

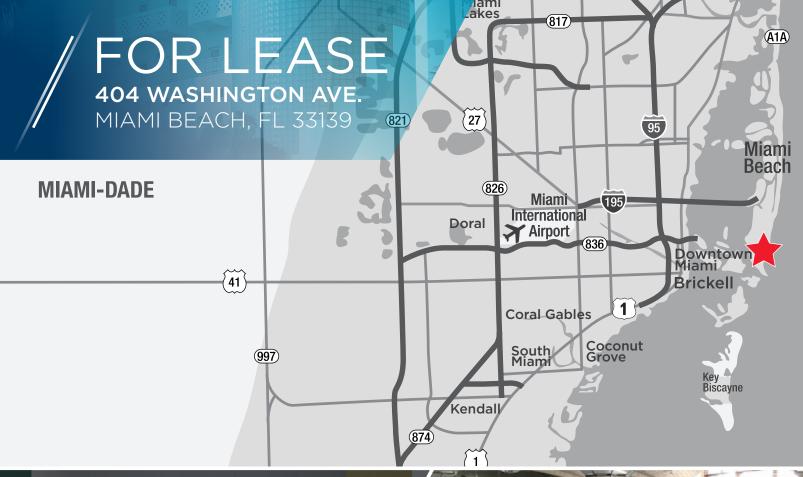


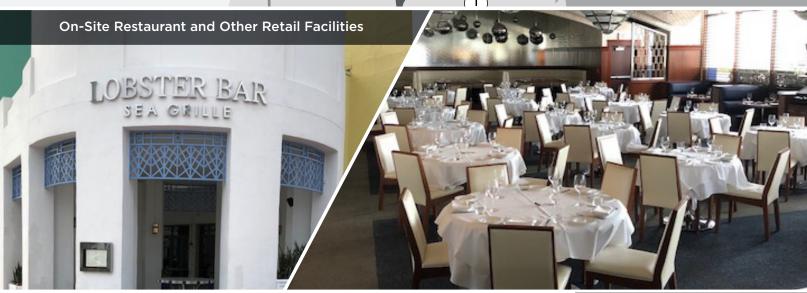
## **PROPERTY HIGHLIGHTS**

- Class A office space available immediately
- Eight-story building with Iconic tubular glass block structure
- Walking distance to South Beach restaurants
- Common area finishes featuring High-end textiles accentuated with marble lobbies and inlays
- Walking distance to South Beach restaurants

## **BUILDING FEATURES**

- Security guard on premises
- Four enclosed parking levels for 162 vehicles
- Valet parking service available
- Smart energy management system, reduces cost and energy consumption
- Two Otis Spec 60 passenger elevators
- Automatic fire and smoke detection system





## **LOCATION HIGHLIGHTS**

- On-Site Restaurant
- Minutes from Downtown Miami and PortMiami
- Immediate access to I-395, I-95 and 836 EXPY
- Conveniently located within walking distance of South Beach restaurants and other retail establishments
- · Two blocks walking distance to Ocean Drive
- Views of Biscayne Bay, Fisher Island, Port of Miami and Downtown Miami
- Plug & Play condition





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