

# MIAMI TOWER | CLASS A, CORE OFFICE TOWER

100 SE 2nd Street, Miami, Florida 33131

Transwestern is pleased to exclusively offer the opportunity to lease office space within Miami Tower, a landmark on the Miami skyline and one of the nation's most iconic office towers.



MIAMI  
TOWER



#### PENTHOUSE

Consisting of 15,418 square feet on the 46th and 47th floors. This space offers the most discerning tenant the privacy and exclusivity of penthouse space on a low square footage floorplate.

#### PANORAMIC WATER & CITY VIEWS

Miami Tower is one of the tallest skyscrapers in Downtown Miami. Tenants enjoy unparalleled water and city views that are enhanced by the building's curvilinear architectural design, which provides abundant natural light and maximizes the window line.

#### FACTS & STATS

47 stories (625' tall), consisting of 37 floors of office space constructed above 10 floors of parking, street level retail pedestal, and an 11th floor Sky Lobby and expansive Sky Terrace. 619,092 SF of Class A office & retail space.

#### RESPONSIBLE

Miami Tower is LEED® Gold certified as well as ENERGY STAR rated, and has won multiple "Building of the Year" awards from BOMA.

#### ARCHITECT

Miami Tower was designed by I.M. Pei, who was known as a master of modern architecture. Known for cutting edge designs such as the Louvre Pyramid in Paris, the John F. Kennedy Library in Boston, the Boston National Gallery of Art East Building in Boston, the Bank of China Tower in Hong Kong and the Museum of Islamic Art in Doha.

#### SKY LOBBY | TENANT LOUNGE

Third space work environment as well as perfect meeting and event space.

#### SKY TERRACE

The Sky Terrace provides exceptional open air function space, along with a reflecting pool and a garden. It is an ideal setting for weddings, corporate events, cocktail receptions, and other special events.

#### FITNESS CENTER

Private fitness center equipped with LifeFitness equipment, changing rooms & wet areas.

#### INTEGRATED METROMOVER STATION | Transit Score® Riders Paradise: 100

The only office building located in the Miami Downtown submarket with an on-site Metromover station. There are 21 Metromover stations stretching 4.4 miles from Brickell to Downtown, with major destinations including American Airlines Arena, Bayside Market Place, Miami Dade College, and the Adrienne Arsht Center for the Performing Arts. Many Miami Tower attorneys and law firms utilize the Metromover for quick transportation from the office to City Hall and the Municipal Courts. Metromover links to the Metrorail system, a 25-mile rapid transit system with 23 stops including Miami International Airport, Dadeland Mall, the University of Miami, and Jackson Hospital.

#### PARKING GARAGE

619 Parking spaces (1.0 per 1,000 square feet parking ratio) are provided in the integrated parking garage below the office tower. Owned by the City of Miami, the garage has a total of 1,450 parking spaces and tenants can lease additional spaces directly from the city at market rates.

#### HIGHLY WALKABLE AREA & NEARBY AMENITIES

##### Walk Score®: 98

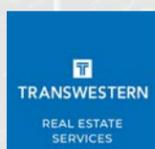
The vibrant Miami CBD is one of America's most dynamic 24 hour office, residential, retail, and entertainment environments. With an almost perfect Walk Score® of 98 out of 100, Miami Tower is steps from some of Miami's finest dining venues and upscale hotels.

#### DIRECT HIGHWAY ACCESS

Tenants at Miami Tower are able to avoid rush hour traffic congestion on Brickell Avenue and Biscayne Boulevard due to the immediately adjacent Interstate 95 entry and exit ramps, which can save up to 20 minutes of commute time compared to other buildings.

#### ILLUMINATION

The exterior curtain wall was designed with light reflective panels and light absorbing glass, creating a special lighting effect when illuminated. The night lighting of Miami Tower is one of the tower's signature branding features and one of Miami's well known icons of civic pride.



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