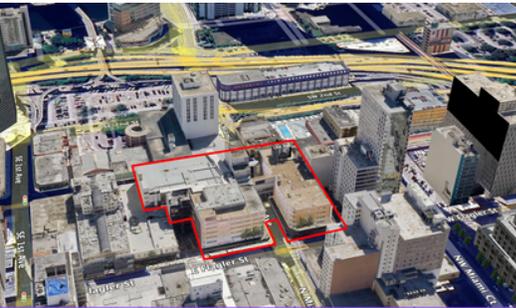


HQ LEASE OPPORTUNITY

# FLAGSHIP RETAIL & OFFICE SPACE

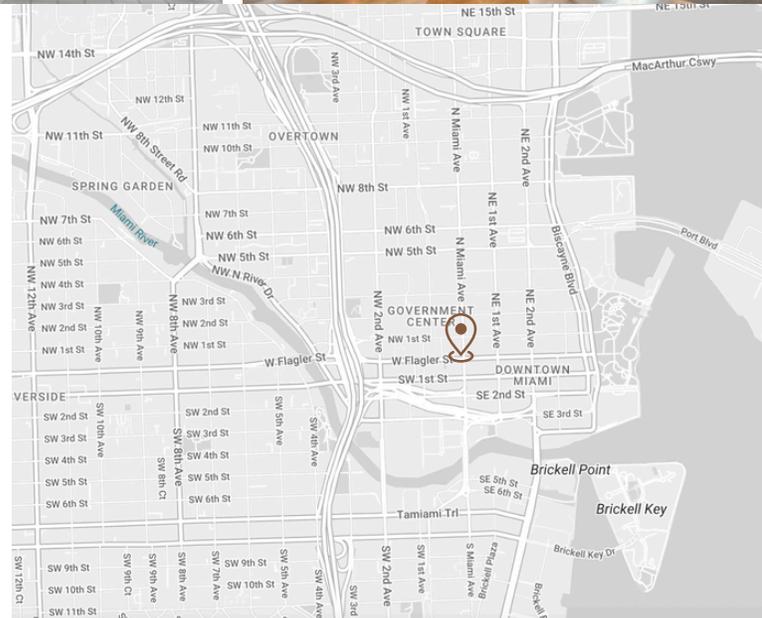
22 E | 8 W FLAGLER  
MIAMI, FL 33131

HQ LEASE  
OPPORTUNITY



## PROPERTY HIGHLIGHTS

- Former Macy's Flagship Building
- Prime Downtown Miami Location
- 45,000 Sq/ft Floor Plates - 490k Total Bldg Sq/ft
- Headquarters / Campus Potential
- Adaptive Reuse Opportunity
- Exceptional Branding & Visibility
- High Pedestrian Traffic Corridor
- Central Transit Connectivity - Metro Station on Site
- Surrounded by Major Development
- Strategic Regional Location

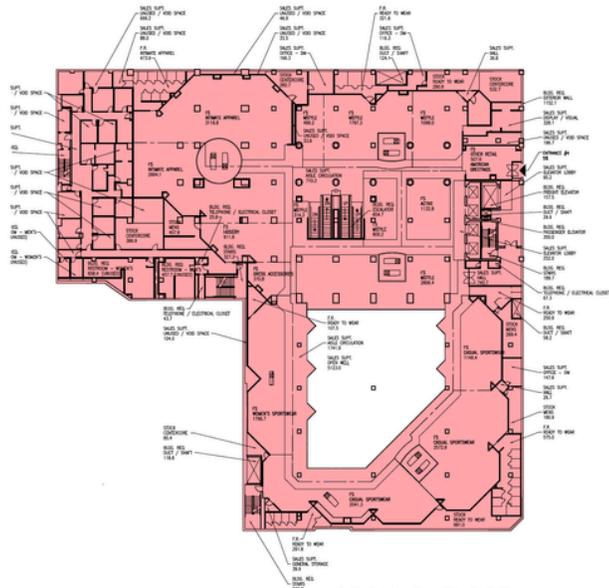


## CONTACT

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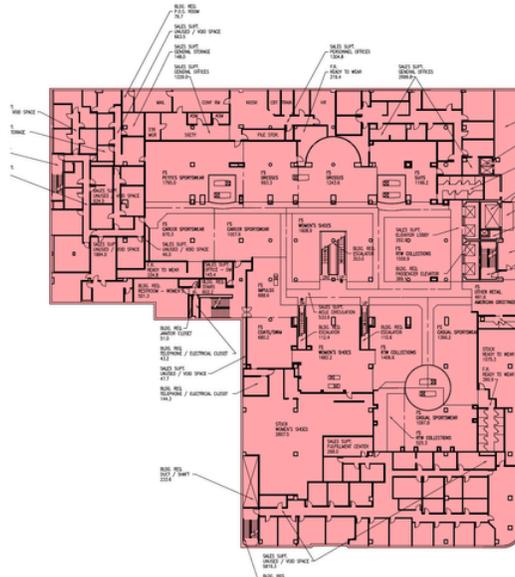
# FLOOR PLAN



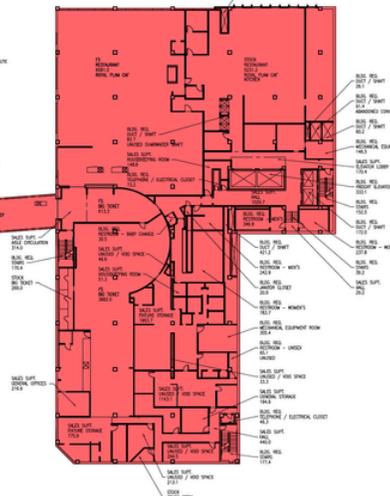
GROUND FLOOR  
42,548 SQ. FT.



GROUND FLOOR  
28,617 SQ. FT.



3RD FLOOR  
46,561 SQ. FT.



3RD FLOOR  
29,673 SQ. FT.

HIGH RES PLANS AVAILABLE

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