

# BRING YOUR HQ TO 3 MIAMICENTRAL

161 NW 6th Street, Miami

- Full floor opportunity in Downtown Miami's most connected mass transit hub
- High-end creative office space for the discerning corporate user
- 12-story, Class A, LEED Certified Silver building
- A new standard in urban connectivity - with access to Brightline, Tri-Rail, Metrorail, Metromover, and Metrobus
- Security/concierge service
- Optimal IT infrastructure to support high-speed
- Citizens MiamiCentral Food Hall experience and retail shops located within MiamiCentral
- On-site amenities include Publix grocer, Starbucks, Chick-Fil-A, Einstein Bros. Bagels, Powerhouse Gym, and GoGreen Dry Cleaners

## 3 MIAMICENTRAL

OFFICES AT DOWNTOWN'S TRANSPORTATION AXIS



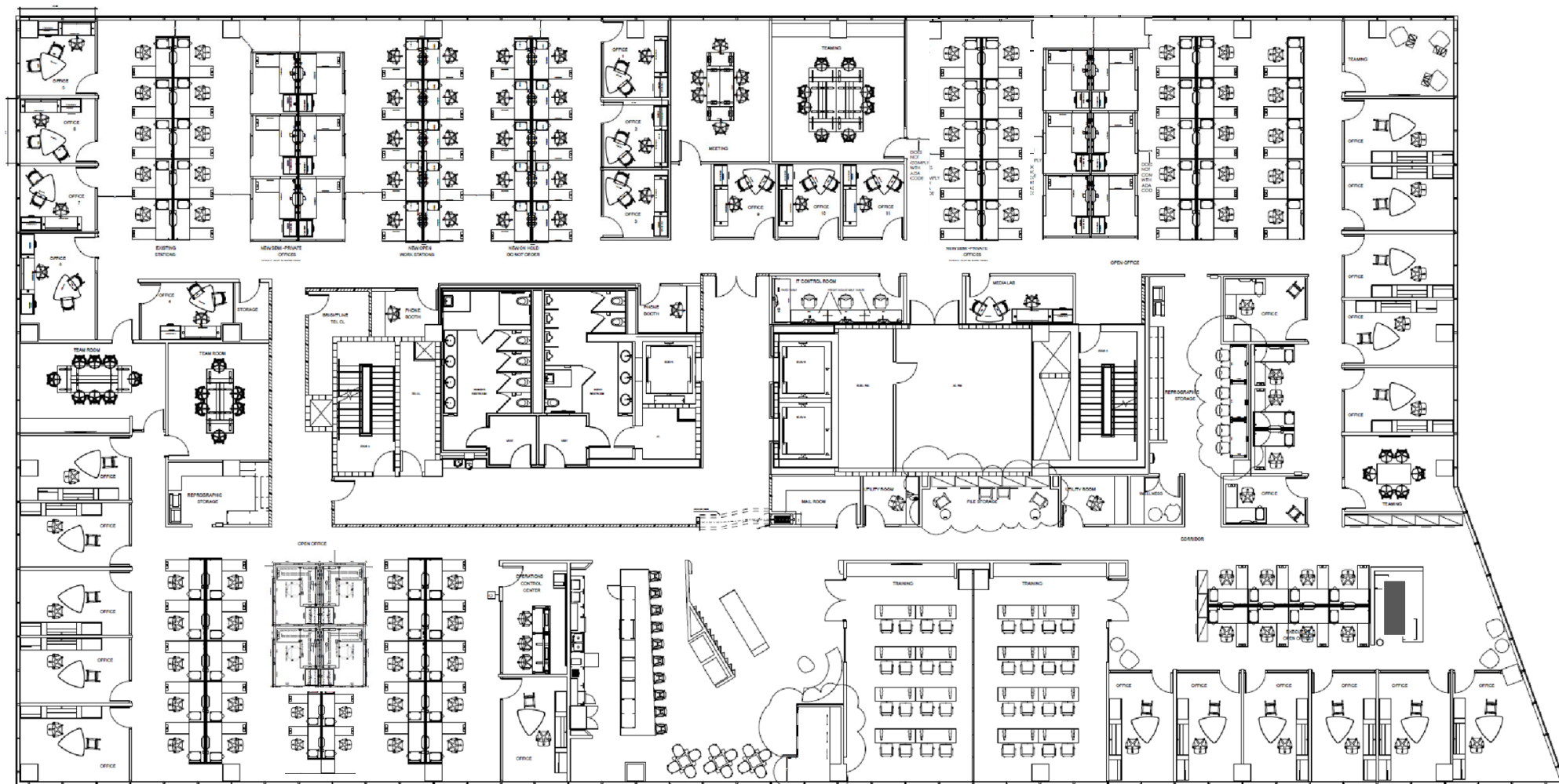
B L A N C A

# FULL FLOOR OPPORTUNITY

## Furnished and Move-In Ready

 Video Tour

# 3 MIAMICENTRAL



## CREATIVE OFFICE ENVIRONMENT

**27,120 SF**

FULL FLOOR  
AVAILABLE

**VIEWS**

EXPANSIVE VIEWS  
WITH FLOOR TO  
CEILING WINDOWS

**EXPOSURE**

ELEVATOR LOBBY  
EXPOSURE

**2/1000**

PARKING

**LAYOUT**

8 CONFERENCE ROOMS  
36 PRIVATE OFFICES  
108 WORKSTATIONS

**SUBLEASE**

TERM EXPIRES  
12/30/2025\*

\*LONGER TERM IS AVAILABLE

# HIGH-END FINISHES

 Video Tour

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## DOWNTOWN'S TRANSPORTATION HUB

### AN URBAN PLAYGROUND

3 MiamiCentral's unparalleled location and mass transit connectivity provides the best of Downtown Miami's thriving urban environment with Brickell's world-class living as well as Miami's diverse neighborhoods (Wynwood, Design District, Coconut Grove, and Coral Gables).

- Convenient access to major roadways and highways: I-95, I-395, and US-1
- Abundant residential and hotel options currently available in the area; CitizenM Miami Worldcenter and YotelPad coming soon
- Maximum transit connectivity including: Metrorail, Metromover, MetroBus and Brightline high-speed rail connecting Miami, Aventura, Ft. Lauderdale, Boca Raton, West Palm Beach, and coming soon Orlando
- Minutes from major attractions: FTX Arena, Perez Art Museum, Frost Science Museum, Adrienne Arsht Center for the Performing Arts, Bayfront Park and Amphitheater, Bayside Market Place, and Brickell City Center
- Citizens MiamiCentral Food Hall, a unique culinary marketplace that features authentic and well-crafted experiences includes: Umami Burger, Sam's Crispy Chicken, Krispy Rice, Cicci di Carne, Sa'Moto by Chef Morimoto, Ella Mia Gelato, Cindy Lou's Cookies, Rosetta Bakery, Patagonia, CAO Bakery and Café, and Artdeve



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