

OFFICE/RETAIL SPACE  
AT THE  
**EPIC HOTEL**

270 BISCAYNE BLVD WAY  
MIAMI, FL 33131

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WOLFGANG HERZ  
+1 786 303 2181  
WH@FIR.COM

RICARDO DUPOND  
+1 305 588 7187  
RD@FIR.COM

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OFFICE/RETAIL SPACE  
**FOR LEASE**  
5,685 SF





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# PROPERTY INFORMATION

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## SPACE DETAILS

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### OFFICE/RETAIL

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- OFFICE RETAIL – 1ST & 2ND FLOOR: 5,685 SF – \$55 NNN
- 4 PARKING SPACES FOR THE OFFICE AVAILABLE

CO-TENANCY:



MAISON F.P.JOURNE



## LOCATION

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- PRIME RETAIL SPACE LOCATED IN THE EPIC HOTEL IN THE HEART OF DOWNTOWN MIAMI
- CORNER SPACE ON BRICKELL AVENUE AND BISCAYNE BLVD., TWO OF MIAMI'S MOST RECOGNIZABLE STREETS
- TWO DIFFERENT ENTRANCES (ONE FROM BISCAYNE BLVD., ONE FROM EPIC RESIDENCES & HOTEL VALET)
- SIGNAGE OPPORTUNITIES ON BISCAYNE BLVD. AND IN THE VALET AREA
- BOASTS A TRAFFIC COUNT OF OVER 22,000 CARS PER DAY – PROVIDING EXCELLENT EXPOSURE
- CLOSE TO 8,000 RESIDENCES AND OVER 2,300 HOTEL ROOMS WITHIN JUST A FEW BLOCKS LIKE KIMPTL, HILTON MIAMI, HAMPTON INN AND MANY MORE
- ONLY BLOCKS FROM TWO OF MIAMI'S MOST HOTLY-ANTICIPATED RETAIL DEVELOPMENTS – MIAMI WORLD CENTER AND THE \$1.05 BILLION BRICKELL CITY CENTRE DEVELOPMENT
- BLOCKS FROM THE EPICENTER OF MIAMI'S FINANCIAL DISTRICT – KNOWN INTERNATIONALLY FOR WORLD BANKING, FINANCE AND COMMERCE, AND AS A HOT SPOT FOR DINING, ENTERTAINMENT AND THE ARTS
- MINUTES AWAY FROM MAJOR MIAMI ATTRACTIONS INCLUDING THE PERFORMING ARTS CENTER, AMERICAN AIRLINES ARENA AND THE NEW ARTS & SCIENCE MUSEUMS

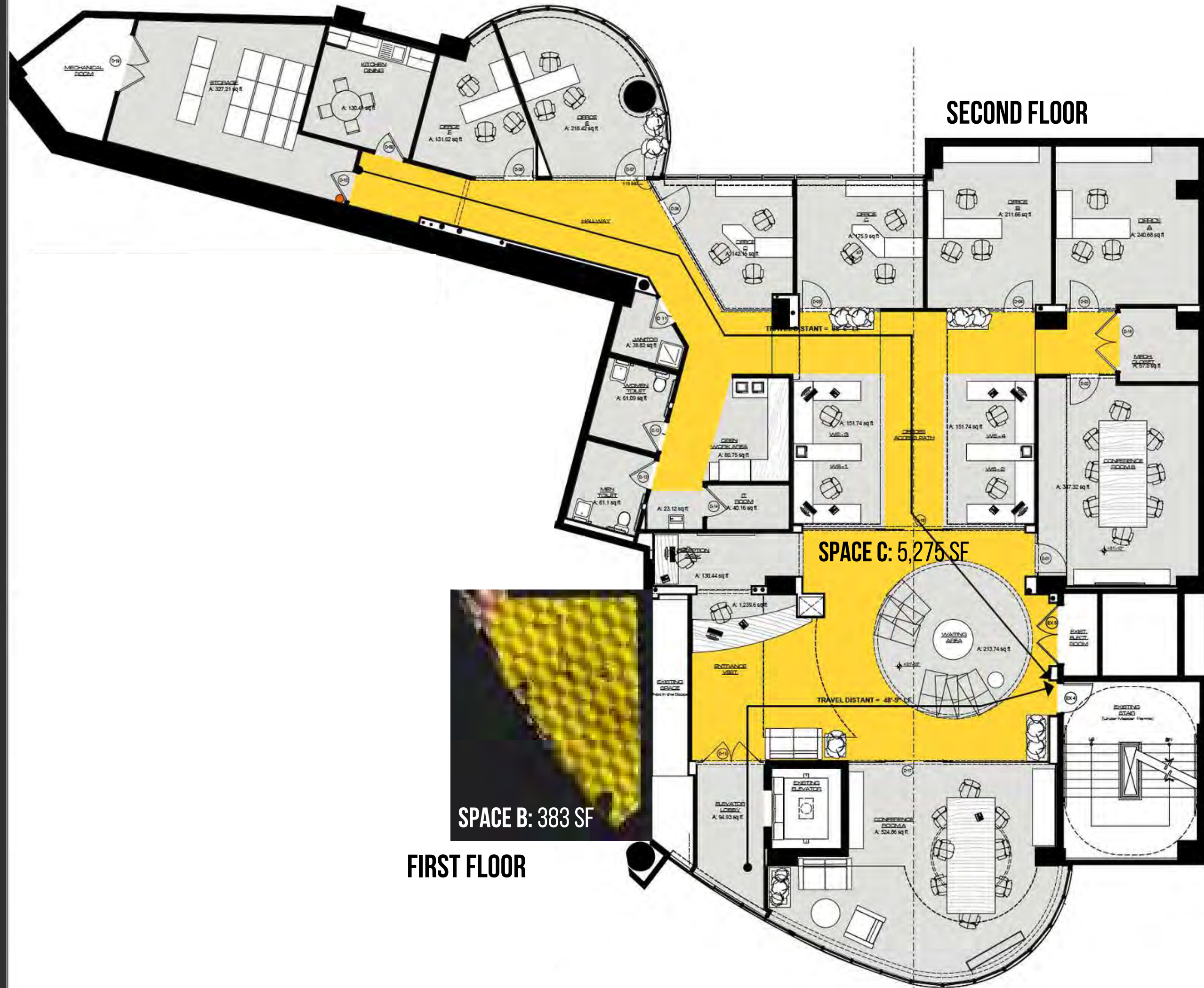
# FLOOR PLANS

## FIRST & SECOND FLOOR OPTION 2

**TOTAL SPACE: 5,685 SF**

**SPACE C: 5,275 SF**

**SPACE B: 383 SF**

**SPACE B: 383 SF**

## FIRST FLOOR



# FLOOR PLANS

## SECOND FLOOR



CLICK TO SEE  
MATTERPORT TOURS





# OFFICE

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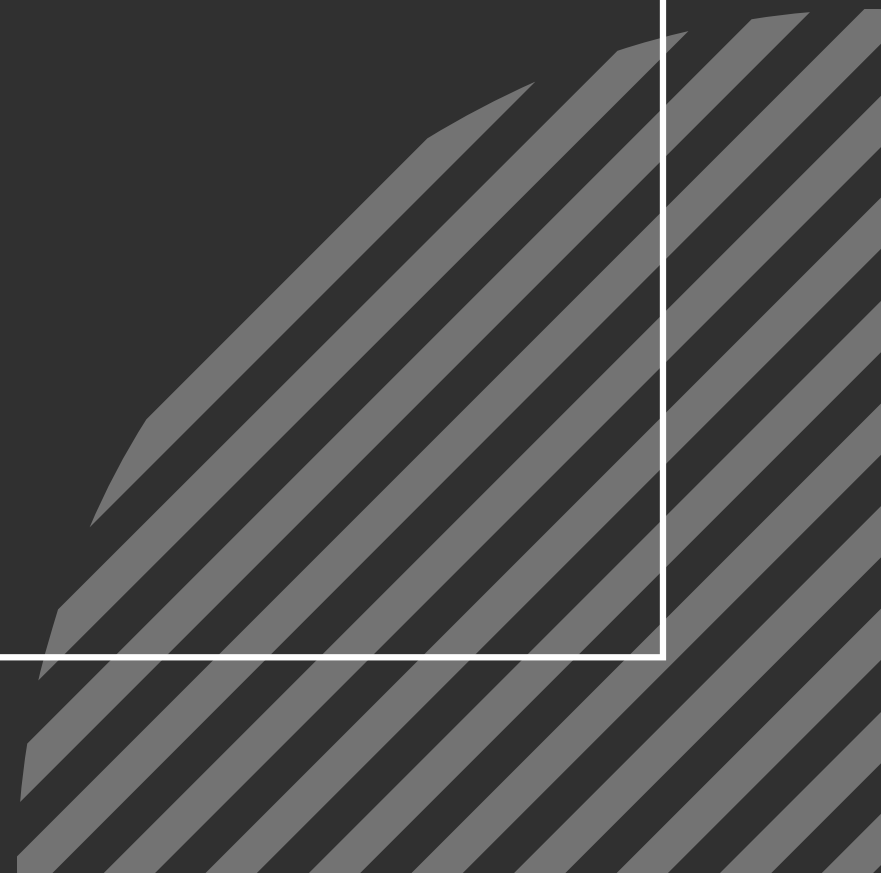








# DOWNTOWN





# LOCATION





# LOCATION





# DOWNTOWN MIAMI IN THE WORKS

\$11 BILLION IN NEW PUBLIC  
AND PRIVATE DEVELOPMENT

## TOP MEDICAL INSTITUTIONS

Jackson Memorial Hospital,  
Bascom Palmer Eye Institute,  
& UM Miller School of Medicine

## AMERICAN AIRLINES ARENA

Home of the Miami Heat

## ADRIENNE ARSHT CENTER

Performing Arts Center  
Film Production Studio

## BISCAYNE BOULEVARD

Grand Boulevard  
Links Streets, Parks and Bay

## PARAMOUNT

500+ Residences  
Over 40 Amenities

## MUSEUM PARK

Art, Science Museums  
29 Acres

## SKYRISE MIAMI

1000 ft. Tower  
Retail and Hospitality

## ALL ABOARD FLORIDA

Passenger Rail  
Mixed-use Retail and  
Hospitality





*Adrienne Arsht Center*



*Minutes from Miami Beach*



*Perez Art Museum Miami*



*Frost Museum of Science*



*American Airlines Arena*



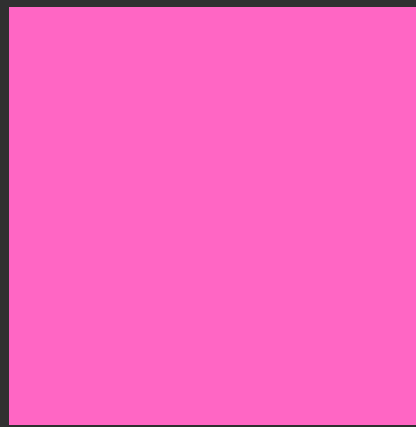




160,000  
DOWNTOWN  
WORKERS

\$97,671  
AVERAGE HOUSEHOLD  
INCOME

RESIDENTS  
88,540



6,640  
HOTEL ROOMS

85%  
OCCUPANCY

1,300  
TOTAL AREA BUSINESSES

235,000  
DAYTIME POPULATION

35  
MEDIAN AGE





# DOWNTOWN

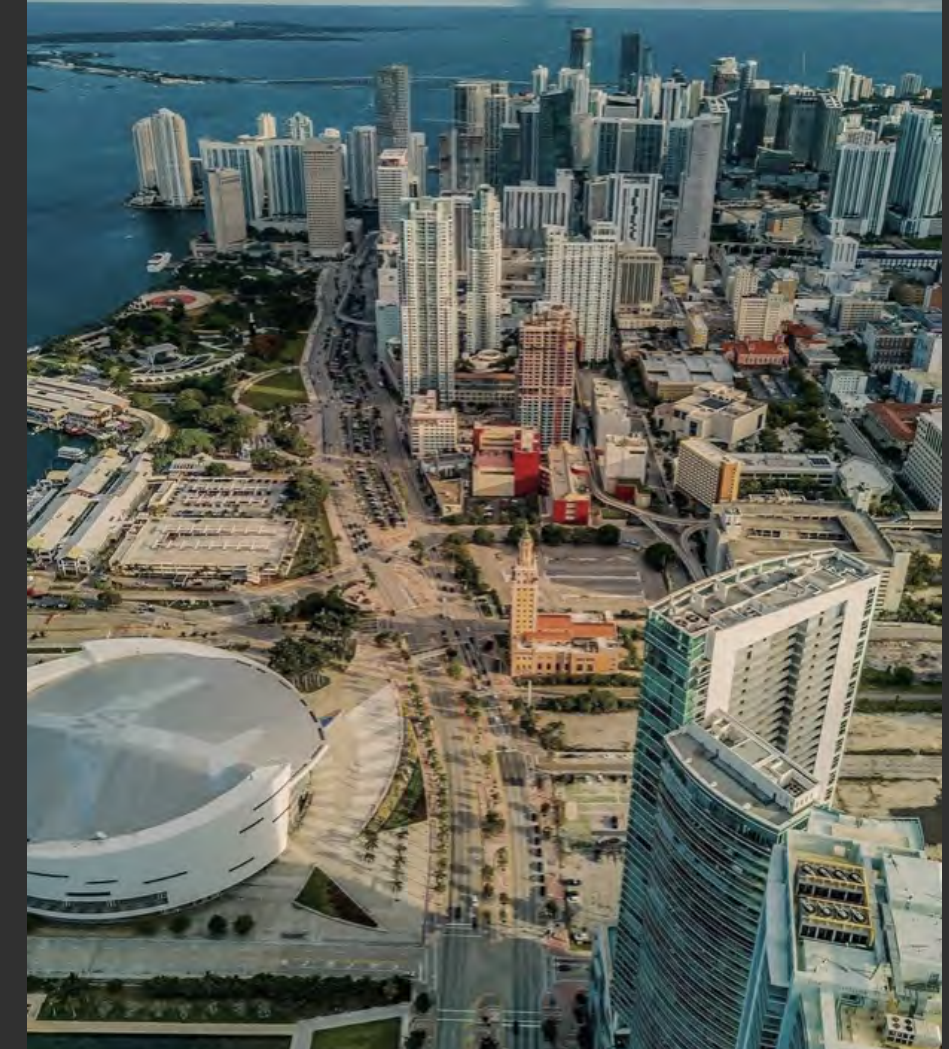
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In Florida, Downtown Miami is the destination for global business. A thriving economy, strong business sectors, instant connectivity, extensive social and cultural offerings and an active and vibrant residential community come together to form our global cosmopolitan city.

Companies strategically choose Downtown Miami to be a part of the city's core... a tropical waterfront paradise where worlds meet, entrepreneurs gather, and the Americas are centered. Whether opening, expanding or relocating a business, the Miami Downtown Development Authority will connect you to city, county and state agencies as well as other businesses and organizations to facilitate real growth and sustained success.

For more than 50 years the agency has been a catalyst for positive change and continues to work toward the enhancement of Downtown Miami for all area residents, businesses and visitors.

For international businesses, Miami is the location of choice to serve their Latin American, American and European clients and customers. In fact, nearly 200 main offices and U.S. branches of multinationals are located in Downtown Miami. Convenience of access is one of the key reasons companies choose Downtown Miami. MIA is just 20 minutes away by car or the airport transit link. As the second largest airport in the U.S. for international passengers, MIA provides non-stop service to 154 destinations and more than 200 daily direct flights to major international cities across the globe.





# TRANSPORTATION

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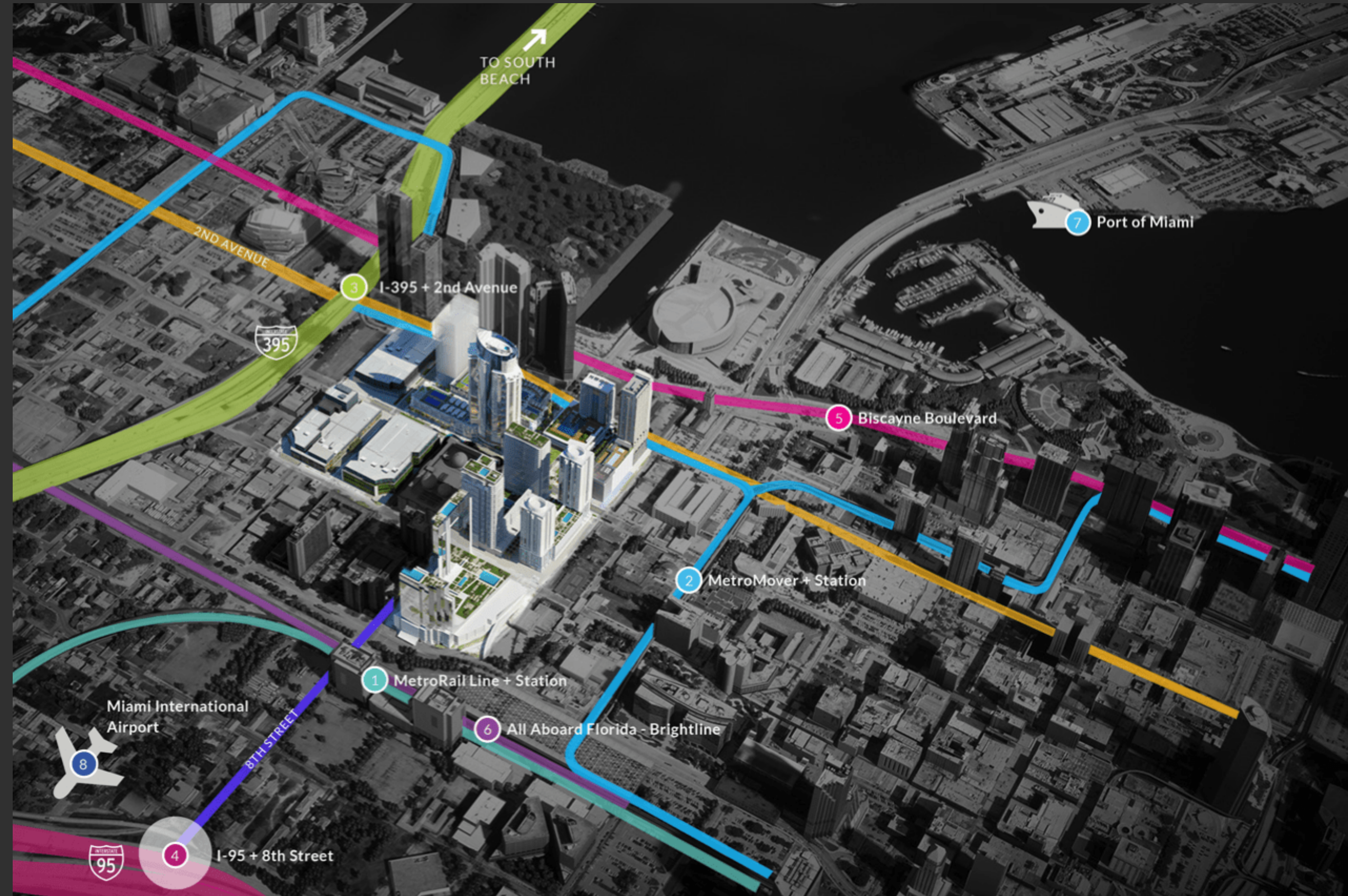
Downtown Miami is the strategic location for rapid transportation. Thousands of people beat daily traffic by utilizing the elevated transit systems – Metrorail and Metromover. There is direct, quick access to the Interstate I-95 and I-395 highways, Port Miami is directly adjacent to Downtown Miami and Miami International Airport is just 20 minutes away by car or rail. Capital improvement projects including streetscape redesign, wayfinding signage, and bicycle and pedestrian enhancements continue to make Downtown even easier and safer to navigate. Downtown Miami ranks amongst the Top 5 places in the U.S. for walkability. The addition of the Miami Trolley – a free and frequent local circulator – provides convenient stops on every block. Ride and bike sharing systems, like Uber and CitiBike, have taken Downtown Miami by storm with many young residents and professionals enjoying the freedom of being car-less and embracing the new way of getting around. The new direct passenger train connection to Orlando – with two other stops in Downtown Fort Lauderdale and Downtown West Palm Beach – is also in the works scheduled to begin service in 2017. Terminating at the new MiamiCentral Station, the new service will also be joined in the coming years by Tri-Rail regional commuter train, Bay Link light rail to Miami Beach, and the Miami Streetcar connecting Downtown to the emerging neighborhoods to the North.





# TRANSPORTATION

- 1 **MetroRail Line + Station**  
22.5 million riders annually
- 2 **MetroMover + Station**  
10 million riders annually
- 3 **I-395 + 2nd Avenue**  
43 million vehicles annually
- 4 **I-95 + 8th Street**  
55 million vehicles annually
- 5 **Biscayne Boulevard**  
20 million vehicles annually
- 6 **All Aboard Florida - Brightline**  
10 million projected visitors
- 7 **Port of Miami**  
5 million cruise passengers annually
- 8 **Miami International Airport**  
45 million passengers annually





# OFFICE

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Prime real estate meets tropical waterfront in Downtown Miami, which features the highest concentration of prime office space in South Florida. Nearly 20 million square feet of Class A and B office space provides future tenants with a wealth of location choices and building options. Most Class A office space is contained within high performance, environmentally sustainable, LEED certified buildings; many office buildings feature fiber-optic connections, direct access to the Network Access Point (NAP) of the Americas for extra band-width, cutting edge security systems, extra redundancy to ensure continued operation at all times, and other unique services.



# RETAIL

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The rapidly expanding population base in the Downtown area is generating growing demand for retail, restaurants and entertainment offerings as evidenced by the over 350 restaurants currently in downtown. An increased demand is fueling the development of new major retail centers, such as Brickell City Centre and Miami Worldcenter, which will join established shopping destinations, such as Bayside Marketplace, The Shops at Mary Brickell Village and Historic Flagler Street. Those projects alone will add over 1.5 million square feet of retail to the market thus fulfilling unmet consumer demand as well as solidifying the appeal of Downtown Miami as a global shopping destination. The new developments will further provide opportunities for major brand name retailers to enter the rapidly growing Miami market, often as their first foothold into the U.S. market.



# TOURISM

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With an inventory of over 6,500 hotel rooms and another 500+ under construction, Downtown Miami provides the discerning traveler with a range of choices from urban boutique style properties to extended stay facilities and top international luxury brands. In fact, Downtown is home to 2 out of Miami's 3 AAA rated 5 Diamond Hotels (the Four Seasons and the Mandarin Oriental) – both of which are located in the Brickell Financial District. Whether you are planning a conference, hosting business partners or bringing together an international team, Downtown Miami has the hospitality and conference infrastructure that fits your needs. A meeting and event planner's dream, Downtown Miami is the perfect choice for corporate entertainment, conferences and educational seminars. Meeting facilities within Downtown hotels collectively offer more than 300,000 square feet of space – from grand ballrooms to intimate meeting rooms. In addition, Downtown has a selection of dedicated conference facilities including the James L. Knight Center, which can accommodate trade shows, international conferences and seminars, as well as smaller independent facilities, such as the Miami Center for Architecture and Design. The Miami DDA has a venue guide, which is available upon request, that details square footage and capacity information alongside images of the existing spaces in the area.

Visitors to Downtown Miami can enjoy an abundance of transportation options to get into and around Downtown including a direct train service to/from MIA, a free, 21 station Metromover system connecting all of Downtown's hotels and attractions, and looking forward to 2017, an express passenger rail to Orlando, with stops in Downtown West Palm Beach and Downtown Fort Lauderdale.





# TOP REASONS TO CHOOSE DOWNTOWN

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**Business is Booming** – With more than \$10 Billion in international investment underway and over 50 development projects on the books, Downtown Miami defies national and global economic trends.

**Talented Workforce** – We are home to a diverse, multilingual and highly educated workforce essential for business needs, with many more professionals choosing to work in Miami every year.

**Climate for Business** – Florida is the fourth best state in the U.S. to do business according to the Tax Foundation. Couple that with competitive costs of doing business, and Miami is an attractive choice.

**Access** – Downtown has the best public transportation system in the State of Florida, including the free Metromover system, joined by a top-tier international airport and seaport.





# TENANTS



SOYA & POMODORO



ZUMA



FEEL GOOD FOOD



NIU Kitchen



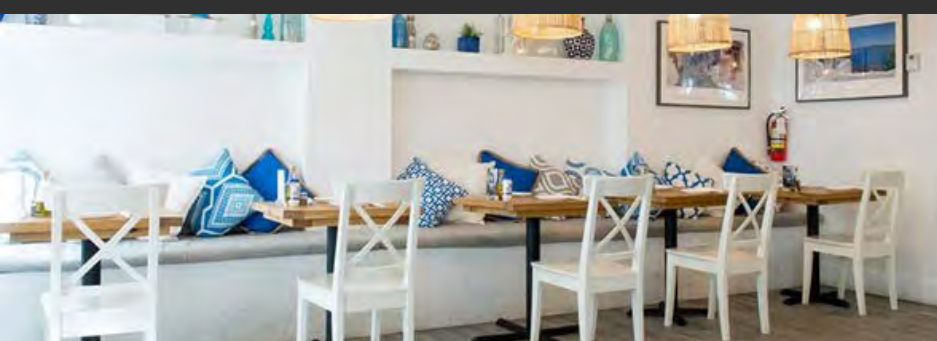
IL GABBIANO



GARCIA'S



HARD ROCK CAFE



MERAKI GREEK BISTRO



BALLOO



FRATELLI MILANO



JAGUAR SUN



PEZ



SEASPICE BRASSERIE & LOUNGE



BUNBURY



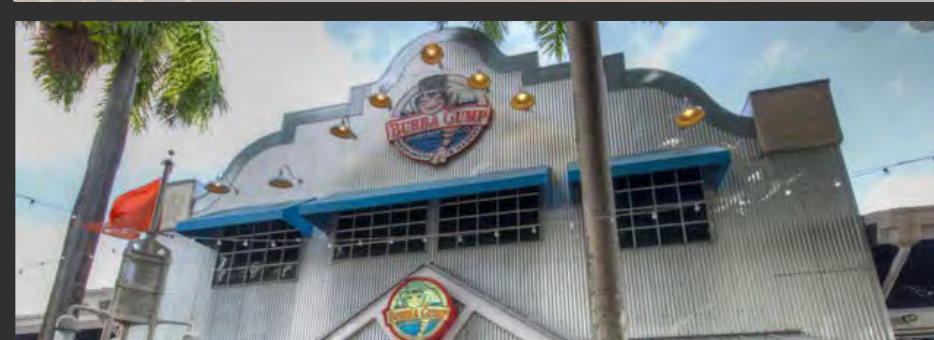
BOULUD SUD MIAMI



NOVIKOV



CVI.CHE 105



BUBBA GUMP



CIPRIANO

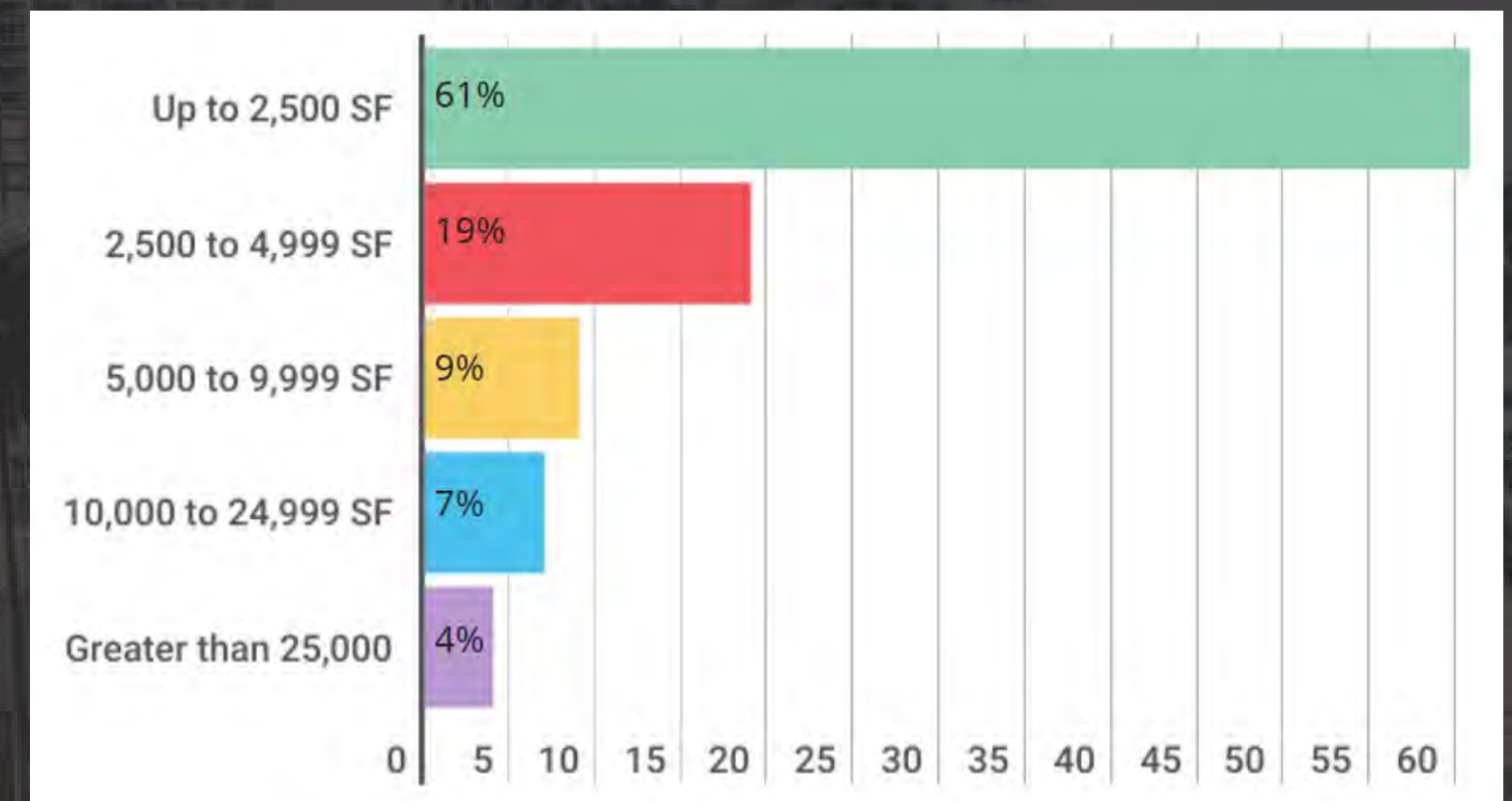


# TRENDS IN OFFICE SPACE AND TENANT PROFILE

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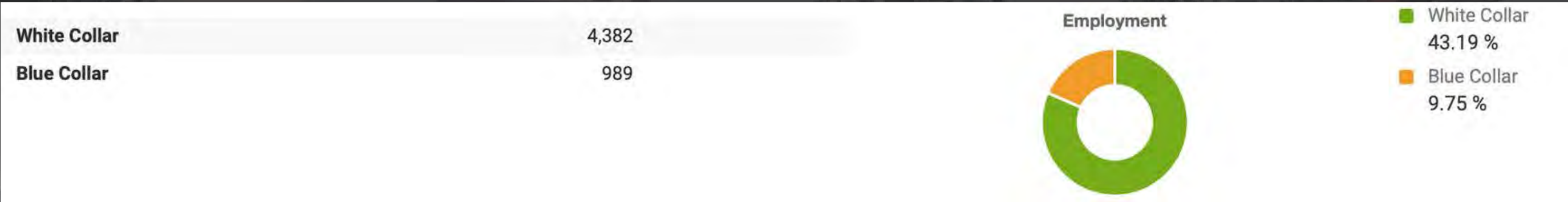
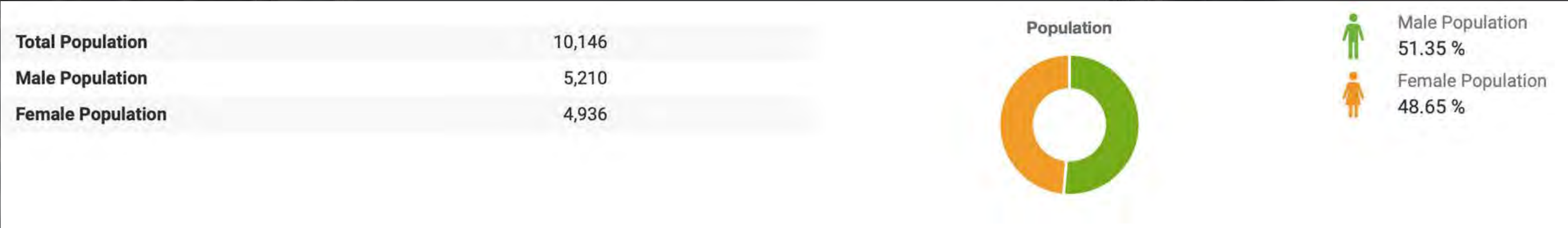
Although Miami-Dade County is home to a number of large local, regional, national and/or multinational companies, the market is dominated by smaller tenant space. More than 60 percent of office tenants in Miami-Dade County occupy less than 2,500 square feet of space and 80 percent less than 5,000 square feet.

Countywide there has been no material change in tenant size. However, based upon the average deal size over the past few years, tenant sizes are continuing to decline modestly.





# DEMOGRAPHICS





# ABOUT HERZ DUPOND GROUP COMMERCIAL

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Based in Miami and comprised of an international team, Fortune International Realty's Herz Dupond Group, led by Wolfgang Herz & Ricardo Du Pond, is one of South Florida's leading office brokerage businesses and development teams within Fortune International Realty. Their approach to achieving superior results for every client begins with understanding current market conditions and anticipating future trends. Herz Dupond Group's is dedicated to providing their clients with cutting-edge market research.

The team consistently provides a national and international real estate network, combined with a global perspective and a deep understanding of the local market.

The team is one of Florida's leading experts representing tenants, owners and landlords who need advice in the selection of locations and concepts.

Herz and Dupond lead a team who specializes in the lease and sale of commercial space and analyze these sites in regards to traffic, zoning, utilities, demographic profiles and more.





# ABOUT HERZ DUPOND GROUP RESIDENTIAL

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The team offers personalized real estate services to clients looking to relocate within Miami/South Florida. Throughout the years, the division has acquired a solid understanding of the Florida market and provide clients with the expertise required to successfully conduct and close their real estate transactions. Herz Dupond Group is an industry leader in the residential brokerage business. The team has served the real estate needs of our market area with superior service and integrity. These standards have resulted in rewarding and time honored relationships with their clients. Through years of experience the duo has acquired a solid understanding of the Florida market, and has been able to provide to their clients the expertise required to successfully conduct and close their real estate transactions.

Herz Dupond Group specializes in Waterfront Luxury Properties and Luxury Condominiums in South Florida and knows the value of personal relationships—especially when finding a home.

Herz and Dupond work hard to establish a brand within the market of Florida and also national & international, that is known for its professionalism, industry knowledge and an unmatched service. Herz and Du Pond are industry experts, on the topics of buying and selling condos, single & multifamily homes. In need of more information about this industry? Schedule an appointment to discuss your needs. We look forward serving you.





# HERZ DUPOND GROUP TEAM

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Herz Dupond Group comprised of an international team of seasoned commercial and residential brokers. The team consistently provides a national and international real estate network, combined with a global perspective and a deep understanding of the local market. The team consists of individuals with various hospitality backgrounds, network, expertise and language skills from Spanish, German, French, Italian, Russian, Chinese and more.

The team is one of Florida's leading experts representing tenants, owners and landlords who need advice in the selection of locations and concepts.

Herz and Dupond lead a team who specializes in the rent and sale of commercial and residential space. The team has years of experience in the local & national market to benefit clients.







# CONTACT US

Wolfgang Herz  
+1 786 303 2181  
wh@fir.com

Ricardo Dupond  
+1 305 588 7187  
rd@fir.com

