

ATTRIBUTES AND AMENITIES:

- Spectacular views of Biscayne Bay, Downtown skyline, Brickell district, new Marlins stadium and all of Miami-Dade
- Most photographed building in the nighttime Miami skyline
- Striking architectural design conducive to multiple corner offices
- Exterior monument and building signage available
- Unbeatable downtown location:
 - Internal connection to MetroMover station, James L. Knight Convention Center and Hyatt Regency Miami
 - Adjacent to the J.W. Marriott Marquis, The Epic Hotel and new Whole Foods market
 - Within a short walk of the County and Federal courthouses, Miami-Dade government center, and much more
- Stay connected:
 - Free Wi-Fi enabled common areas
 - News TV in elevator cabs
 - Multiple fiber optic providers
- Street-level retail arcade
- Abundant area parking options:
 - Attached covered parking deck with reserved parking available
 - Multiple surface lots in the immediate area



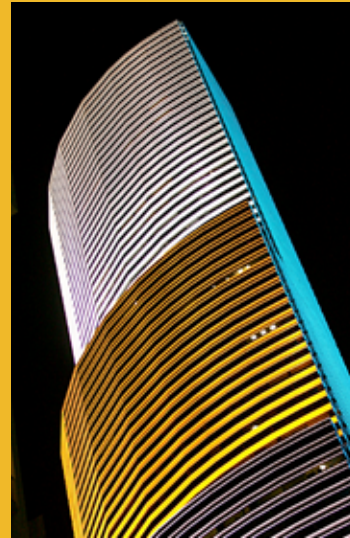
- 2012 renovated and modernized Sky Lobby provides a dramatic and impressive entrance
- 2012 renovated and modernized exterior Sky Terrace is a popular location for tenant and corporate events, weddings and informal gatherings
- On-site eateries include Au Bon Pain, Spice of Havana and Sky Grill Café
- On-site Executive Health & Fitness club
- On-site haberdashery, hair salon, and dry cleaners
- On-site banking with multiple ATMs
- On-site 150-seat, 7420-SF auditorium
- On-site, responsive management and leasing team



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SPECIFICATIONS:

- Designed by architect I.M. Pei
- Built in 1987
- Total size: 618,990 RSF
- 47 stories of Class A office space and amenities
- Typical floorplate sizes:
 - Low-rise floors: 22,500 RSF
 - Mid-rise floors: 18,500 RSF
 - High-rise floors: 15,000 RSF
- Elevators:
 - 3 elevators connecting ground floor with Sky Lobby
 - 4 elevators dedicated to low-rise bank
 - 4 elevators dedicated to mid-rise bank
 - 4 elevators dedicated to high-rise bank
 - 4 garage elevators
 - 1 dedicated freight elevator
- HVAC systems:
 - Two Trane 775-ton and one 300-ton chiller
 - 51 air-handling units
 - Variable Air Volume controls regulate heating and cooling of individual zones on each floor
 - Johnson Controls Building Management and Automation systems
- ENERGY STAR® certified and LEED-EB® Silver certification under way
- 24/7 security and key-card access



- Miami Tower — 100 SE 2nd Street, Miami, FL 33131
- An investment of LaSalle Investment Management
- Leasing provided by Transwestern
- Management provided by Jones Lang LaSalle
- www.miamitower.net



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