



EXPERIENCE A NEW DOWNTOWN COURTHOUSE TOWER AT **44 WEST FLAGLER**

NEW

Building Façade
Lobby
High Speed Elevators
Corridors
Beautiful ADA Restrooms
Conference Center
Fitness Center

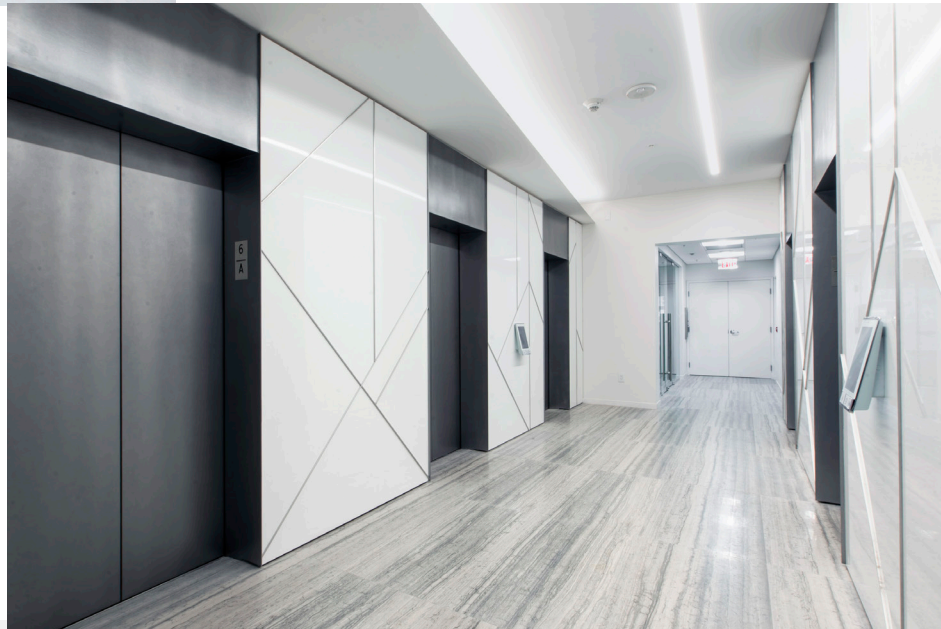
BUILDING FEATURES:

- 163,156 RSF, **Office Tower** in the heart of Downtown Miami
- Full floor opportunities with flexible 6,700± RSF floor plates
- High-end **move-in ready, pre-built spaces** from 1,100 RSF to 6,700 RSF
- New complimentary tenant-amenity center with private **conference facilities** and state-of-the-art **fitness center**
- Professional, on-site property management and 24/7 security
- Views of Miami's bustling Brickell and Downtown areas
- iBeria Bank branch and ATM
- Steps from Virgin MiamiCentral station and ample new residential rental apartments
- Abundant, nearby parking and mass transit stations



AN **UPSCALE** ARRIVAL

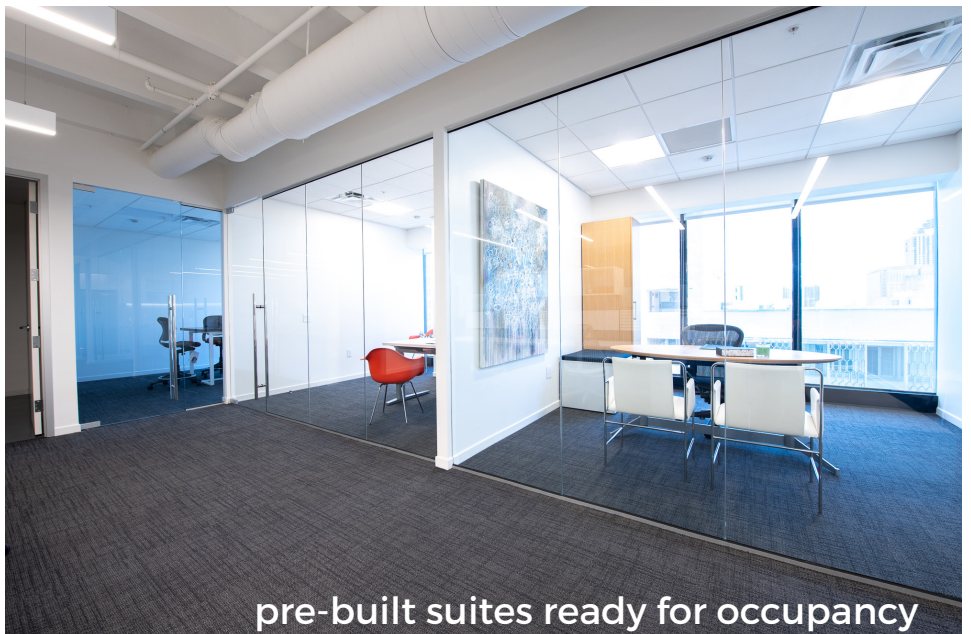
DESIGNED
TO REFLECT
**MIAMI'S NEW
DOWNTOWN**



BUILDING **SNAPSHOT**

- **Rentable Building Area:** 163,156 RSF
- **Number of Floors:** 26
- **Year Renovated:** 2018
- **Amenities:**
 - Conference Room
 - Fitness Facility
 - Bank Branch
 - ATM
 - Valet Parking (Monthly Rates Available; Efficient System Via SMS Text Valet)
 - Paul Walker Park
 - Starbucks
- **Key Tenants:**
 - Liebler, Gonzalez & Portuondo
 - Roig Lawyers
 - City Year
 - iBeriaBank
 - Nativo

NEW AMENITIES



pre-built suites ready for occupancy

HIGH-END AMENITIES AND FINISHES



new conference center

The 2nd Floor
amenities center
offers state-of-the-
art **conferencing**,
classroom, and
fitness facilities.



new fitness center

LOCATION HIGHLIGHTS

- Steps to numerous high-end restaurants (La Loggia, Zuma, Il Gabbiano, Fratelli Milano Miami, Toro Toro, Wolfgang Steakhouse), luxury hotels (JW Marriott Marquis, Epic, Langford Hotel, InterContinental Miami), residential rental, housing and condos as well as retail and entertainment including Jewelry District, and Olympia Theater.
- Close to K-12 schools and universities (Downtown Miami Charter School (K-12), Miami-Dade College - Wolfson Campus, New World Schools of Arts, University Miami Miller School - Medicine).
- Across the street from the Miami-Dade County Courthouse.
- Nearly 110,000 households within a 3 mile radius
- Plentiful parking in surrounding garages, surface lots, and City of Miami valet parking next door.
- Short walk to Virgin MiamiCentral Station offering over 130,000 SF of retail amenities including Central Fare (40,000 SF of varied food and beverage options (Bio Bio, Rosetta Bakery, and Patagonia Flavors) along with Virgin's express passenger high-speed rail service connecting downtown Miami to downtown Ft. Lauderdale, and downtown West Palm Beach and (in its second phase) Orlando.
- Convenient access to I-95, connecting to all major expressways including Palmetto Expressway, Dolphin Expressway and SR112.
- The building's street presence is enhanced by Flagler's Streetscape a \$13 million renovation and beautification project.



COURTHOUSE TOWER | 44 WEST FLAGLER STREET, MIAMI, FL 33130

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