



MIAMI
TOWER

THE
HEART
of a
VIBRANT
CITY



CONVENIENT.
ACCESSIBLE.
CONNECTED.



ACCESS

Only 2 stops away from Government Center Station. Immediate access to City Hall and the Municipal Court.

Best access to I-95 in entire submarket

Points of Interest:

- + Brightline Station/Government Center
- + Bayfront Park



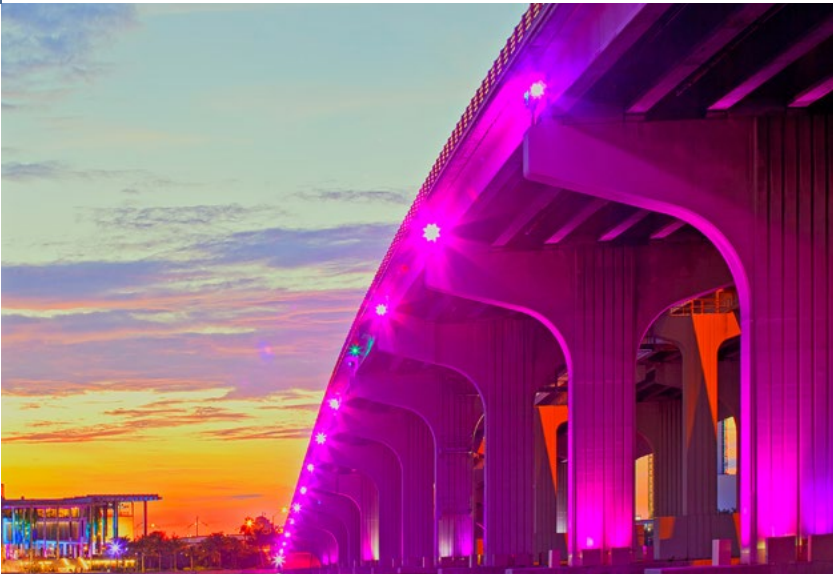
CONNECTIONS

Metro Mover station located within the building provides easy access to Miami International Airport, and Metro Rail

World's only elevated metro station in a skyscraper (Miami Tower Station)

PARKING

Ability to obtain the highest parking ratio in the Miami CBD, all of which is integrated in the building.





BUILDING FEATURES



Building Size:
627,152 SF



Floor Plates From:
14,707 - 22,386 SF



Integrated
Metro Mover Stop



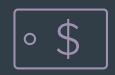
37 Stories



Fitness Center



Adjacent Hotel



On-Site Retail



Conference Center



Exterior Led Lighting



13,000 SF
Tenant Lounge



10,000 SF
Sky Terrace



Ability to obtain the highest
parking ratio in the Miami CBD,
all integrated in the building.



LEED Rating



Miami's only office building
with direct ramp access to I-95



Energy Star Rated

M I A M I T O W E R



SKY TERRACE

A 10K SF outdoor Sky Terrace featuring open air event space, garden and reflecting pool.



Luxurious interiors, including the Sky Lounge on the 11th floor. The perfect event or meeting space featuring beautiful views of Downtown Miami.



SKY LOUNGE

UNMATCHED ACCESS



WORLD'S ONLY ELEVATED METRO STATION IN A SKYSCRAPER (MIAMI TOWER STATION)

MIAMI TOWER STATION

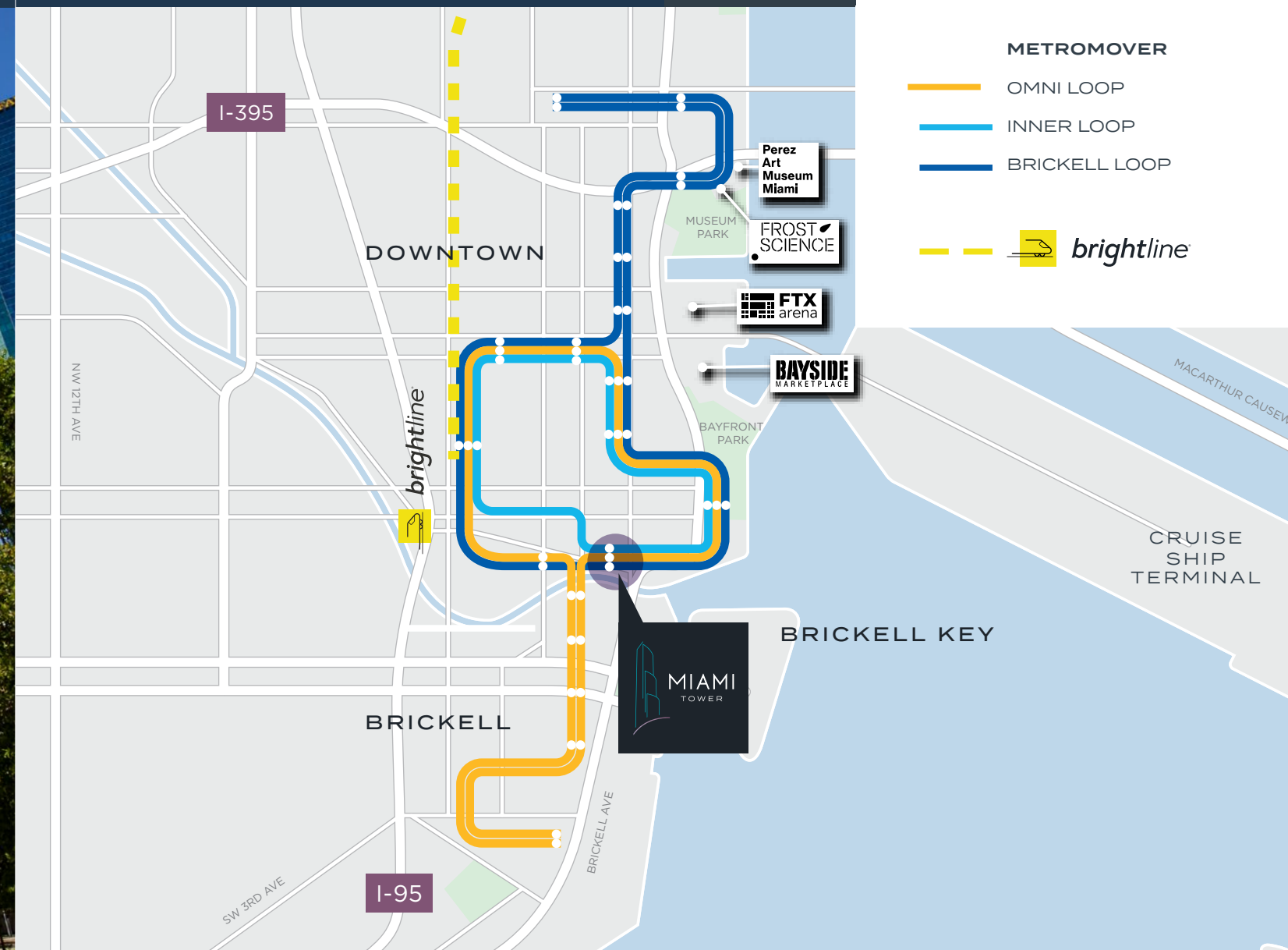
EXCEPTIONAL TRANSIT

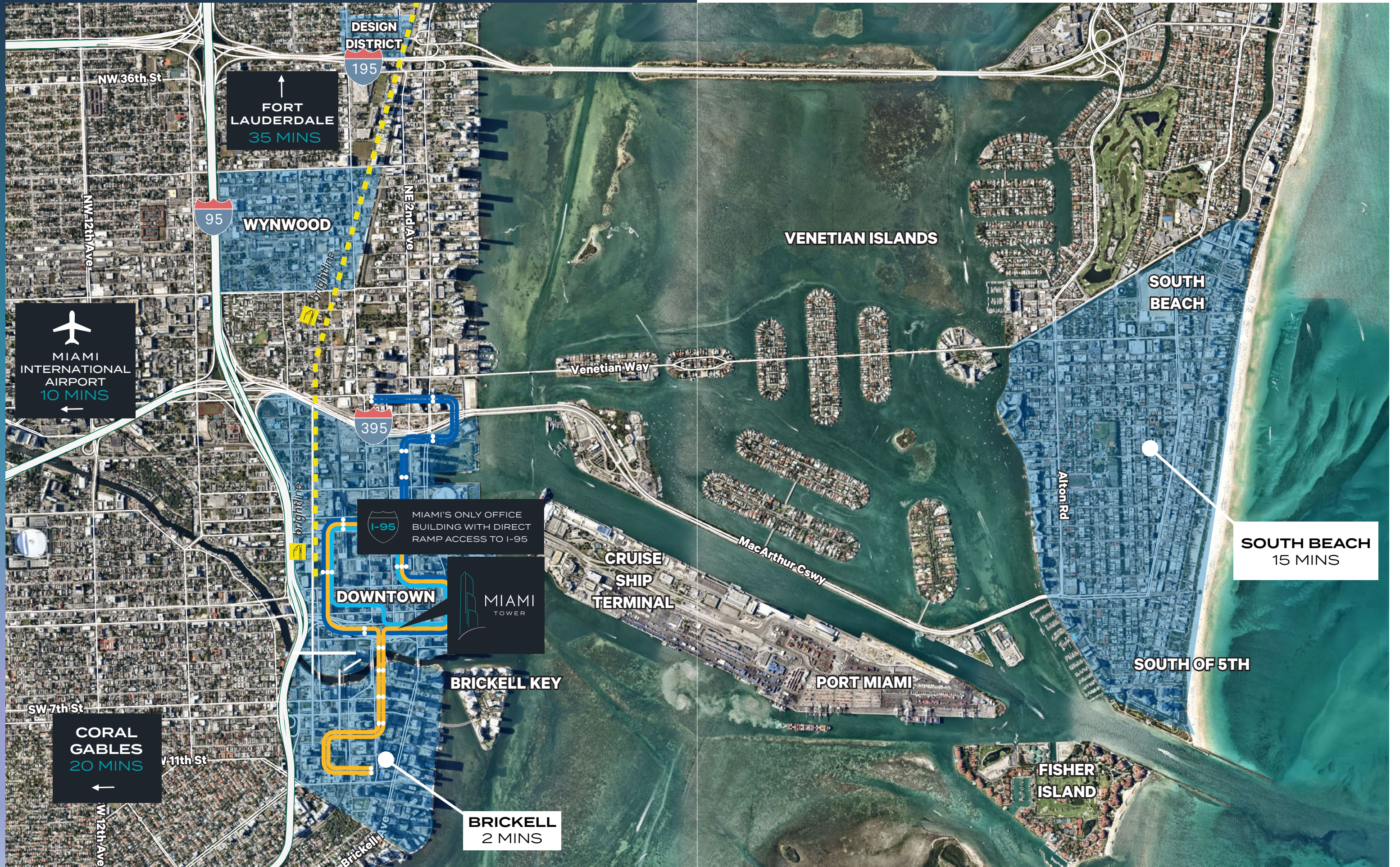
The only office building that provides direct ramp access to I-95, which can **save up to 20 MINUTES** of commute time

Integrated Metro Mover Station with direct access to the Metro Rail and Miami Central Station, a terminal station of BRIGHTLINE, which connects Miami, Fort Lauderdale, West Palm and Orlando



MIAMI'S ONLY OFFICE BUILDING WITH DIRECT RAMP ACCESS TO I-95





DESIGN DISTRICT
195

↑
FORT LAUDERDALE
35 MINS

95

WYNWOOD

NE 2nd Ave

Brightline

VENETIAN ISLANDS

SOUTH BEACH

Venetian Way

395

I-95
MIAMI'S ONLY OFFICE BUILDING WITH DIRECT RAMP ACCESS TO I-95

DOWNTOWN

MIAMI TOWER

CRUISE SHIP TERMINAL

MacArthur Cswy

SOUTH BEACH
15 MINS

SOUTH OF 5TH

SW 7th St

CORAL GABLES
20 MINS

V 11th St

BRICKELL KEY

PORT MIAMI

FISHER ISLAND

BRICKELL
2 MINS

NW 12th Ave

MIAMI INTERNATIONAL AIRPORT
10 MINS

Alton Rd

W 12th Ave

A LIVE, WORK, PLAY NEIGHBORHOOD

Apart from the many restaurants and services near Miami Tower, the on-site Metromover makes it easy to visit a variety of entertainment and shopping destinations, including the FTX Arena to see the Miami Heat after or arts and culture at the James L. Knight Center, Adrienne Arsht Performing Arts Center or the Perez Art Museum Miami (PAMM).



50 + RESTAURANTS
WITHIN WALKING
DISTANCE

zuma

BLACKMARKET
Miami

meraki
GASTRO BISTROT

ToroToro
BY CHEF RICHARD SANDOVAL

NOVIKOV
MIAMI

ALLOY

BISTRO GOURMET

area **31**

SALAD B°X

café Bastille

HOTELS



ATTRACTIONS



SHOPPING





VENETIAN ISLANDS

SOUTH BEACH

MIAMI WORLDCENTER

Perez Art Museum Miami

FROST SCIENCE

FTX arena

DOWNTOWN

YVE MIAMI

BAYSIDE MARKETPLACE

CRUISE SHIP TERMINAL

BAYFRONT PARK

INTERCONTINENTAL MIAMI

zuma	BLACKMARKET	merahi
ToroToro	NOVIKOV RESTAURANT & LOUNGE	IL GABBIANO
area 31	SALAD B^{OX}	cafe Bastille
EPIC MIAMI	HYATT REGENCY	HM HistoryMiami Museum

LANGFORD DOWNTOWN MIAMI

W MIAMI

MIAMI TOWER

BRICKELL KEY

BRICKELL CITY CENTRE

MARY BRICKELL VILLAGE

JW MARRIOTT

PORT MIAMI

SOUTH OF 5TH

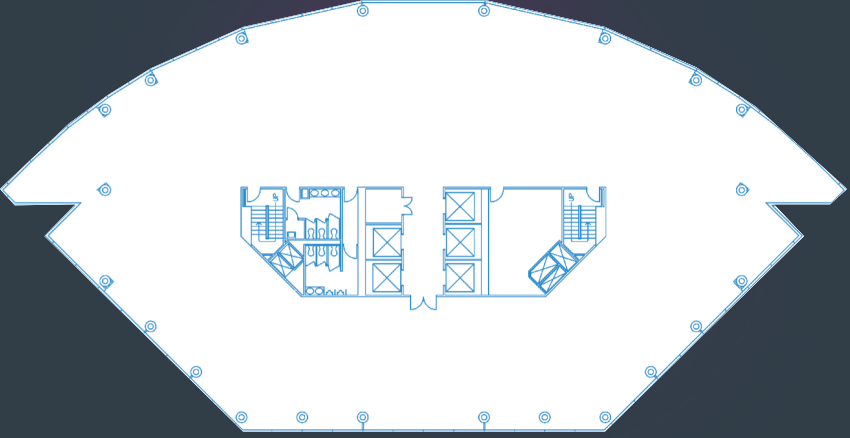
FISHER ISLAND

AREA AMENITIES

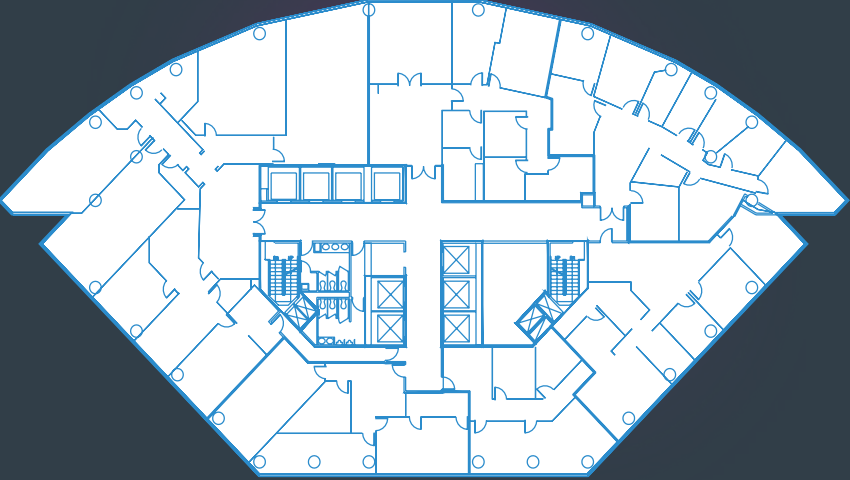
AVAILABILITIES RANGING FROM
1,385 SF - 22,500 SF

UNOBSTRUCTED VIEWS

MOVE-IN-READY SPEC SUITES



LOW - HIGHRISE BANK
15,000 - 22,500 RSF



BUILD TO SUIT
15,000 - 22,500 RSF



DENVER



MIAMI



HOUSTON



CHARLOTTE



ATLANTA

CP Group OWNERSHIP

1ST LARGEST LANDLORD
IN FLORIDA AND
DOWNTOWN MIAMI

56^{MM} SQUARE FEET
OWNED & MANAGED
TO-DATE

25TH LARGEST OFFICE LANDLORD
IN THE UNITED STATES

35+ YEARS OF CRE EXPERIENCE
ACROSS THE SUNBELT

\$8^B ASSETS
MANAGED/ACQUIRED/
DEVELOPED

170+ ACQUISITIONS

ENVIRONMENTAL HEALTH & WELLNESS PROGRAM

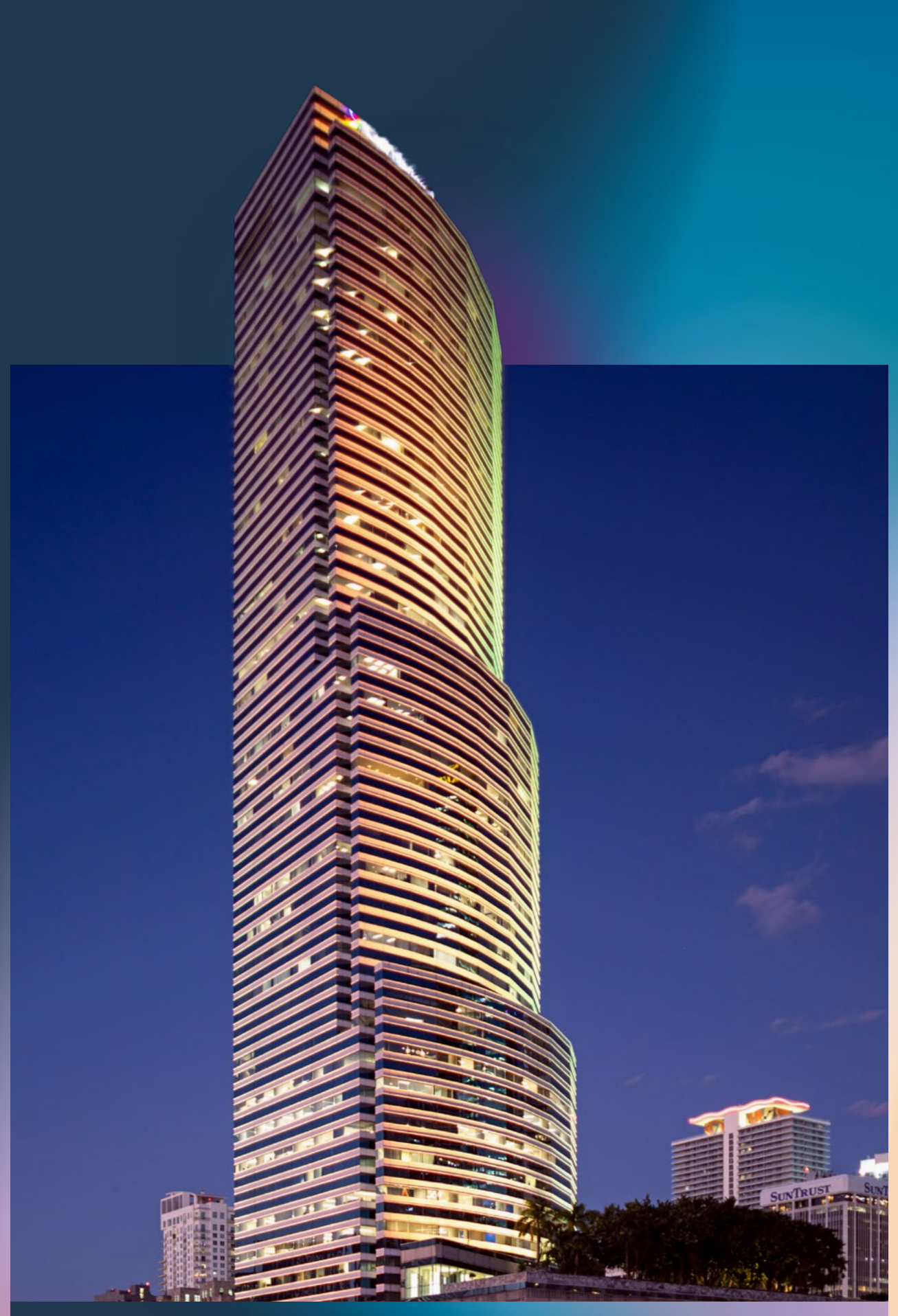
Prioritizing safety and sustainability under the trusted advisory of our Director of Environmental, Social and Governance (ESG)

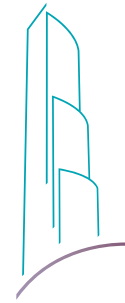
TENANT EXPERIENCE

Committing to best-in-class service through a Tenant Services Program designed to enhance interaction and deliver a customized, premier experience

WORCPACES by CP Group

Delivering flexible workspaces focused on wellness, service and next generation design in collaboration with a global leader in architecture, Gensler





MIAMI
TOWER



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