

### **ADVANTAGES**

29-Story Office Building

\$8.6M Renovation

266,697 Rentable Square Feet

Energy Star Designated

Located in Opportunity Zone

In the Heart of Miami's Legal District

Across the Street from the County Courthouse

Close Proximity to the Criminal and Traffic Courts

A Short Walk from the Civic Center Area

Less than a Block from the Main Downtown Metrorail and Metromover Stations

> On-Site Restaurants, and Retail Banking Facility

On-Site Management

24-Hour On-Site Courtesy Officer

24-Hour Card Key Controlled Access

Walking Distance to Numerous Restaurants and Services

> Video-conferencing Capabilities Available

Generous Covered Parking Ratio (2.00/1,000)

New On-Site Fitness Center

0.6 Miles to Brightline Station

### MIAMI'S SIGNATURE BUILDING

Welcome to Museum Tower, the signature building that stands out on the Downtown Miami Skyline! Boasting the most notable office tower along I-95, our prime location offers an unparalleled combination of convenience and prestige.



# WHERE SUCCESS MEETS SOPHISTICATION.

Nestled on Miami's bustling Flagler Street, Museum Tower has a privileged location in the legal district's heart, diagonally across from the County Courthouse.

The main Metrorail station is just a stone's throw away, and we even offer a covered parking garage for your convenience.

Plus, Flagler Street in Miami, FL, is currently undergoing an exciting renewal and reactivating process. The project aims to revitalize the street and bring it back to its former glory as the vibrant heart of Miami's downtown.



## A GRAND ENTRANCE TO MODERN LUXURY

The newly renovated lobby of Museum Tower is a sight to behold, exuding a modern and luxurious feel. With its sleek and elegant design, the lobby now serves as a grand entrance that impresses and welcomes tenants and guests alike. A better sense of entrance, leaving a lasting impression on all those who pass through it.





The Museum Tower lobby has undergone a renovation.



Every detail, from the fresh coat of paint to the polished flooring, has been thoughtfully considered.



Modern and luxurious feel



The newly installed lighting fixtures and chic furniture arrangements create a comfortable and inviting ambiance.



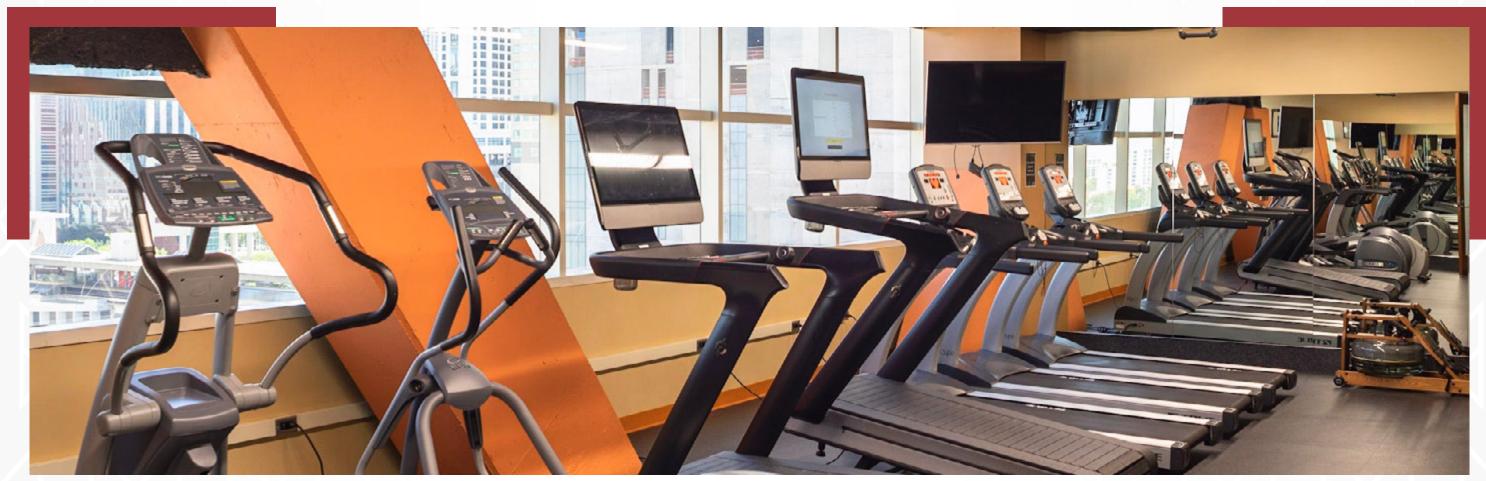
It now serves as an impressive and welcoming entrance for tenants and guests.



Brand new fitness center.

### WHERE SUCCESS MEETS SOPHISTICATION.

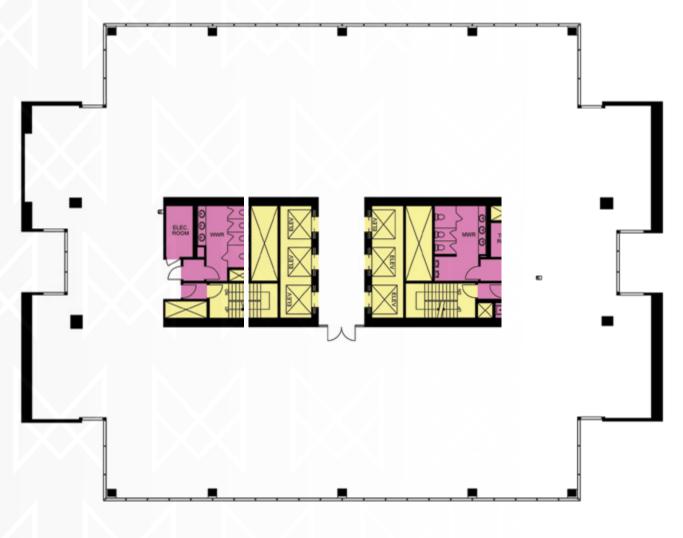






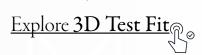
# FULL FLOOR OPPORTUNITIES

Functional workspaces with floor plans offering stunning views of downtown Miami.

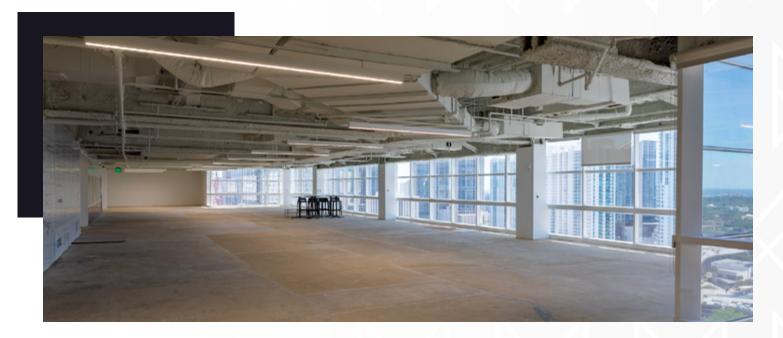


Suite 2700 | 14,751 RSF

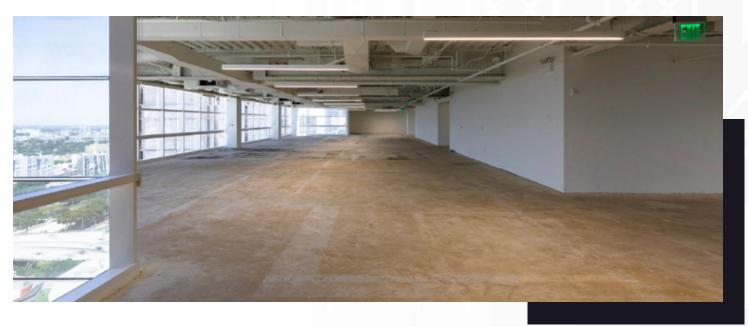
Entire 27th Floor













## REESTABLISHING FLAGLER STREET AS THE HEART OF THE CITY'S **DOWNTOWN AREA**

The beautification project at Flagler Street in Miami, Florida, is an exciting initiative to revitalize and enhance one of the city's most important and historic corridors. The project, which is a collaboration between the City





# ACCESS TO THE BEST OF MIAMI'S DOWNTOWN

You'll love strolling from Museum Tower to dozens of fantastic downtown destinations for shopping, dining, and culture. With easy access to I-95, Metrorail, and Brightline, Museum Tower is the perfect location for established and up-and-coming professional firms.

### **BRIGHTLINE MIAMI CENTRAL STATION**



Connect to South and Central Florida - Ride Brightline & experience a high-speed train unparalleled in speed, comfort, and style.







11 min



8 min



Unobstructed I-95 sightlines make a bold statement

Access to/from I-95 in two minutes



#### RETAIL

- A CVS PHARMACY
- B PUBLIX SUPERMARKET
- C WALGREENS
- D CVS PHARMACY
- E WHOLE FOODS MARKET

#### DINING

- 1 SAGRADO CAFE
- 2 SUBWAY
- 3 AU BON PAIN
- 4 JOE & THE JUICE
- 5 BOTTEGA CAFE
- 6 STARBUCKS
- 7 STARBUCKS
- 8 SUBWAY
- 9 CHICKEN KITCHEN
- 10 AULD DUBLINER
- 11 HOLY BAGELS & PIZZERIA
- 12 BENGAL EXPRESS
- 13 CVI CHE 105
- 14 PEGA GRILL
- 15 MOTEK CAFE
- 16 SOYA & POMODORO
- 17 CARROT EXPRESS
- 18 GIARDINO GOURMET SALAD!
- 19 EFE CUISINE
- 20 SUBWAY
- 21 SUBWAY
- 22 CACIQUE RESTAURANT
- 23 PEZ MIAMI
- 24 ALLOY BISTRO GOURMET
- 25 MERAKI GREEK BISTRO
- 26 CAMILA'S RESTAURANT
- 27 AU BON PAIN
- 28 STARBUCKS
- 29 CAFE BASTILLE
- 30 SUBWAY
- 31 LAS PALMAS
- 32 JOE & THE JUICE
- 33 STARBUCKS

#### AREAS OF INTEREST

- 1 MIAMI WORLDCENTER
- 2 MANA TECH HUB
- 3 JULIA & HENRY'S FOOD HALL
- 4 BAYSIDE MARKETPLACE
- 5 BRICKELL CITY CENTRE
- 6 FROST MUSEUM
- 7 PEREZ ART MUSEUM
- 8 KASEYA CENTER
- METROMOVER STATIONS
  METRORAIL STATIONS
- MIAMICENTRAL STATION









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