

375
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



RESIDENTIAL

CLASS A OFFICE
3705 SOUTH

RESIDENTIAL

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.

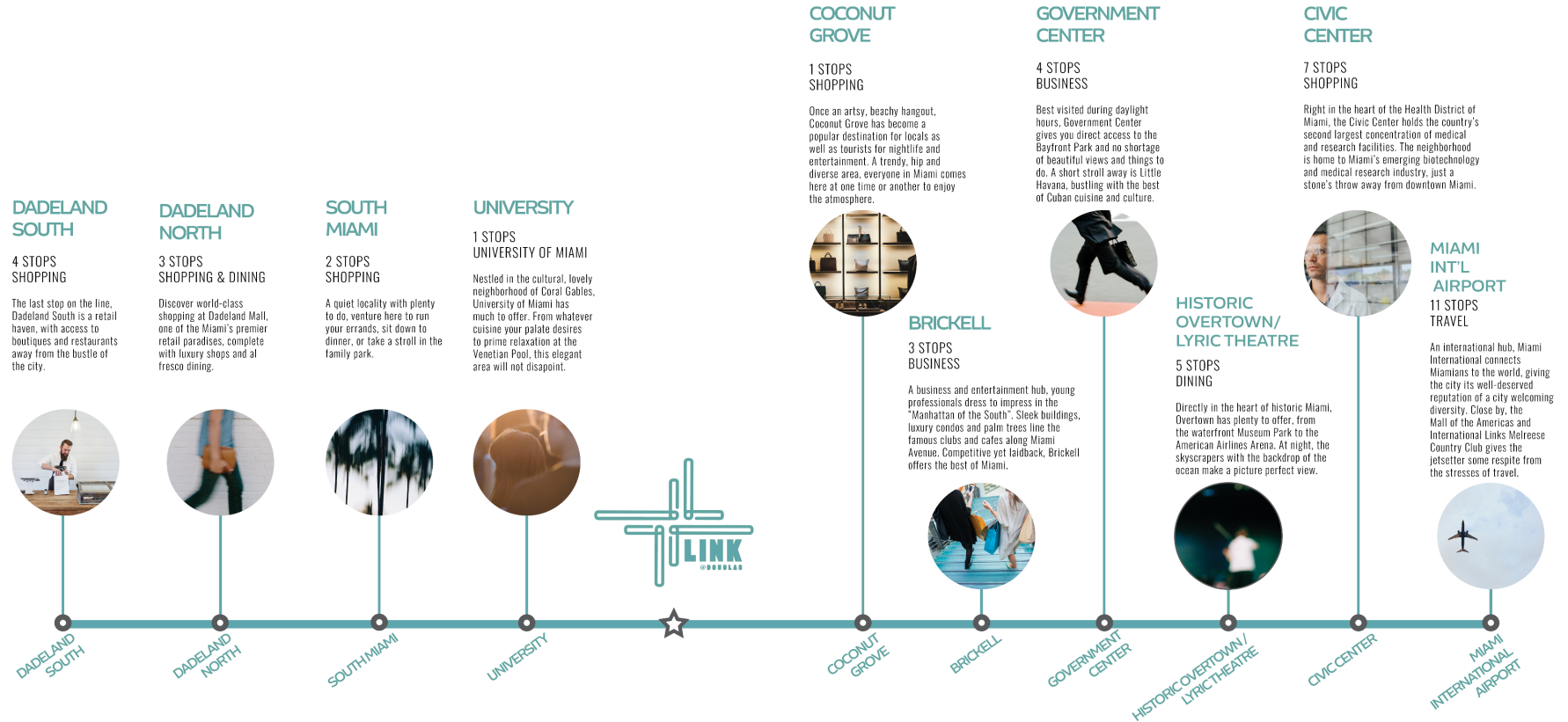
- Located between two of Miami's most vibrant neighborhoods, Coral Gables and Coconut Grove
- Easy access to diverse array of amenities, dining and retail
- Superior connectivity to mass transit



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



YOUR BUSINESS AND YOUR
PEOPLE CONNECT HERE.



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

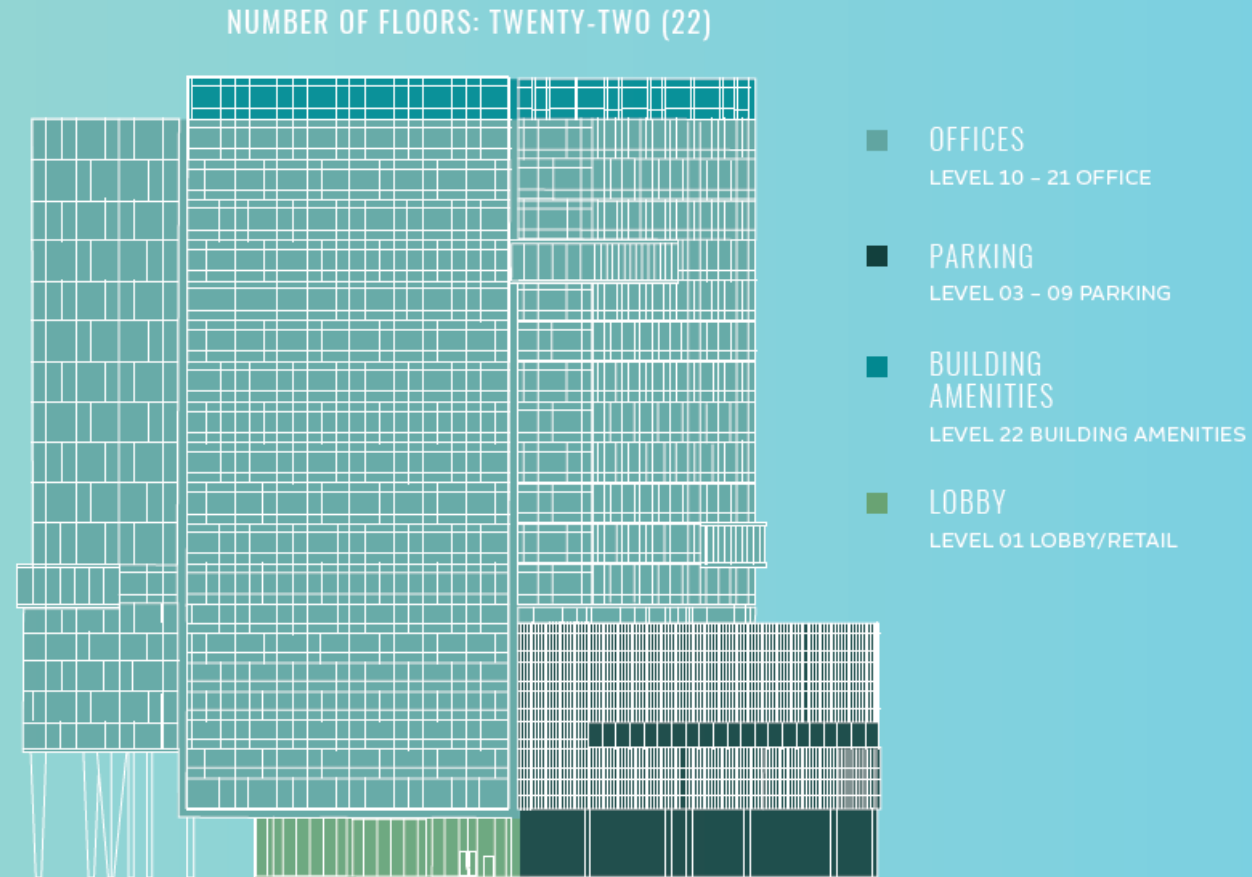
DESIGNED TO EMPOWER AND
INSPIRE YOUR TALENT.

- 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.

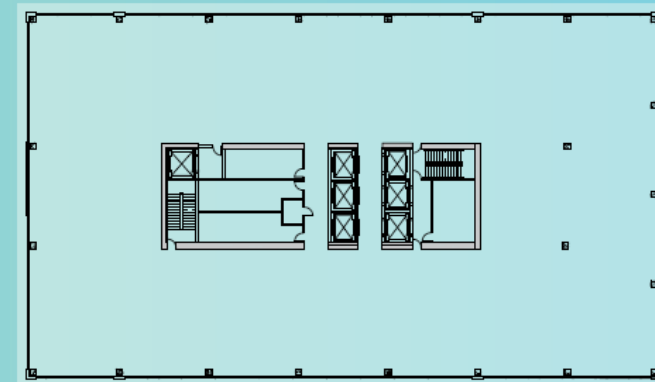


DESIGNED WITH EFFICIENCY, INNOVATION, AND CUTTING-EDGE TECHNOLOGY.

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



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



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



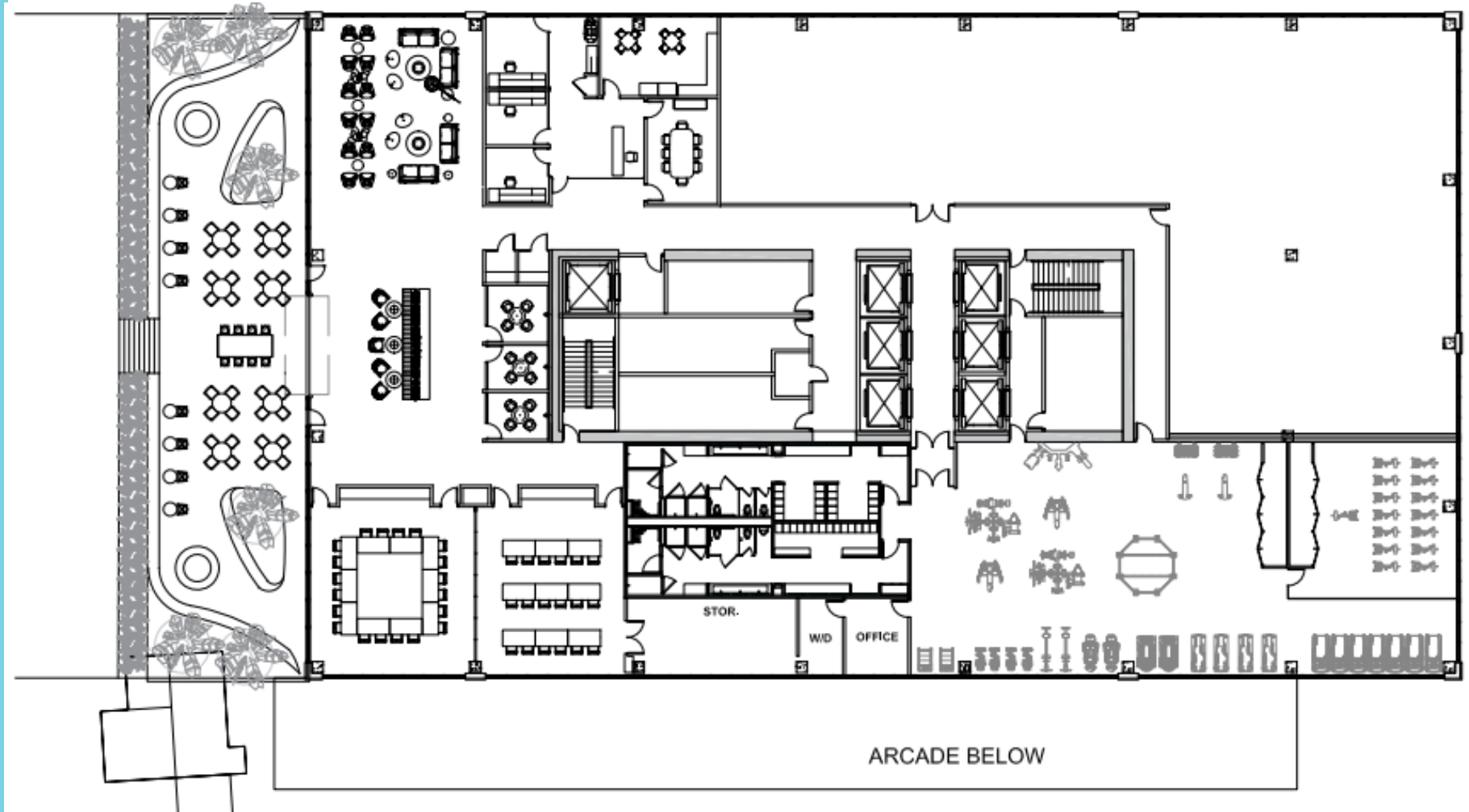
AN ELEVATED TENANT EXPERIENCE.

- 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



AMENITIES

AMENITY FLOOR PLAN



3705
SOUTH

FULL-SERVICE FITNESS CENTER



3705
SOUTH

ROOFTOP TERRACE



3705
SOUTH

TENANT LOUNGE



AMENITIES

3705
SOUTH

TENANT BAR LOUNGE



3705 SOUTH

OFFICES AT LINK

www.linkatdouglas.com

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