

AVAILABLE NOW



BUILDING IN THE HEART OF  
**DOWNTOWN**  
**MIAMI**



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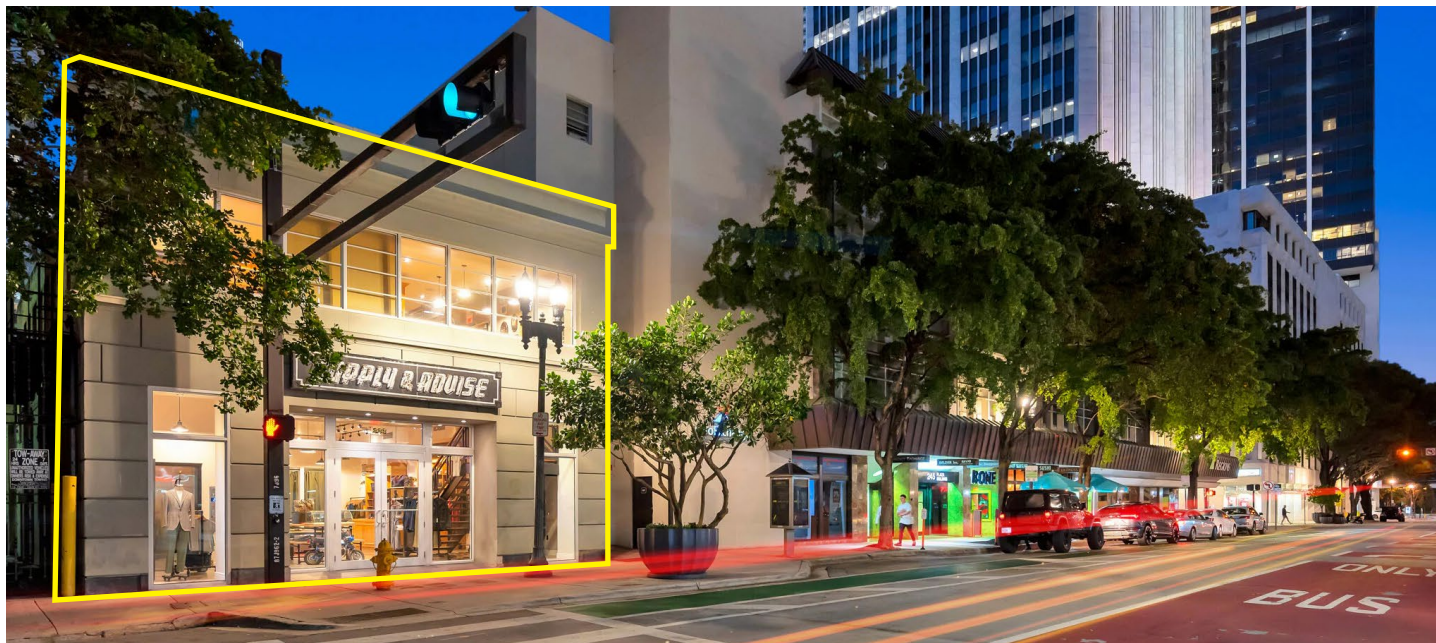
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# THE BIG PICTURE: BUILDING

## FULLY RENOVATED, TWO-STORY STANDALONE BUILDING IN MIAMI'S CENTRAL BUSINESS DISTRICT



### DESCRIPTION

- ▶ **ADDRESS:** 223 SE 1st Street  
Miami, FL 33131
- ▶ **SQUARE FEET:** +/- 4,464 RSF
- ▶ **YEAR RENOVATED:** 2013
- ▶ **STORIES:** 2
- ▶ **RATE:** Negotiable
- ▶ **AVAILABLE:** Immediately

### PROPERTY FEATURES

- ▶ Trophy Building in the Heart of Downtown
- ▶ Renovated private elevator and internal staircase to enhance business connectivity
- ▶ Walker's and Rider's Paradise with 98 Walk Score and 100 Transit Score

223 SE 1<sup>st</sup> STREET, MIAMI FLORIDA 33131

### THE OPPORTUNITY

223 SE 1st Street presents a rare chance to acquire or occupy a fully renovated, two-story standalone building in Miami's Central Business District. Located along one of Downtown's most active and evolving corridors, this 4,464 SF historic property blends timeless architecture with modern upgrades, offering a boutique footprint ideal for a flagship retail concept, creative studio, or private office headquarters.

A substantial building renovation enhanced both form and function- featuring expansive ceilings, natural light throughout, and immaculately finished interiors. An internal staircase and upgraded elevator system connect the two floors seamlessly, optimizing the layout for a wide range of uses.





# DOWNTOWN MIAMI

Positioned steps from Brightline, MetroMover, and parking garages, the building also benefits from high pedestrian visibility and walkability to Miami Worldcenter and new/ existing residential towers rising nearby. 223 SE 1st offers a distinctive, design-forward space in the urban core of Miami.



98 WALK SCORE

Walker's Paradise  
Daily errands do not require a car



25+

Restaurants  
Within 1/2 Mile



5 MINUTES

Drive to  
I-95



4 MINUTES

Walk to  
Metro Mover Station



5 MINUTES

Walk to  
Bayfront Park



## RESTAURANTS/CAFES

1. Fratelli Milano
2. Soya & Pomodoro
3. Rosaluna
4. Meraki Greek Bistro
5. Novikov
6. Mr. Omakase
7. Naked Farmer
8. Fioro Café
9. Café Bastille

## HOTELS

10. Eurostars Langford
11. YOTEL Miami
12. YVE Hotel Miami
13. InterContinental Miami
14. Kimptom EPIC Hotel
15. Hyatt Regency Miami
16. Courtyard by Marriott Miami Downtown
17. The Elser Hotel Miami
18. Gale Miami Hotel & Residences

## RETAIL & SHOPPING

19. Miami Worldcenter
20. Brickell City Centre
21. Mary Brickell Village
22. Bayside Marketplace



# THE LAYOUT

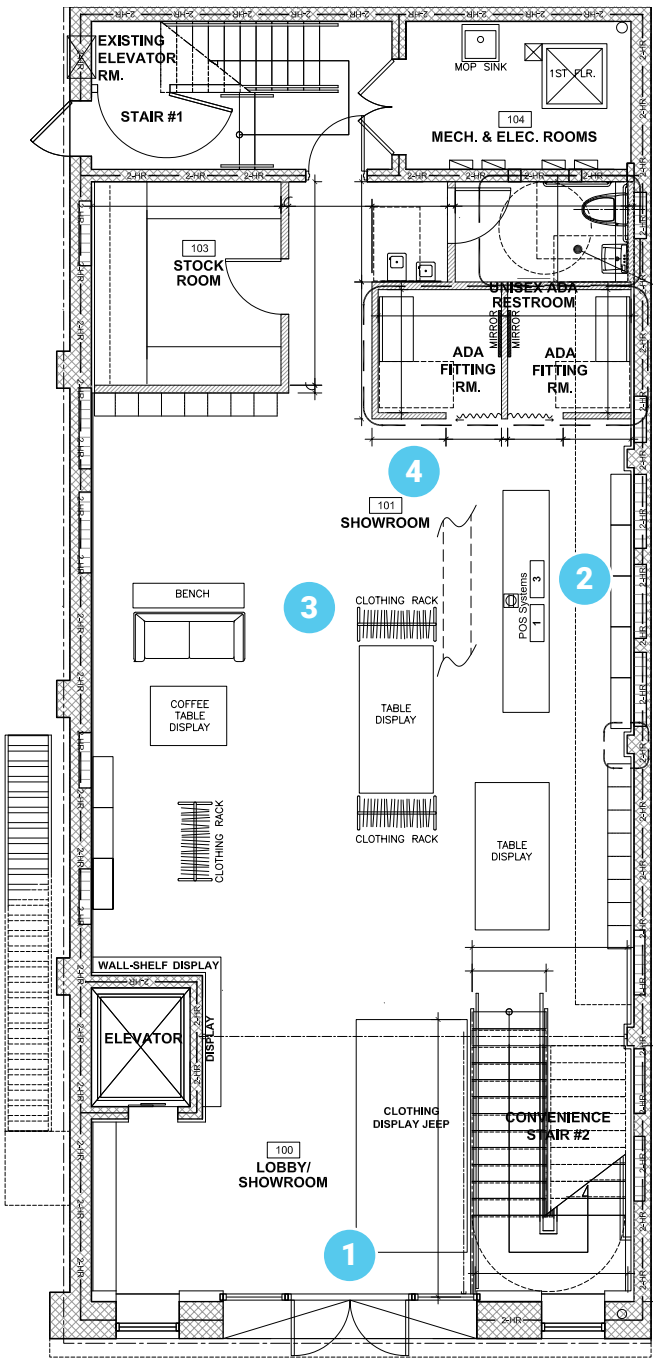


VIRTUAL TOUR  
1<sup>ST</sup> FLOOR

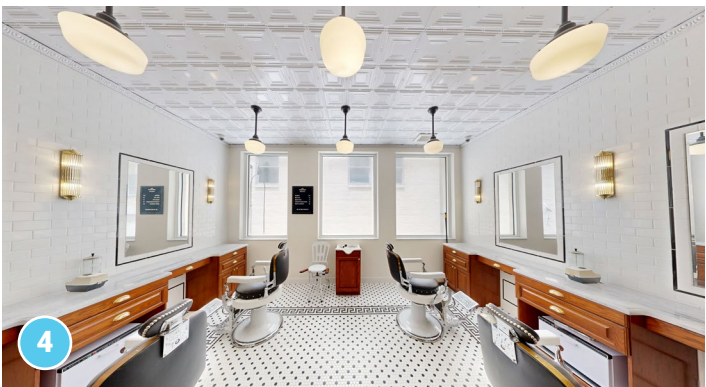
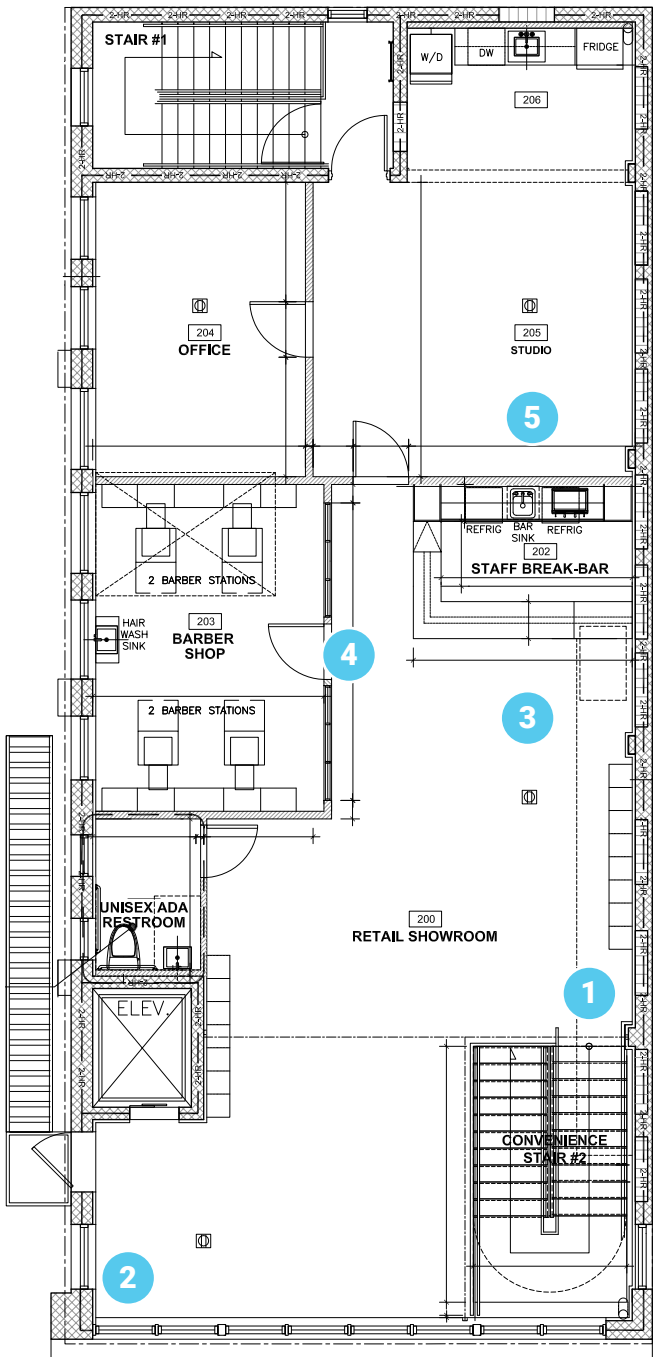


VIRTUAL TOUR  
2<sup>ND</sup> FLOOR

## 1<sup>ST</sup> FLOOR



## 2<sup>ND</sup> FLOOR





TO FIND OUT MORE  
ABOUT THIS PROPERTY

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223 SE 1<sup>ST</sup> STREET, MIAMI FLORIDA 33131