

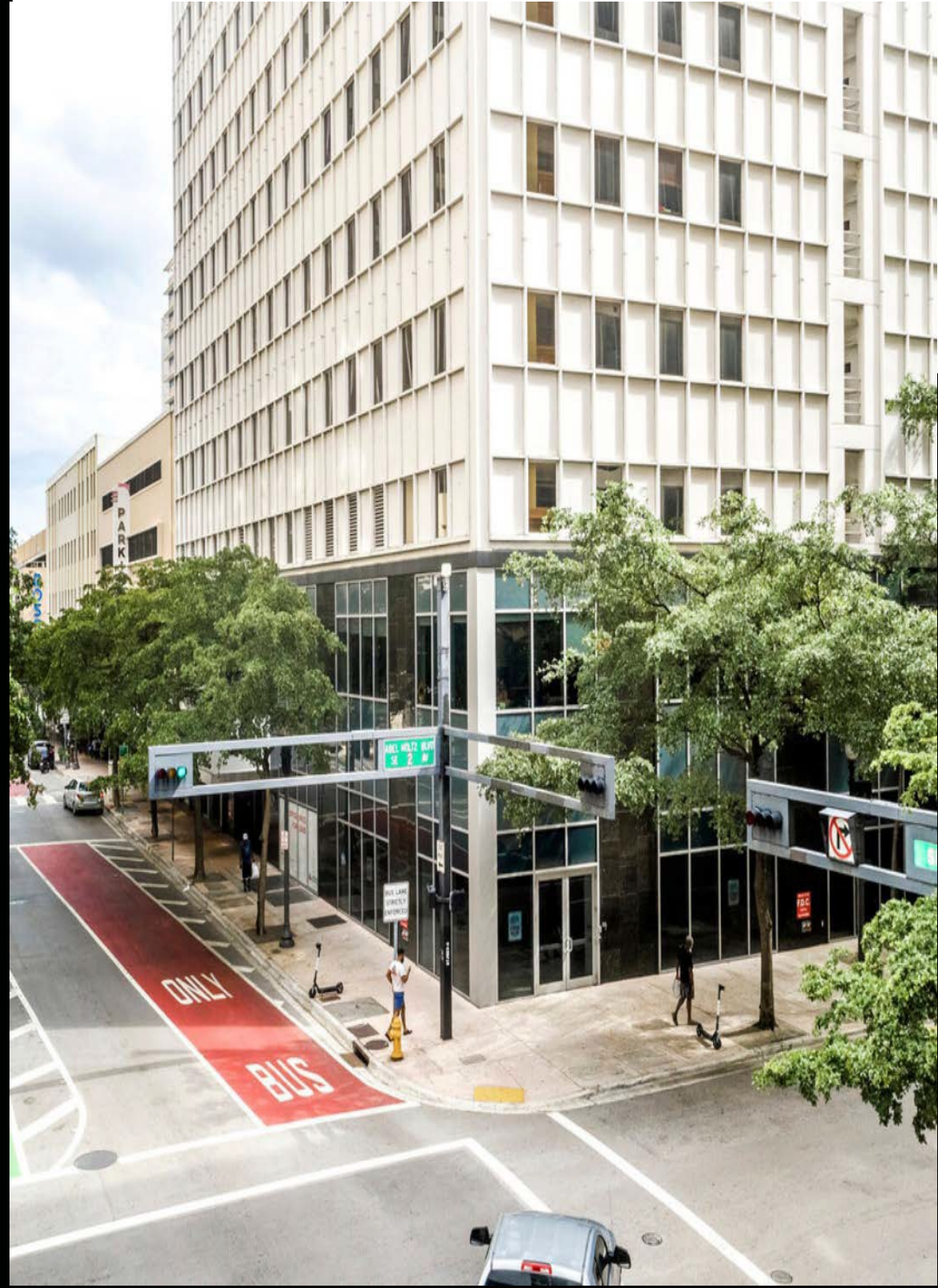
200

SOUTHEAST FIRST STREET

200 SE 1ST STREET, MIAMI, FL 33131



STONEROCK
CAPITAL PARTNERS





Centrally Located. Completely connected.

Overview

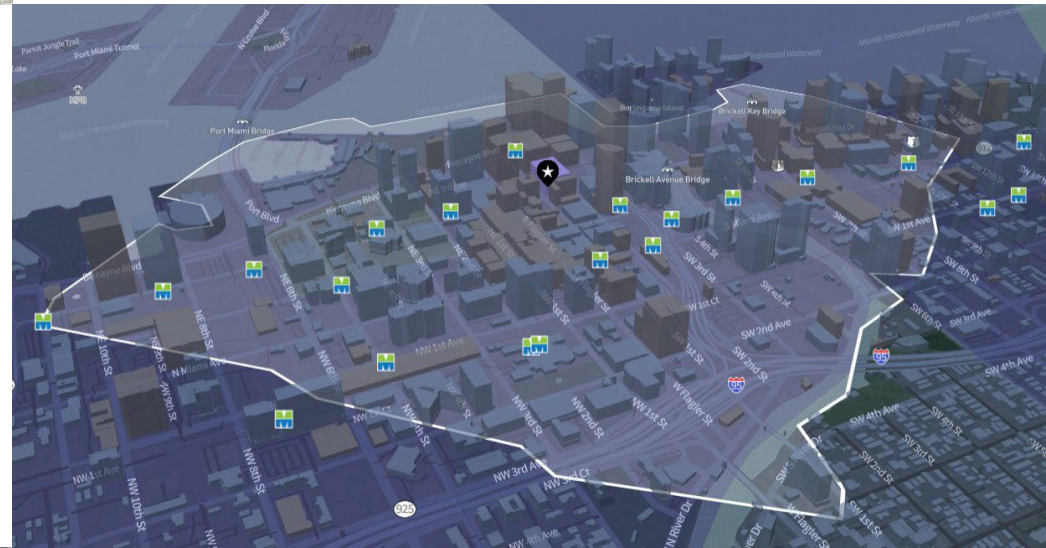
200 Southeast First offers office spaces in a variety of floor plans and sizes. Some availabilities have been built-out with the modern professional in mind, and other office spaces are ready to be customized to suit your needs.

With a walk score of 100, 200 Southeast First is within 5 minutes of walking distance to multiple Metromover and Metrorail stations connecting commuters to Brickell, Coconut Grove, Coral Gables, Dadeland North & South, and many more. 200 Southeast First is a live, work, and play building with 53,358 people living within 1 mile and over 100+ lifestyle, dining, and entertainment destinations within walking distance.



Move-in ready spec suites available for immediate occupancy

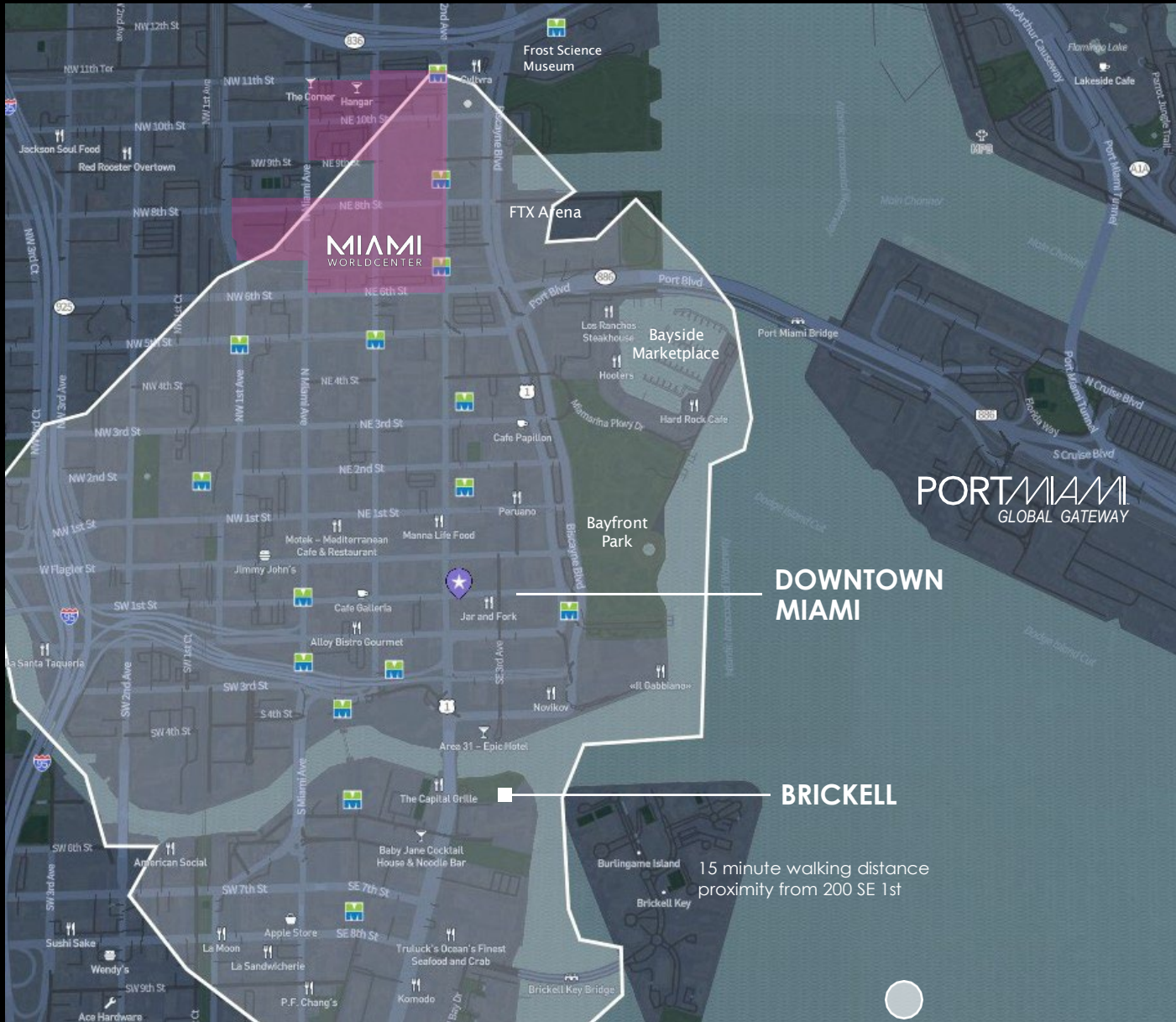
Commuter friendly office building with a **walk score and commuter score of 100** with multiple Metrorail stops within 15 minutes walking distance



State-of-the-Art Fitness Center for tenant convenience inclusive of showers and lockers

Upgrade the 9 to 5 at 200 Southeast First

200 Southeast First's central location offers tenants easy access to I-95, major highways, the Port of Miami, and Miami International Airport. Within 15 minutes walking from your office at 200 SE 1st St, you will be at some of the best destinations Miami has to offer in Downtown Miami and Brickell.



**DOWNTOWN
MIAMI**

BRICKELL

15 minute walking distance
proximity from 200 SE 1st

**WITHIN 15 MINUTES
WALKING DISTANCE**

50+ RESTAURANTS

ZUMA IL GABBIANO

MOTEK Hutong

NOVIKOV KOMODO

10+ METRO OVER STOPS

GOVERNMENT CENTER	COLLEGE BAYSIDE
MIAMI AVENUE	COLLEGE NORTH
KNIGHT CENTER	RIVERWALK
BAYFRONT PARK	THIRD STREET
FIRST STREET	FREEDOM TOWER

HOTELS & ENTERTAINMENT

HYATT REGENCY BRICKELL CITY CENTRE

JW MARRIOTT MARQUIS **FTX arena**

KIMPTON EPIC MIAMI **FROST SCIENCE**

INTERCONTINENTAL MIAMI **Adrienne Arsht Center**

TO NAME A FEW...



Located in the heart of Downtown Miami surrounded by Miami's highly rated lifestyle destinations, dining, and entertainment

Within the Flagler Improvement District that is currently funded for a \$30 million streetscape revitalization project



Flagler Improvement District Rendering



Proximity to multiple multi-family residential and mixed-use projects with a projected 3,500+ apartments in the surrounding area being developed in 2023-2025 including the **Waldorf Astoria, Miami World Center, and Baccarat Residences** to name a few

Miami World Center Rendering

Move-in Ready & Customizable Suites at 200 Southeast First

9TH FLOOR

SUITE 900: 13,465

7TH FLOOR

SUITE 700: 3,898 RSF

6TH FLOOR

SUITE 604: 1,850 RSF
SPEC SUITE 601: 3,941 RSF | [View Tour](#) SUITE
600: 1,636 RSF

5TH FLOOR

SUITE 505: 1,968 RSF
SUITE 504: 2,433 RSF
SUITE 502: 3,939 RSF
SUITE 500: 2,457 RSF

4TH FLOOR

SPEC SUITE 403: 6,537 RSF | [View Tour](#) SPEC
SUITE 402: 3,471 RSF | [View Tour](#)
SUITE 400: 2,508 RSF

3RD FLOOR

SUITE 306: 269 RSF
SPEC SUITE 305: 1,309 RSF | [View Tour](#) SUITE
302: 3,463 RSF



Monument building
signage available.

200

SOUTHEAST FIRST STREET

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