

2 MIAMI CENTRAL

Redefining the Office Experience.



Sublease Opportunity
5,723 SF



14th Floor

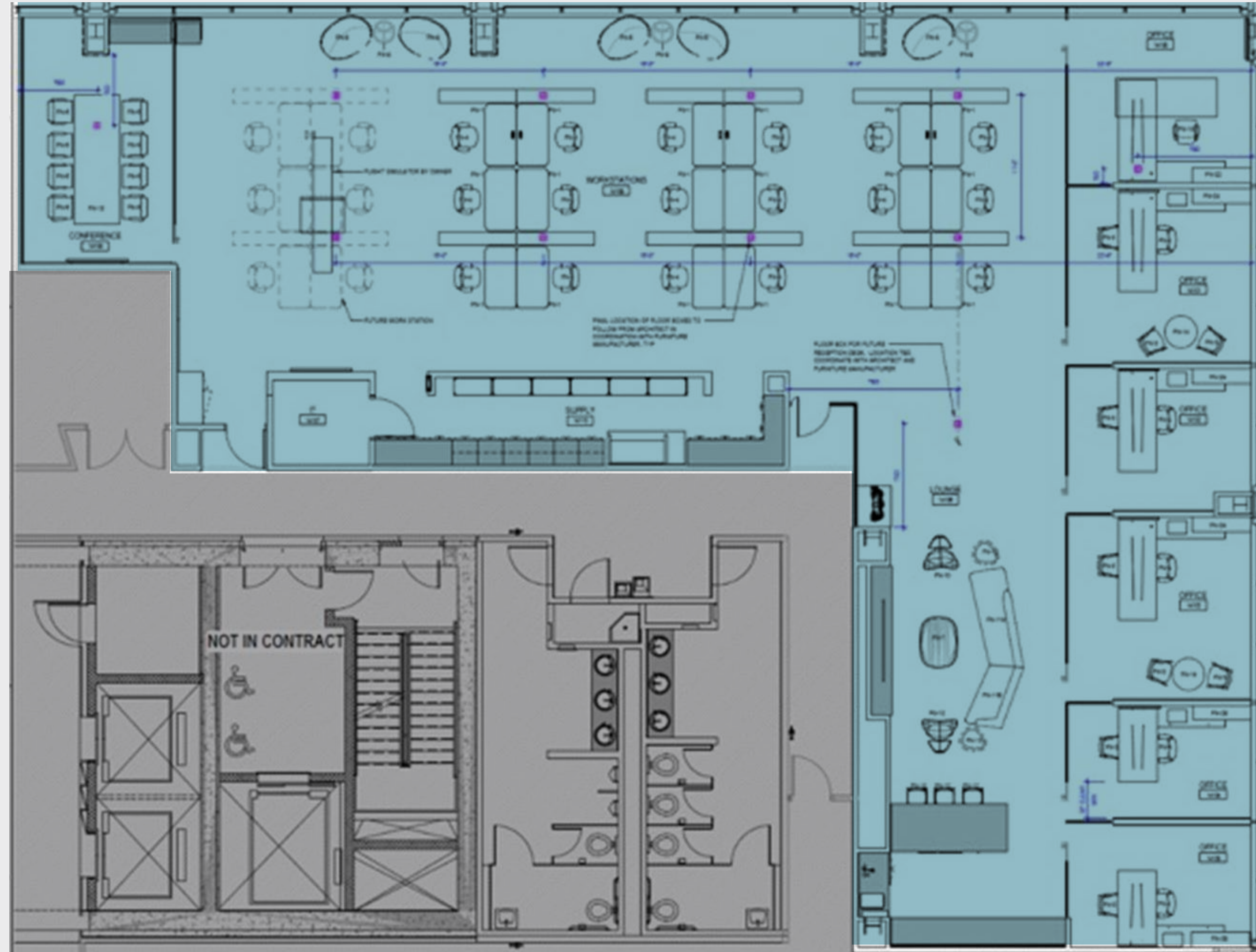
SUITE 1440

As-Built Floorplan

5,723 SF

Sublease Specs:

- Move-in ready with high end finishes throughout
- Ample natural light
- Direct access to Miami Central station
- Term through January 31, 2027
- Layout includes:
 - 6 private offices
 - 1 conference room with seating for 10
 - Open workspace for up to 24 seated



Amenities

Enhanced amenities tailored for modern worklife.

Amenity offerings designed to enhance your work environment. Choose from collaborative, wellness and social spaces – an ideal extension of your workplace.



Expansive Outdoor Roof Deck



Fitness & Wellness Center



Private Work Lounge & Conference Center



Brightline Food Hall

Location

The heart of Miami's transit hub.

2 Miami Central is directly above the Brightline Station which serves as a hub for mass transit. Tenants can enjoy access via Brightline from across the region allowing companies to attract and retain South Florida's top talent.





Brightline serves the following cities:

- Miami
- Aventura
- Fort Lauderdale
- Boca Raton
- West Palm Beach
- Orlando
- Tampa (Future Station)




←  TO AIRPORT VIA METRORAIL

BRIGHTLINE ROUTES	
ORLANDO	2 hrs.
WEST PALM BEACH	25 min.
BOCA RATON	20 min.
FORT LAUDERDALE	20 min.
AVENTURA	20 min.
MIAMI CENTRAL	

TRANSIT	
	BRIGHTLINE
	METROMOVER
	METRORAIL
	TRI-RAIL

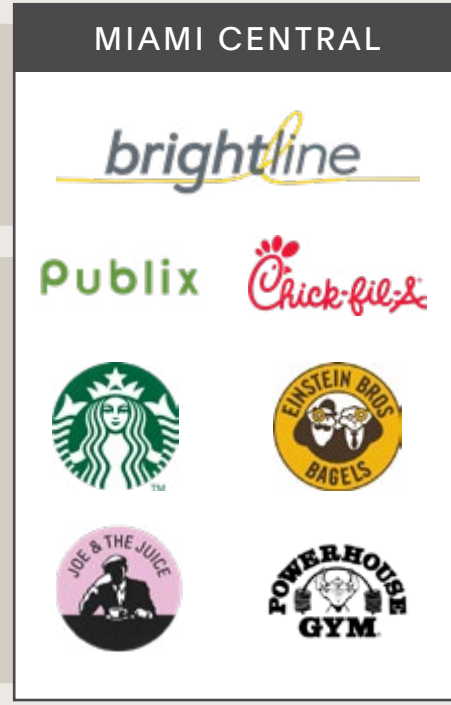
BLOCK 55



MIAMI WORLD CENTER



MIAMI CENTRAL




Location

Where everything you need is just steps away.

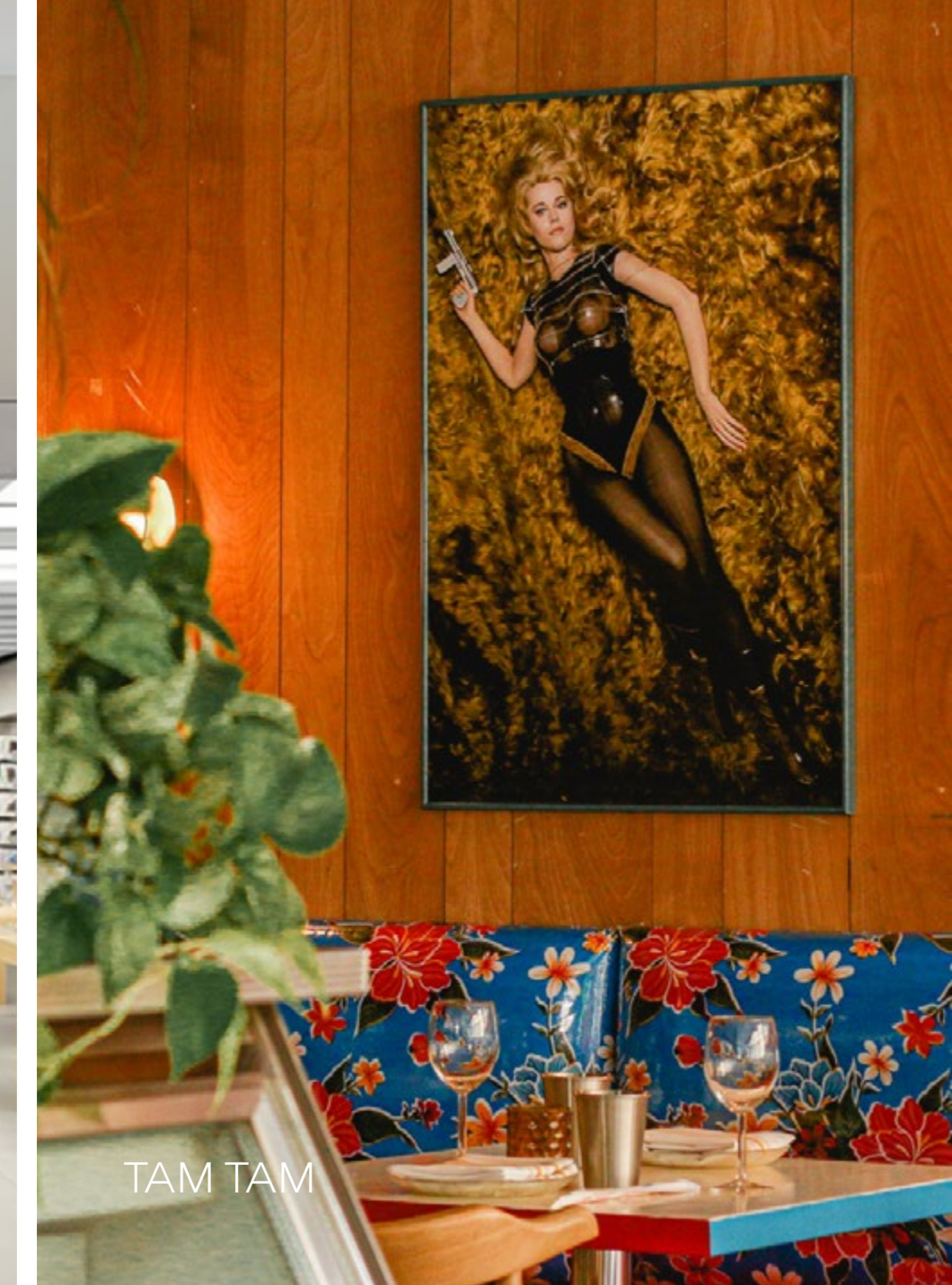
At 2 Miami Central, top-notch dining to high-end retail is just steps away, enhancing your worklife. Welcome to a workplace where everything is within reach.



Sixty Vines



Apple Store



TAM TAM



Earls Kitchen & Bar



Maple & Ash



Red Rooster

2 Miami Central Building Facts

BUILDING SIZE

195,000 RSF

STORIES

10

AVAILABLE

5,699 SF

CEILING HEIGHT

13' slab-to-slab

ELEVATORS

3 Passenger

1 Dual Freight

FEATURES

- Direct above the Brightline Station
- Private work lounge & conference center
- Expansive outdoor roof deck
- Fitness & wellness center
- Valet parking
- Chic-fil-A, Joe & the Juice & Starbucks on-site

TENANT ACCESS

24//7 access control system

PARKING

2/1,000 SF (Direct access to suite)

WINDOWS

Large Missile Impact (LMI)

SUSTAINABILITY

LEED SILVER

SECURITY

24/7 Attended Lobby



700 NW 1st Avenue
Miami, FL 33136

For Sublease Opportunity,
Please Contact:

Nicole Kaiser

305.913.0772

nicole.kaiser@blancacre.com

DISCLAIMER: No warranty of representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price rental or other conditions, withdrawal without notice, and to any special conditions imposed by our clients.

 B L A N C A

