S SOUTH OFFICES AT LINK

THIS IS LINK

A 7.5-ACRE TRANSIT-CONNECTED, PERFECTLY DESIGNED, EXCEPTIONALLY AMENITIEZED LIVE/WORK COMPLEX OF THE FUTURE.

- 281,004 RSF Class A Office
- 75,000 SF Retail Offerings
- 1,422 Total Residential Units



LINK LOCATION

LINK IS A CITY WITHIN A CITY, LOCATED AT THE PULSE OF EVERYTHING MIAMI HAS TO OFFER.

CORAL GABLES: 6 minutes | 1.5 miles

COCONUT GROVE: 9 minutes | 1.9 miles

PINECREST: 15 minutes | 5.4 miles

PALMETTO BAY: 25 minutes | 9.0 miles

AVENTURA: 48 minutes | 23.2 miles





LINK LOCATION

CENTERED BETWEEN TWO OF MIAMI'S MOST VIBRANT NEIGHBORHOODS, LINK IS DEFINED BY ITS PERFECT MIX OF SYLISH URBAN LIVING AND INNOVATIVE WORKSPACES.

- Located between two of Miami's most vibrant neighborhoods, Coral Gables and Coconut Grove
- Easy access to diverse array of amenities, dining and retail
- Superior connectivity to mass transit



LINK CONNECTS

LINK IS HYPERCONNECTED TO **REGIONAL MASS TRANSIT, DINING, SHOPPING AND MORE.**

- Connected to Douglas Station providing direct access to Metrorail, Metromover, and Brightline
- Well positioned to attract and retain talent from the region
- Access to numerous amenities at various Metrorail stations and other major business hubs

DADELAND NORTH

DADELAND

The last stop on the line.

haven, with access to

Dadeland South is a retail

boutiques and restaurants

away from the bustle of

SOUTH

4 STOPS

SHOPPING

3 STOPS SHOPPING & DINING

Discover world-class shopping at Dadeland Mall, one of the Miami's premier retail paradises, complete with luxury shops and al-

SOUTH MIAMI

2 STOPS SHOPPING

A quiet locality with plenty to do, venture here to run your errands, sit down to dinner, or take a stroll in the family park.

UNIVERSITY

UNIVERSITY OF MIAMI

Nestled in the cultural, lovely neighborhood of Coral Gables. University of Miami has much to offer. From whatever cuisine your palate desires to prime relaxation at the Venetian Pool, this elegant area will not disapoint.

COCONUT **GROVE**

1 STOPS SHOPPING

Once an artsy, beachy hangout, Coconut Grove has become a nonular destination for locals as well as tourists for nightlife and entertainment. A trendy, hin and diverse area, everyone in Miami comes here at one time or another to enjoy the atmosphere

BRICKELL

3 STOPS BUSINESS

A business and entertainment hub, young professionals dress to impress in the "Manhattan of the South". Sleek buildings, luxury condos and palm trees line the famous clubs and cafes along Miami Avenue, Competitive yet laidback, Brickell offers the best of Miami



GOVERNMENT CENTER

4 STOPS BUSINESS

Best visited during daylight hours, Government Center gives you direct access to the Bayfront Park and no shortage of beautiful views and things to do. A short stroll away is Little Havana, bustling with the best of Cuban cuisine and culture.

HISTORIC OVERTOWN/ LYRIC THEATRE

5 STOPS DINING

> Directly in the heart of historic Miami, Overtown has plenty to offer, from the waterfront Museum Park to the American Airlines Arena. At night, the skyscrapers with the backdrop of the ocean make a picture perfect view.



CIVIC **CENTER**

SHOPPING

Right in the heart of the Health District of Miami, the Civic Center holds the country's second largest concentration of medical and research facilities. The neighborhood is home to Miami's emerging biotechnology and medical research industry, just a stone's throw away from downtown Miami.



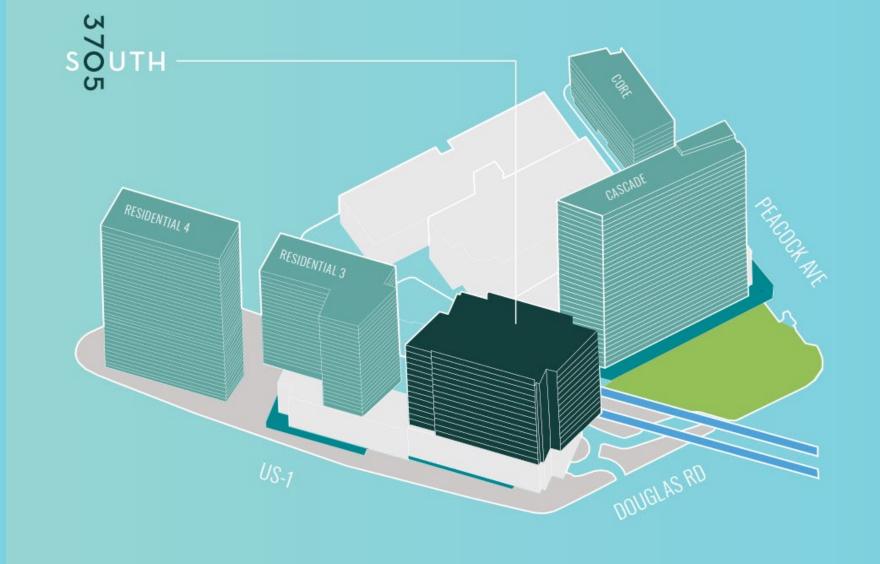
An international hub, Miami International connects Miamians to the world, giving the city its well-deserved reputation of a city welcoming diversity. Close by, the Mall of the Americas and International Links Melreese Country Club gives the ietsetter some respite from the stresses of travel





LINK THE COMPLEX

YOUR BUSINESS AND YOUR PEOPLE CONNECT HERE.



RESIDENTIAL BUILDINGS

1,422 UNITS TOTAL
CORE: 312 UNITS
CASCADE: 421 UNITS
RESIDENTIAL 3: 330 UNITS

RESIDENTIAL 4: 359 UNITS

OFFICE BUILDING

CLASS A 22 FLOORS 281,004 RSF

RETAIL

75,000 SF

PUBLIC AREA/PLAZA

20,000 SF

METRORAIL

DOUGLAS STATION

SITE PLAN

LINK RETAIL

EMPLOYEES AND RESIDENTS AT LINK WILL HAVE ACCESS TO AN OPEN OUTDOOR AREA CONNECTED BY VARIED DINING AND RETAIL OFFERINGS.

■ 75,000 SF of Retail



LINK RESIDENTIAL

DESIGNED AS AN INNOVATIVE CITY WITHIN A CITY, EVERYTHING YOUR EMPLOYEES NEED IS HERE.

1,422 Total Residential Units

Core: 312 Units

Cascade: 421 Units

Residential 3: 330 Units

Residential 4: 359 Units



LINK WORKSPACE

DESIGNED TO EMPOWER AND INSPIRE YOUR TALENT.

- Presenting Link's workspace tower, designed with efficiency, innovation and cutting-edge technology.
- Built to withstand disruption, security and reliability are top priorities.
- Tenants at 3705 South have access to the best and coolest amenities and services a workplace has to offer.

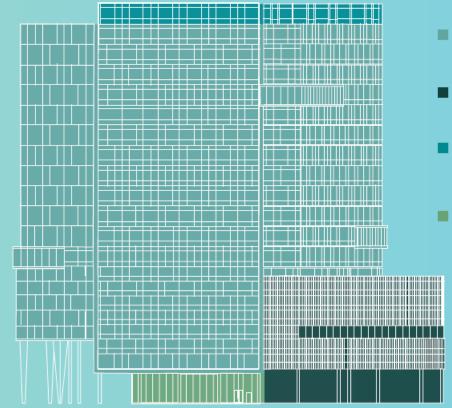




DESIGNED WITH EFFICIENCY, INNOVATION, AND CUTTING-EDGE TECHNOLOGY.

- 22-story Class A Office
- **281,004 RSF**
- Efficient 23,000 RSF Floorplates
- Ample Parking (2.5 Spaces Per 1,000 SF Leased)

JMBER OF FLOORS: TWENTY-TWO (22)



OFFICES

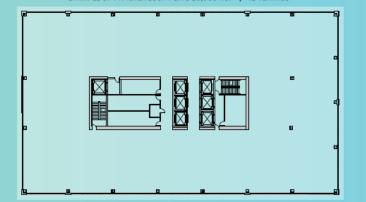
PARKING

BUILDING
AMENITIES

LUBBY

LEVEL 01 LOBBY/RETAIL

EXAMPLE OF TYPICAL FLOOR PLATE 23,000 RSF | 12 TERRACE



FACTS



BUSINESS CONTINUITY AND MORE.

- Back-up generator for business continuity
- The latest in IT infrastructure including "Wired" certified
- Wi-Fi connected indoor and outdoor common areas
- Advanced security-design, including high impact resistant glass





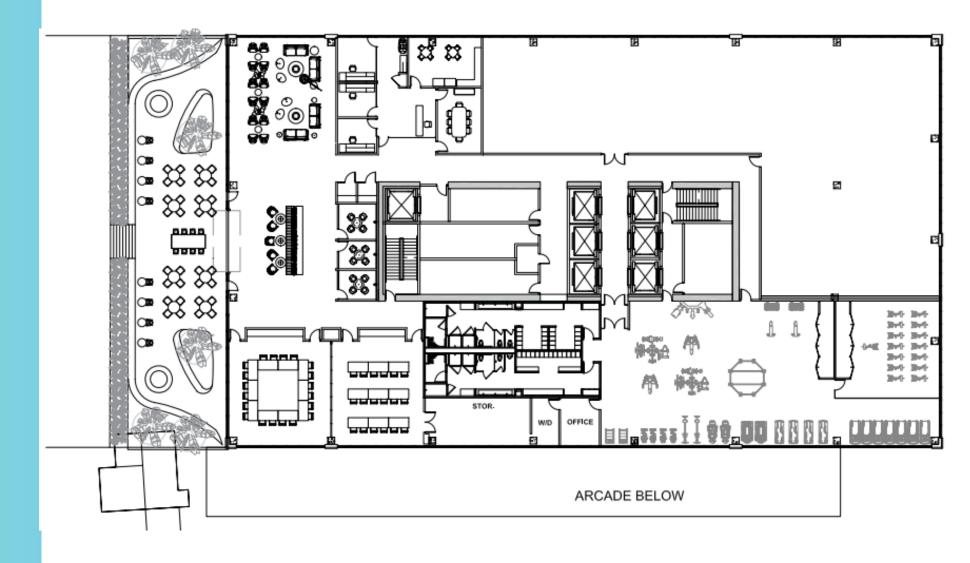
AN ELEVATED TENANT EXPERIENCE.

- Tenant conference facilities, rooftop terrace, tenant lounge and game room
- Tenant programming and activities such as TED Talks, concerts in the courtyard, and art installations
- Exclusive LINK Tenant app
- Valet parking and covered parking garage
- Video conferencing capabilities in shared conference room
- On-site retail, dining and entertainment
- 24/7 security and concierge services
- Full-service fitness center offering classes including yoga, spinning and kick boxing



370JTH

AMENITY FLOOR PLAN



AMENITIES



FULL-SERVICE FITNESS CENTER





ROOFTOP TERRACE





TENANT LOUNGE





TENANT BAR LOUNGE



SOUTH OFFICES AT LINK

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