema |
| 17. Starbucks | 20. Blue |
| 18. Sugarcane | 21. Artem Wynwood |
| 19. Suviche | 22. Missoni Baia |
| 20. The Sylvester | 23. 2600 Biscayne |
| 21. Tap 42 | 24. Onyx on the Bay |
| 22. Swan | 25. Aria Reserve |
| 23. Uchi | 26. Elysee Edgewater |
| 24. KYU | |
| 25. Zak the Baker | |
| 26. 1-800-Lucky | |

SHOPPING

- MIDTOWN**
- AT&T
 - 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

GROCERY

- Trader Joes
- Whole Foods

FITNESS

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

HOTELS

- AC Hotel Marriott
- Hampton Inn & Suites
- Hyde
- Moxy Hotel Wynwood

RESIDENTIAL

- AMLI
- Blu27 at Edgewater
- Eve at the District

DESIGN DISTRICT

- Aesop
- Alice+Olivia
- Burberry
- Bvlgari
- Cartier
- Christian Dior
- Fendi
- Givenchy
- Gucci
- Harry Winston
- Hermes
- Louis Vuitton
- Miu Miu
- Piaget
- Prada
- Rolex
- Sephora
- Tiffany & Co.
- Chanel
- 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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