

## Move-in Ready Trophy Tower Sublease Citigroup Center



### *Sublease Floor Plan*



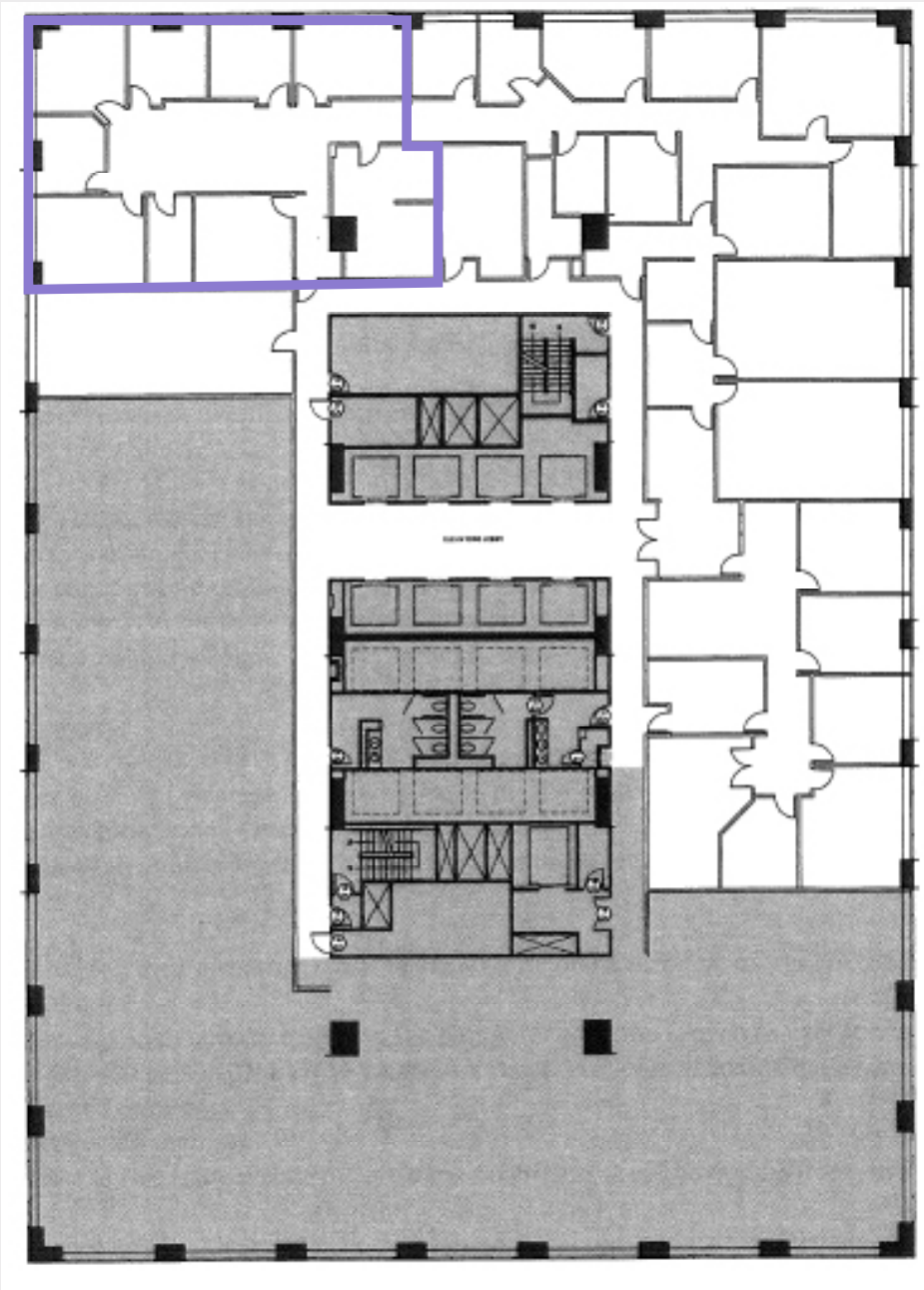
### *Sublease Overview*

Building Address:	201 S. Biscayne Blvd. Miami, FL 33131
Premises:	3,361 SF, Suite 1300A
Rental Rate:	\$60.00 PSF Full Service
Term:	Through 9/30/2029
Availability:	Immediate
Building Class:	A
Parking:	4 Parking Spaces at \$160.00 / Space / Month
Furniture:	Available

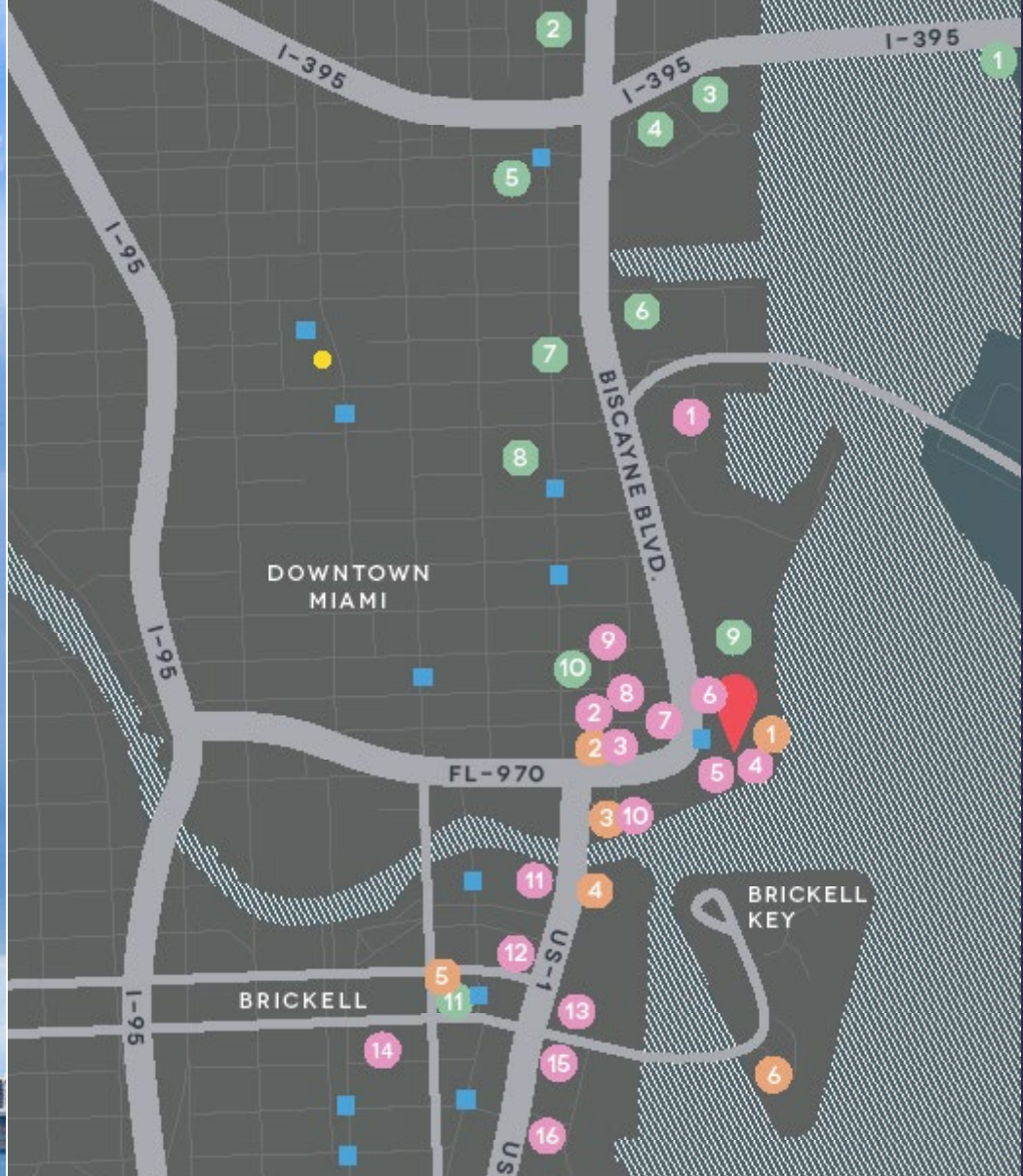


SUITE 1300A | 3,361 SF

Term Through 9/30/2029







#### ● RETAIL & RESTAURANTS

1. BAYSIDE MARKETPLACE
2. WHOLE FOODS
3. NOVIKOV MIAMI
4. IL GABBIANO RESTAURANT
5. MASTRO'S OCEAN CLUB
6. CACTUS CLUB
7. JOE AND THE JUICE
8. JUST SALAD
9. NAKED FARMER
10. ZUMA MIAMI
11. THE CAPITAL GRILLE
12. FLEMING'S PRIME STEAKHOUSE
13. TRULUCK'S
14. MARY BRICKELL VILLAGE
15. KOMODO
16. NUSR-ET STEAKHOUSE MIAMI

#### ● MIAMICENTRAL STATION

■ METROMOVER STATIONS  
(ACCESS TO METRORAIL  
AND MIAMICENTRAL)

#### ● HOTELS

1. INTERCONTINENTAL HOTEL
2. JW MARRIOTT MARQUIS HOTEL
3. KIMPTON EPIC HOTEL
4. W HOTEL
5. EAST HOTEL (BRICKELL CITY CENTRE)
6. MANDARIN ORIENTAL HOTEL

#### ● POINTS OF INTEREST

1. MIAMI CHILDREN'S MUSEUM
2. ADRIENNE ARSHT CENTER
3. PEREZ ART MUSEUM MIAMI
4. FROST SCIENCE MUSEUM
5. MIAMI WORLDCENTER
6. FTX ARENA
7. FREEDOM TOWER
8. MIAMI-DADE COLLEGE WOLFSON CAMPUS
9. BAYFRONT PARK
10. OLYMPIA THEATER
11. BRICKELL CITY CENTRE



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.



20+

RESTAURANTS WITHIN ½ MILE

9K SF

CONFERENCE FACILITY

35K SF

SKYLAWN ACCESS

<1 MILE

FROM MIAMI CENTRAL'S  
BRIGHTLINE STATION

7 MILES

TO MIAMI INTERNATIONAL AIRPORT

34 FLOORS

OF UNPARALLELED VIEWS

## DOWNTOWN'S MOST COVETED LOCATION

Citigroup Center is located on the corner of Biscayne Boulevard and SE 2nd Street in Downtown Miami, home to some of the most prestigious national and international banks, law firms, and businesses. It is minutes from South Beach, Miami International Airport (MIA) and Coral Gables.



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