

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



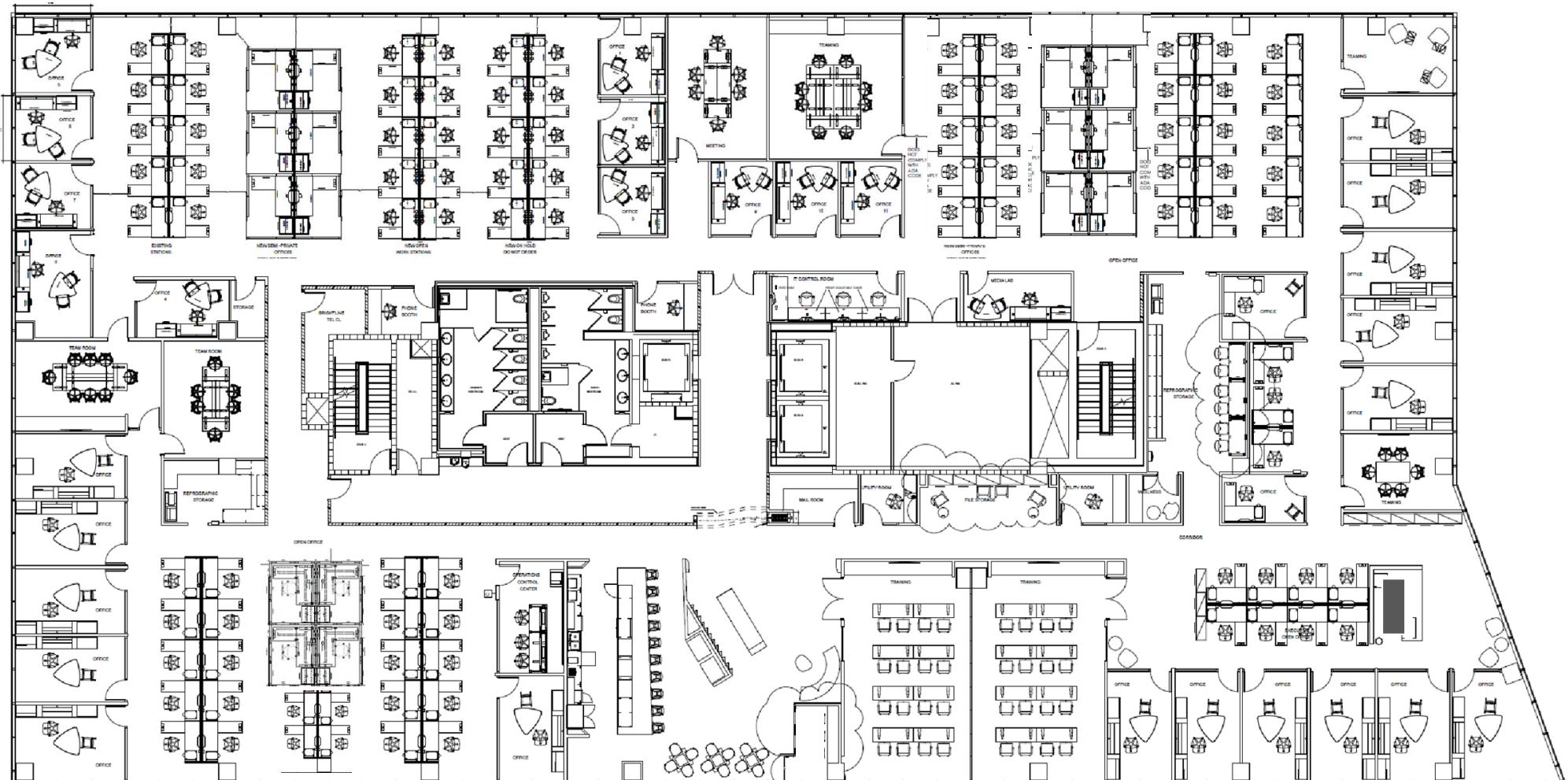
BLANCA

FULL FLOOR OPPORTUNITY

Furnished and Move-In Ready

👉 [Video Tour](#)

3 MIAMI CENTRAL



CREATIVE OFFICE ENVIRONMENT

27,120 SF
FULL FLOOR
AVAILABLE

VIEWS
EXPANSIVE VIEWS
WITH FLOOR TO
CEILING WINDOWS

EXPOSURE
ELEVATOR LOBBY
EXPOSURE

2/1000
PARKING

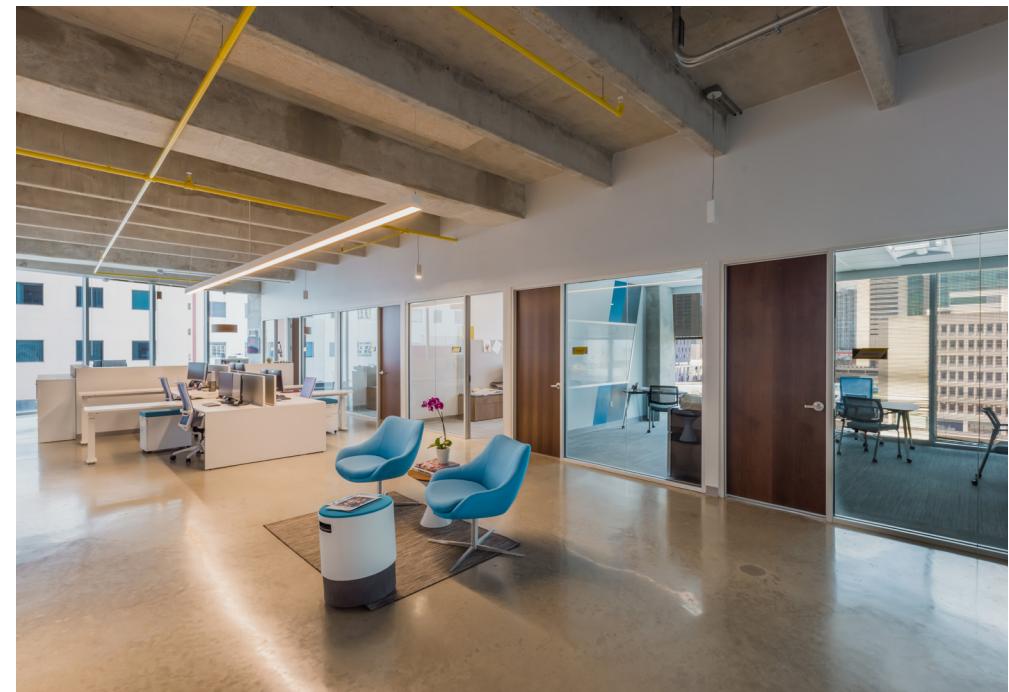
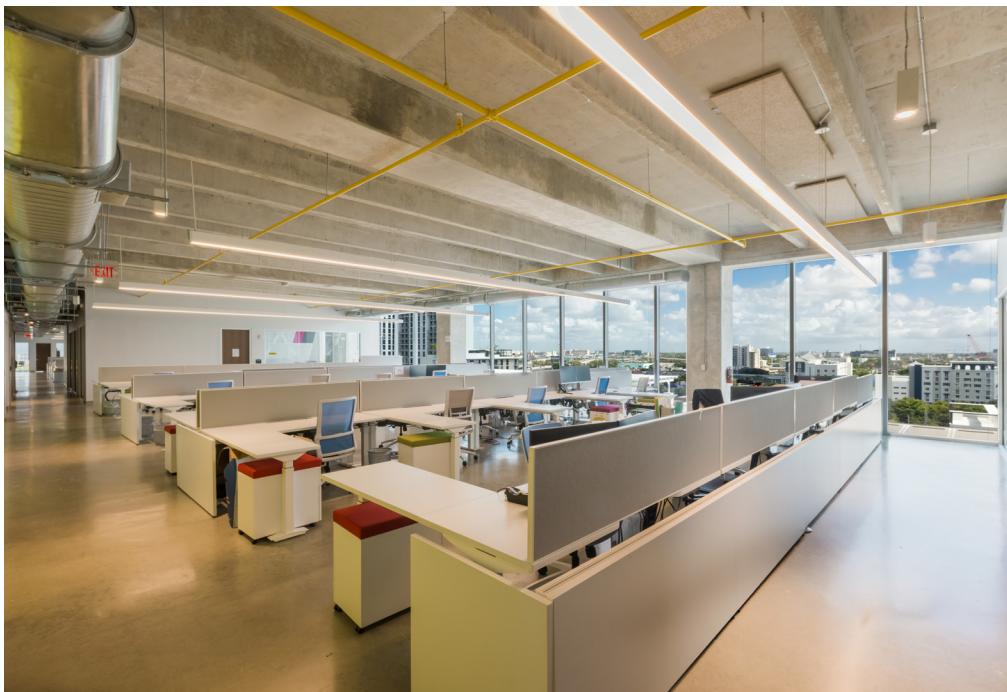
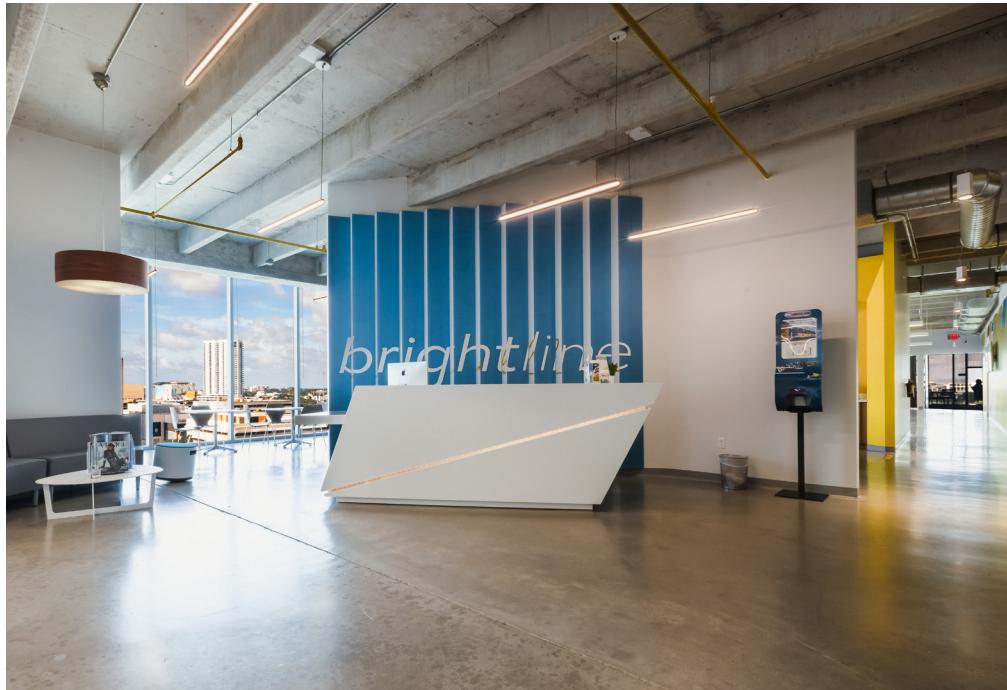
LAYOUT
8 CONFERENCE ROOMS
36 PRIVATE OFFICES
108 WORKSTATIONS

SUBLEASE
TERM EXPIRES
12/30/2025*
*LONGER TERM IS AVAILABLE

HIGH-END FINISHES

Video Tour

3 MIAMI CENTRAL



3 MIAMICENTRAL

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 Artdevie



BLANCA
Licensed Real Estate Broker

BLANCA COMMERCIAL REAL ESTATE, INC.
1450 BRICKELL AVENUE, SUITE 2060
MIAMI, FL 33136
305.577.8850 | BLANCACRE.COM

NICOLE KAISER
305.913.0772
nicole.kaiser@blancacre.com

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 listing conditions imposed by our principals.