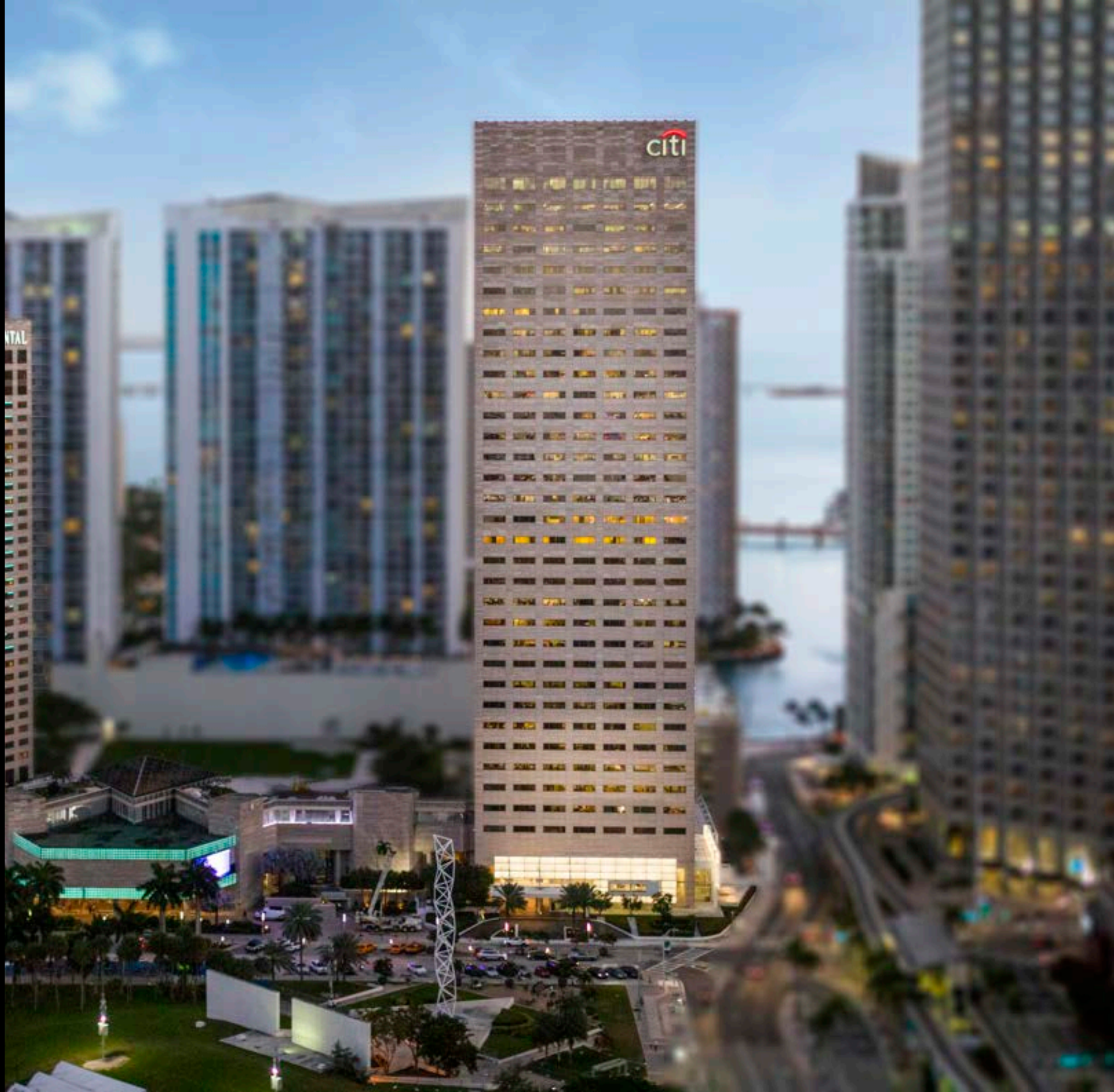




**CITIGROUP
CENTER
201 S BISCAYNE**

**BUILT
FOR
SUCCESS**



MONARCH
ALTERNATIVE CAPITAL

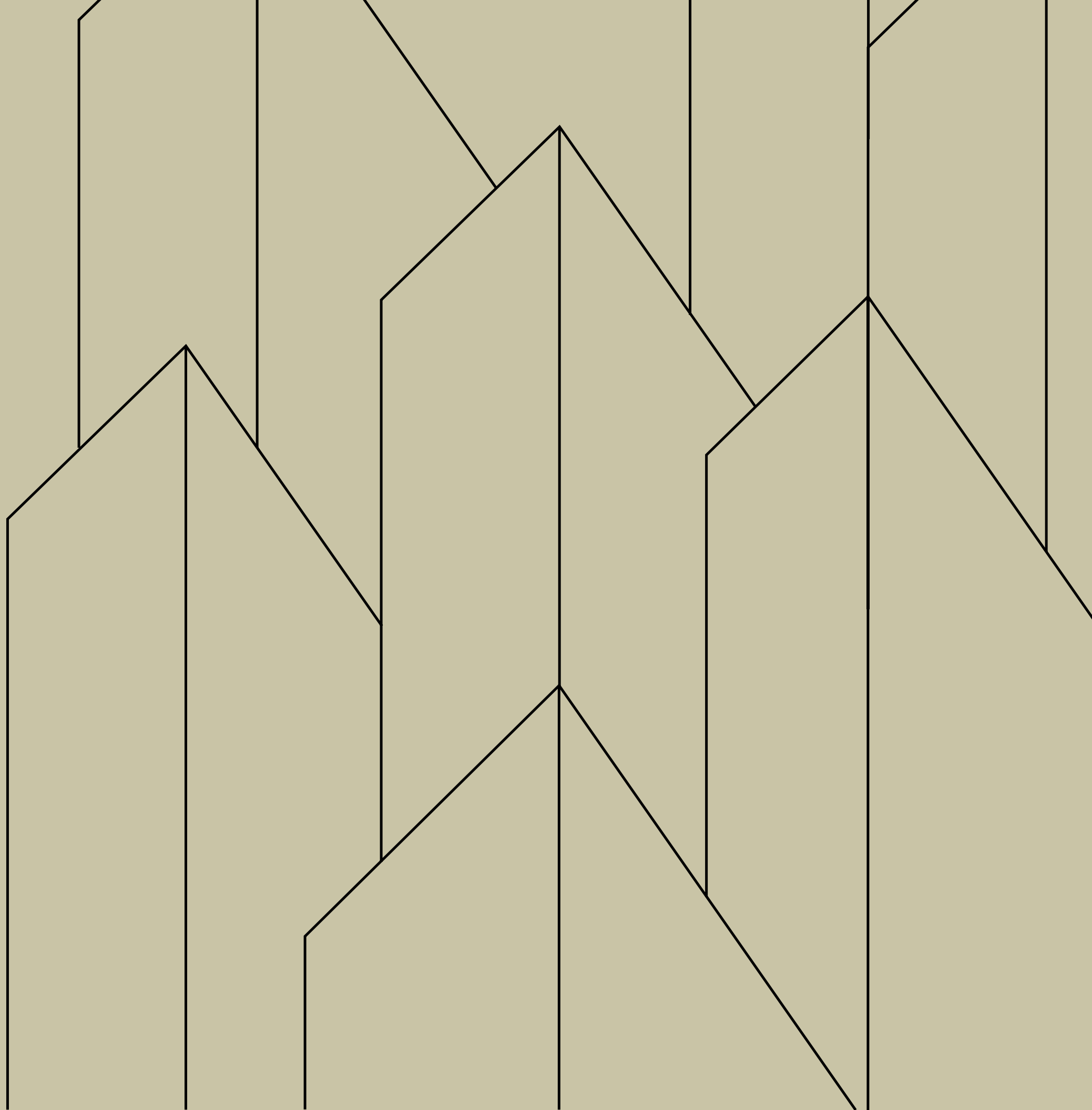


Tourmaline



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OVERVIEW

BUILT FOR THE SUCCESS OF TODAY AND TOMORROW

A modern blend of convenience, white-glove service, and productivity can be found in Downtown Miami at the Class-A Citigroup Center, a lifestyle-driven office tower with premium amenities and an unmatched tenant experience. Connectivity, **hospitality-focused** service, a waterfront location and sweeping views combine to create the ultimate workspace.



Hospitality inspired lobby



↑ HOTEL INTER-CONTINENTAL
& RETAIL SHOPS
→ GARAGE ELEVATORS
← ACCESSIBLE REST / &





OVERVIEW

EXPERIENCE CITIGROUP CENTER



Downtown Miami's Most Hospitality-focused Commercial Development

Citigroup Center offers unobstructed views of Biscayne Bay paired with access to the sprawling adjacent Bayfront Park for tenants to enjoy. Its central location in revitalized Downtown Miami provides easy access to transportation options, a wide array of restaurants and bars, and vibrant entertainment venues.



AMENITIES

WORK, REFINED

The continued revitalization of Citigroup Center will seamlessly blend elegant hospitality with iconic tradition. At Citigroup Center, planned improvements include a full range of modern amenities, exclusive services and enhanced safety features, including:

UPDATED LOBBY

With an activated cafe and outdoor seating area

RETAIL

Plus ground floor restaurant

EXECUTIVE VALET SERVICE

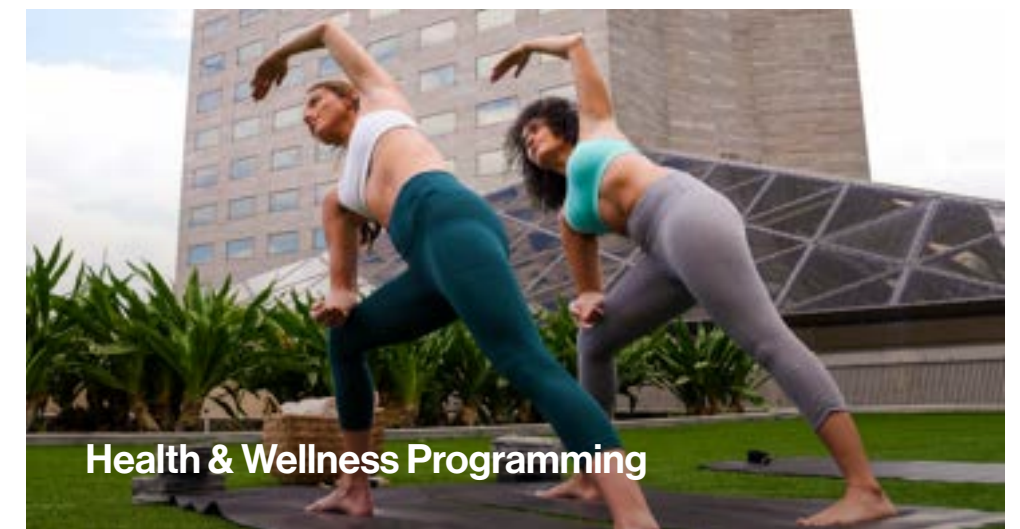
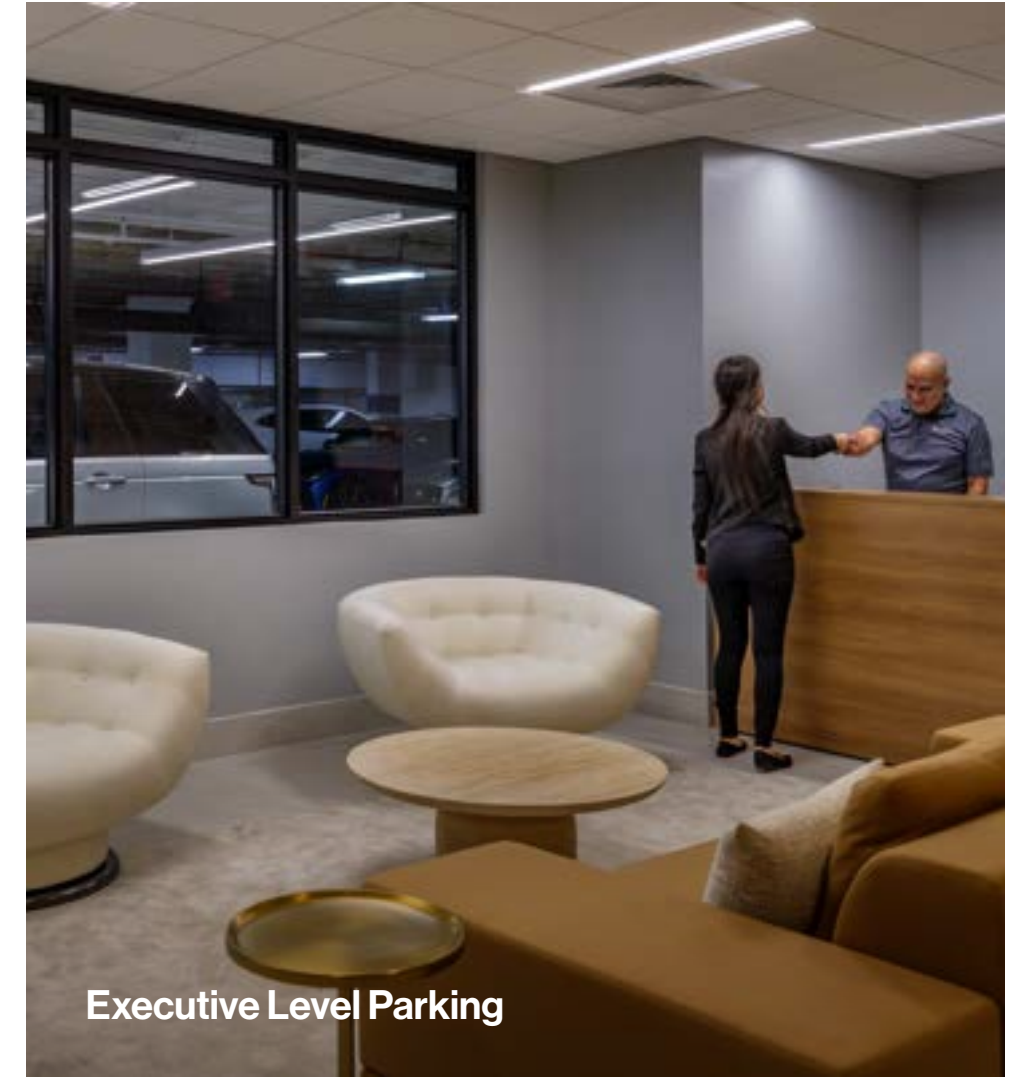
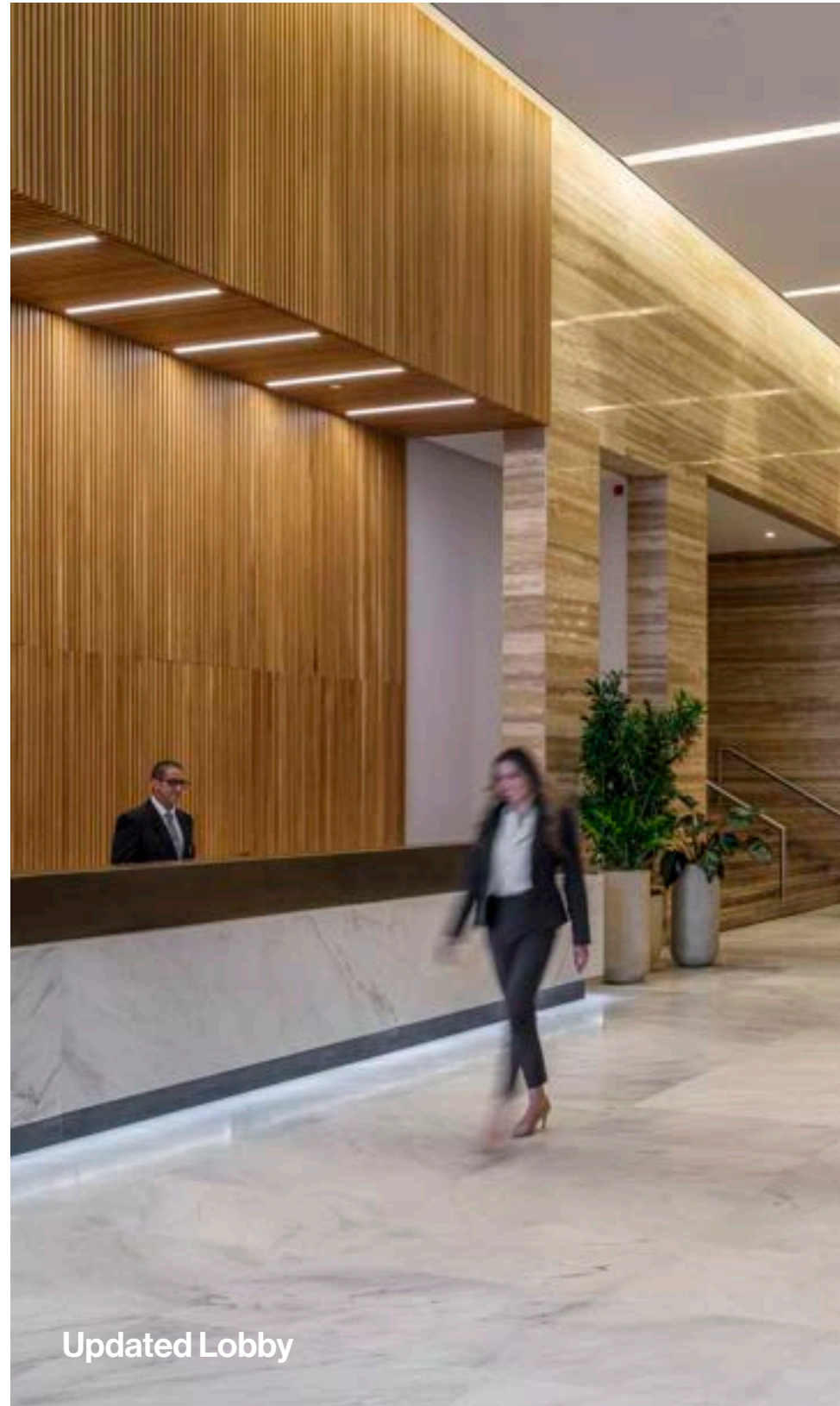
5th floor of the parking garage

TENANT LOUNGE

Redesigned, functional space

HEALTH & WELLNESS PROGRAMMING

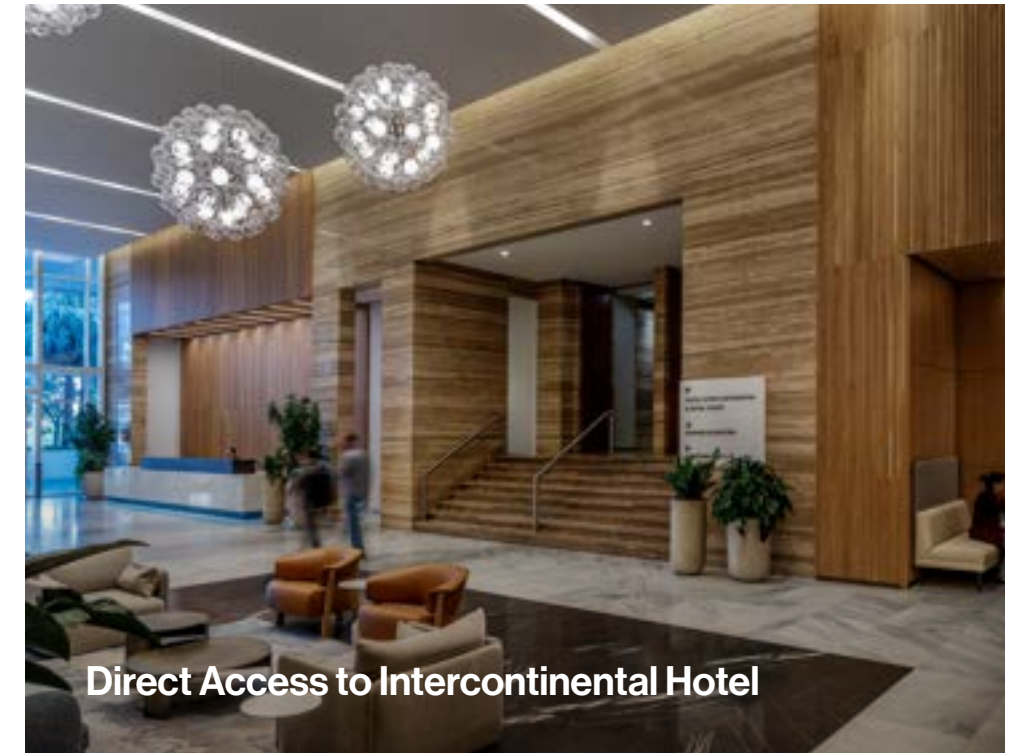
On-site and at nearby outdoor destinations





AMENITIES

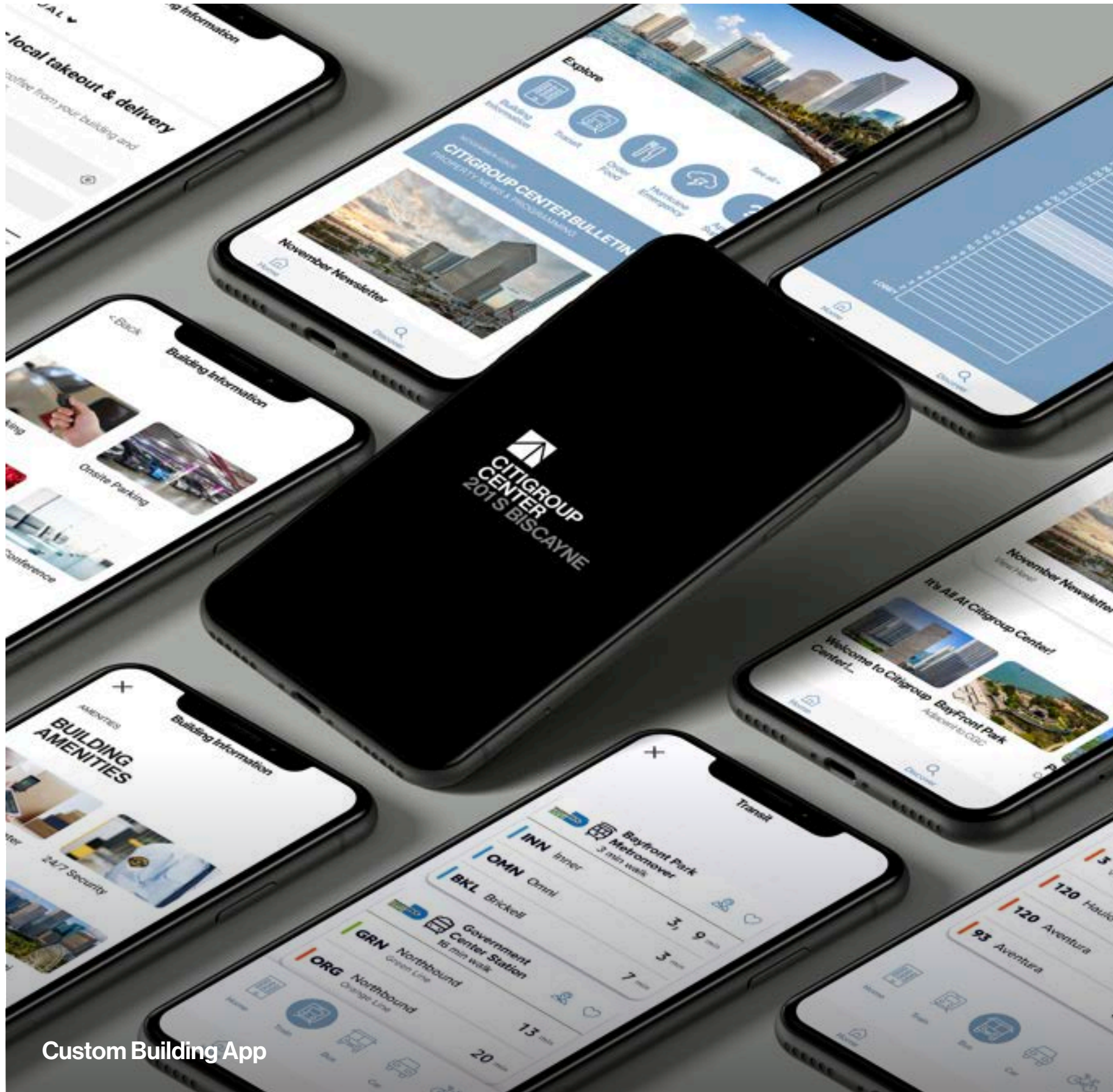
BUILDING AMENITIES



CAREFUL ATTENTION PAID TO HOSPITALITY-DRIVEN AMENITIES

Citigroup Center's investment in amenities transformed this 35-story Class A office building into a modern space for today's forward-thinking workforce. The current amenities enrich the workday with hospitality-driven service and spaces.





Custom Building App

AMENITIES

AN ELEVATED TENANT EXPERIENCE

FULLY DEDICATED TENANT SERVICES COORDINATOR

Our hospitality team acts as an extension of a tenant's organization, building a sense of community and activating the office life. From health and wellness programming to special events to preferential access to local hot spots, Citigroup Center's holistic offering helps attract and retain top-tier talent.

CITIGROUP CENTER APP

Tenants are invited to use the Citigroup Center mobile app to receive building alerts, RSVP to exclusive events, check the weather and transportation options, reserve a conference room, and more.



BUILDING AMENITIES



100K SF EVENT SPACE

Conference, Ballroom,
Outdoor Space



DINING

At Toro Toro and Ole



OUTDOOR MEETING & EVENT SPACE

Skylawn & Rooftop Pool



FITNESS CENTER & SPA

Discounted Membership/
Services Rates Available



653 GUEST ROOMS & SUITES

Exclusive Tenant Rates



**ON-SITE LOBBY CAFE,
STARBUCKS, FEDEX
& BANKING (CITIBANK)**



**WELLNESS
ACTIVATION**



UNPARALLELED EXCLUSIVE VIEWS

On 34 Floors



TENANT LOUNGE & CONFERENCE FACILITY

9,000 SF



ELEGANT PORTE COCHERE

With Valet Parking



PARKING, VALET & CAR WASH

On-Site



RESTAURANT

On-Site (Coming Soon)



AMENITIES

DIRECT ACCESS TO HOTEL



100K SF Event Space



On-site Starbucks



Rooftop Pool



Fitness Center

THE INTERCONTINENTAL HOTEL

Citigroup Center tenants have direct access to the exclusive amenities at Intercontinental Miami Hotel, a luxury hotel in Downtown Miami featuring rooms with city or waterfront views, modern amenities, restaurants, indoor and outdoor event spaces, and a rooftop pool.





WELLNESS

REFRESH & RECHARGE

HEALTH & WELLNESS PROGRAMMING

Citigroup Center offers robust health and wellness programming both inside the property, virtually, and in the neighboring greenspaces. In addition to fitness activities, the building hosts events that encourage tenant and employee interaction and culture building.

ACCESS TO WELLNESS

Citigroup Center is adjacent to Bayfront Park and connected to the Intercontinental Hotel's SkyLawn and fitness center. Marina Bayfront Park is a waterfront gathering space that hosts wellness events, public concerts, and other social activities. The SkyLawn offers outdoor space to host meetings and events, as well as wellness activities for tenants.



Yoga in Bayfront Park



SUSTAINABILITY

OUR COMMITMENT

BUILDING CERTIFICATIONS

Citigroup Center achieved LEED Silver Certification, WELL Health-Safety and Energy Star ratings. LEED Silver certification is a worldwide recognition awarded by the U.S. Green Building Council for our achievement of a high standard of sustainability and environmental performance. Certified by the International WELL Building Institute, the WELL Health-Safety rating responds to our approach to building and amenity design. Energy Star certifies that the building is committed to helping protect the environment by generating fewer greenhouse gas emissions than typical buildings.



TRANSPORTATION

With countless public transportation options, walkability, and bike access, getting to and from Citigroup Center is not only easy, but it reinforces our commitment to sustainability. Additionally, the parking garage features multiple charging stations for electric vehicles.



100/100
Transit Score



96/100
Walkability Score



78/100
Bike Score



Local Transportation



Conveniently Accessible



FLOOR PLAN

24,471 RSF

OFFICE INTENSIVE TEST FIT

MEETING SPACES

4 Person Conference Room	1
6 Person Conference Room	2
10 Person Conference Room	2
18 Person Conference Room	1

COMMON SPACES

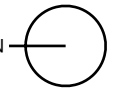
Reception	1
Phone Booths	3

WORK SPACES

Private Offices	35
Workstations	44

TOTAL HEADCOUNT 80

306 SF/Person





FLOOR PLAN

24,471 RSF

OPEN OFFICE TEST FIT

MEETING SPACES

Private Meeting Room	3
6 Person Conference Room	3
10 Person Conference Room	1
16 Person Conference Room	1

COMMON SPACES

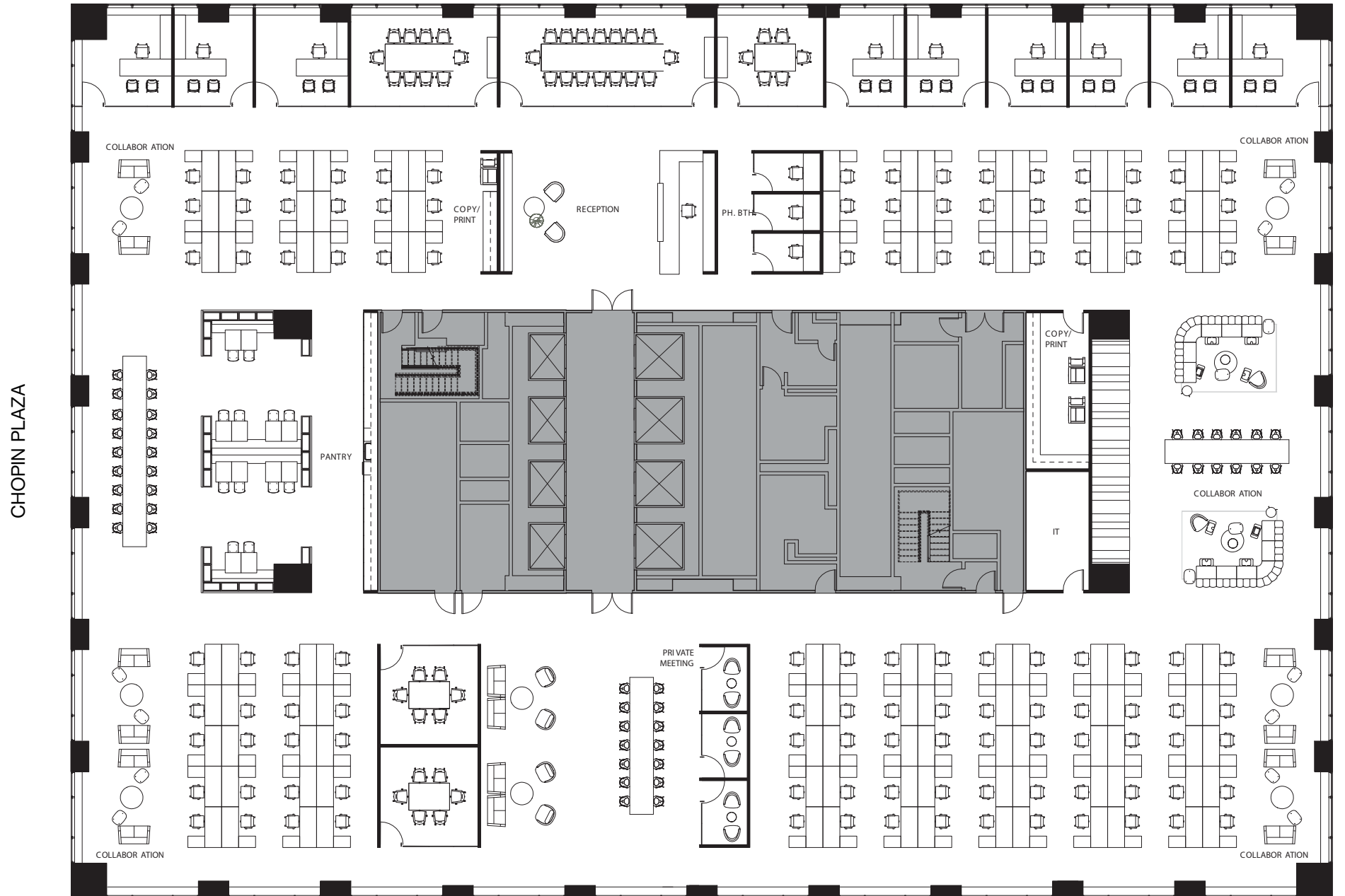
Reception	1
Phone Booths	3

WORK SPACES

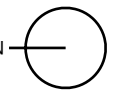
Private Offices	9
Workstations	118

TOTAL HEADCOUNT 128

191 SF/Person



BISCAYNE BOULEVARD





SPEC SUITES

PRE-BUILT SPACES

Citigroup Center will offer move-in ready spec suites with high-end finishes.



Woodpaneling
White Oak Tambour



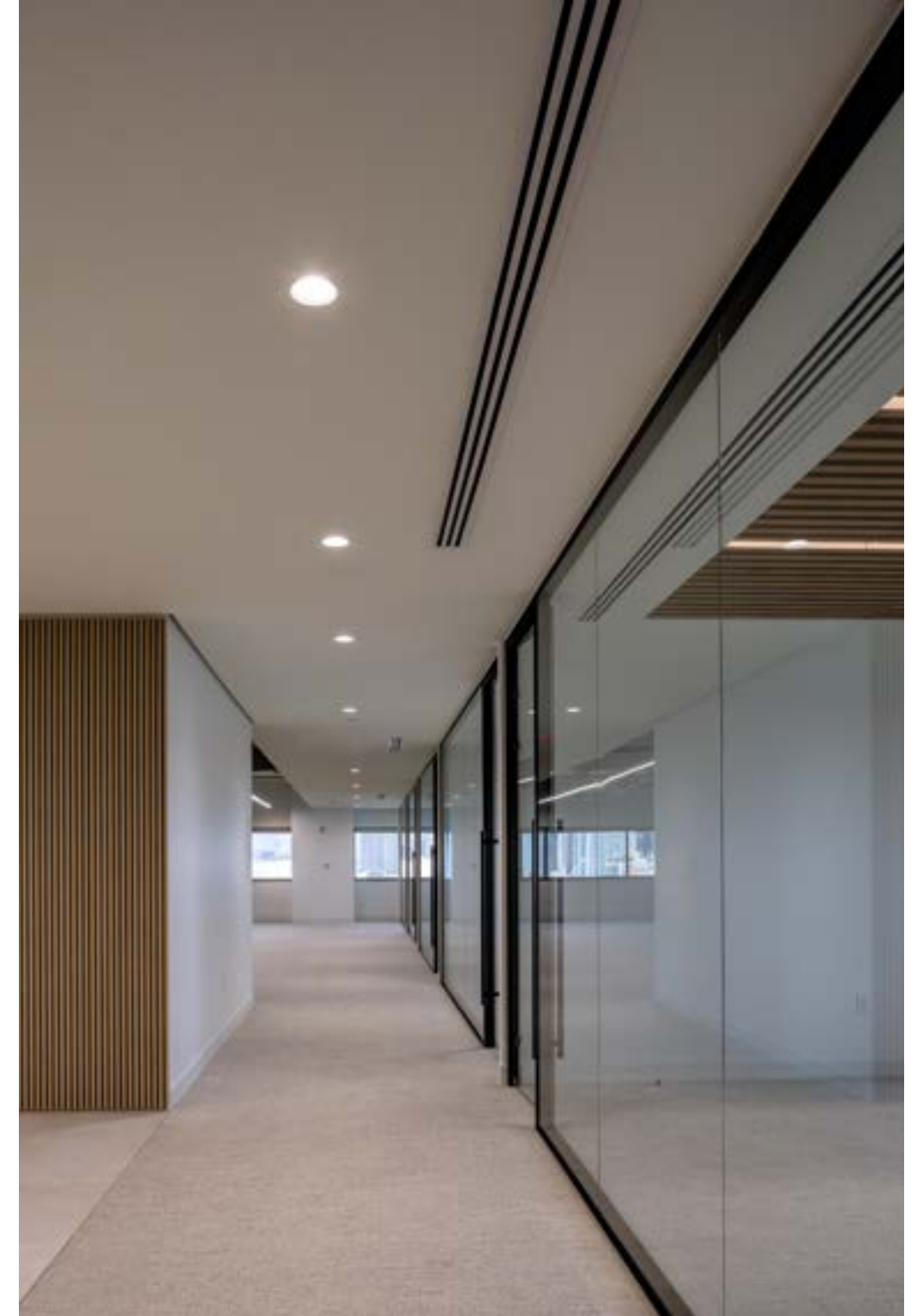
Acoustic Wallcovering
Kvadrat Divina



Carpet
Modulyss Opposite
942



Alternate LVT
Patcraft Handloom
Twill







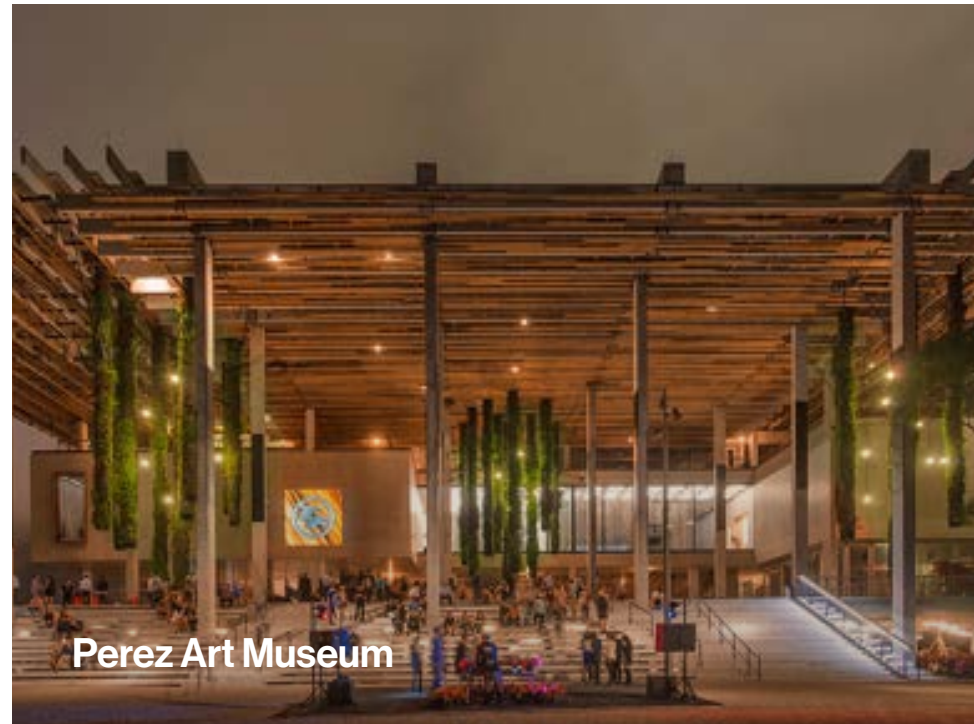




LOCATION

DOWNTOWN MIAMI

Offering incredible connectivity and convenience, Citigroup tenants can work within walking distance of some of Miami's finest amenities, localities, attractions, and restaurants, including the Miami Heat arena, Bayside Marketplace, PAMM, and the Frost Museum of Science. It is minutes from South Beach, Brickell, Miami International Airport (MIA), Wynwood, and Coral Gables.



Perez Art Museum



Arsht Center for Performing Arts



Miami Heat Arena



Bayfront Park



LOCATION

DOWNTOWN MIAMI

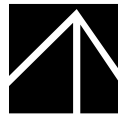
Located on the corner of Biscayne Boulevard and SE 2nd Street in Downtown Miami, Citigroup Center is situated amid some of the most prestigious national and international banks, law firms, and other businesses.

Metromover - with the Bayfront Park Station directly in front of Citigroup Center, Metromover is a free transit option connecting riders throughout Miami and Brickell with 21 stations. The Metromover provides direct access from Citigroup Center to the Miami Central Station.

Brightline - Citigroup Center is steps away from Miami Central Station, with high-speed, rail access between Miami, Fort Lauderdale, West Palm Beach, and Orlando.

Poseidon Ferry - access to and from Miami Beach (from the docks next to the Hyatt)





LOCATION

CONVENIENTLY CONNECTED

RESTAURANTS

- 01 American Social
- 02 Area 31
- 03 Bengal Indian Cuisine
- 04 Café Bastille Downtown
- 05 CVI.CHE 105
- 06 Dolores But You Can Call Me Lolita
- 07 Elcielo Miami By Juan Manuel Barrientos
- 08 Graziano's Restaurant Brickell
- 09 Hard Rock Cafe
- 10 Il Gabbiano
- 11 Julia & Henry's
- 12 KOMODO
- 13 La Mar by Gaston Acurio
- 14 Manna Life Food
- 15 Manolo & Rene Grill
- 16 niu kitchen
- 17 Novikov Miami
- 18 Olé
- 19 Peruvian Fusion Cuisine
- 20 Quinto La Huella
- 21 Ristorante Fratelli Milano
- 22 San Villa Asian Fusion
- 23 Shake Shack
- 24 Soya e Pomodoro
- 25 The Capital Grille
- 26 The Knife
- 27 Tipsy Flamingo Cocktail Bar
- 28 Toro Toro
- 29 Whole Foods Market
- 30 Zuma

MUSEUMS/ENTERTAINMENT

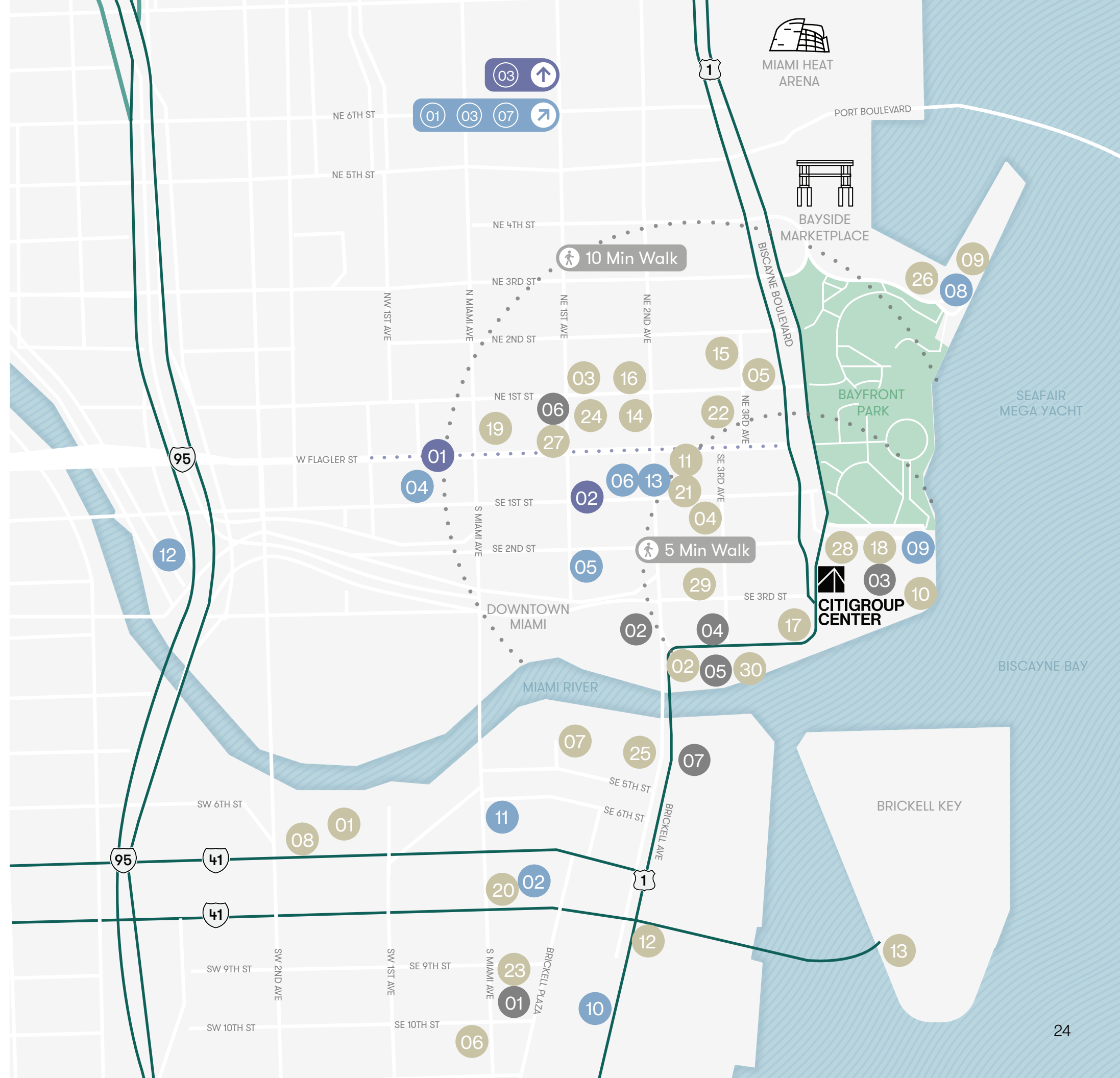
- 01 Adrienne Arsht Center for the Performing Arts of Miami
- 02 Brickell City Centre
- 03 Phillip & Patricia Frost Museum of Science
- 04 HistoryMiami Museum
- 05 Miami Tower
- 06 Olympia Theater
- 07 Pérez Art Museum Miami
- 08 Skyviews Miami Observation Wheel
- 09 The Liberty Column
- 10 The Miami Music Museum
- 11 The Social Hub Miami
- 12 The Wharf Miami
- 13 Van Gogh: The Immersive

HOTELS

- 01 citizenM Miami Brickell Hotel
- 02 Hyatt Regency Miami
- 03 Intercontinental Miami
- 04 JW Marriott Marquis Miami
- 05 Kimpton EPIC Hotel
- 06 The Ralston
- 07 W Miami

NEW DEVELOPMENTS

- 01 Flagler Street Improvement Project
- 02 Julia and Henry's Food Hall
- 03 Miami Worldcenter





OWNERSHIP

MONARCH ALTERNATIVE CAPITAL

Monarch Alternative Capital LP is a global investment firm founded in 2002 with approximately \$9 billion in assets under management. Monarch focuses primarily on opportunistic and distressed situations across corporate debt, real estate, special situations, and other market segments. Monarch draws on the skills and experience of its employees across its offices in New York and London.



Since 1986, CP Group has been a premier owner-operator and developer of commercial real estate through the Sunbelt. Today, CP Group is the largest office landlord in Downtown Miami and the State of Florida, and the 25th largest in the United States.

Tourmaline

Tourmaline is a founder-led firm with a mission to provide best-in-class work environments, because that is where companies thrive long-term. Tourmaline's workspaces are designed and operated to help employers attract and retain talent, facilitate in-person collaboration, and foster community and culture.



**CITIGROUP
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201 S BISCAYNE

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PLEASE CONTACT

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MONARCH
ALTERNATIVE CAPITAL



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