



3 MIAMI
CENTRAL

RETAIL SPACES FOR LEASE

161 NW 6 St, Miami, FL 33136



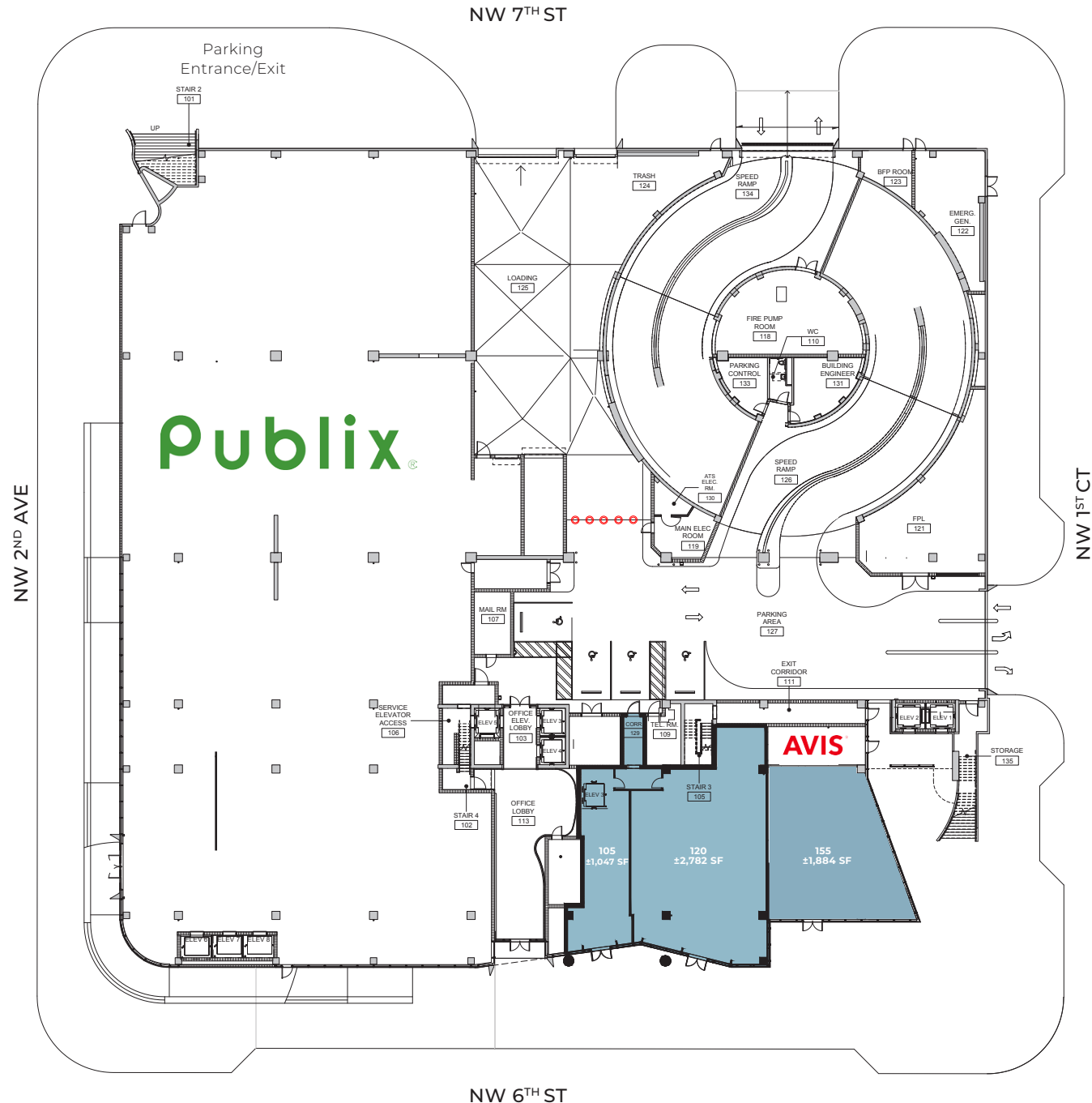
PROPERTY HIGHLIGHTS

- Strategically positioned in the heart of downtown Miami at the base of the Class A 3 Miami Central office building
- Modern retail space in established downtown corridor
- Dense urban population with high daytime workforce and strong mix of office workers, residents, and tourists
- Directly adjacent to the Brightline Miami Station and commuter parking garage
- 1,866 SF fully built cafe space
- 1,047 SF and 2,782 SF shell space (can be combined for up to 3,829 SF)



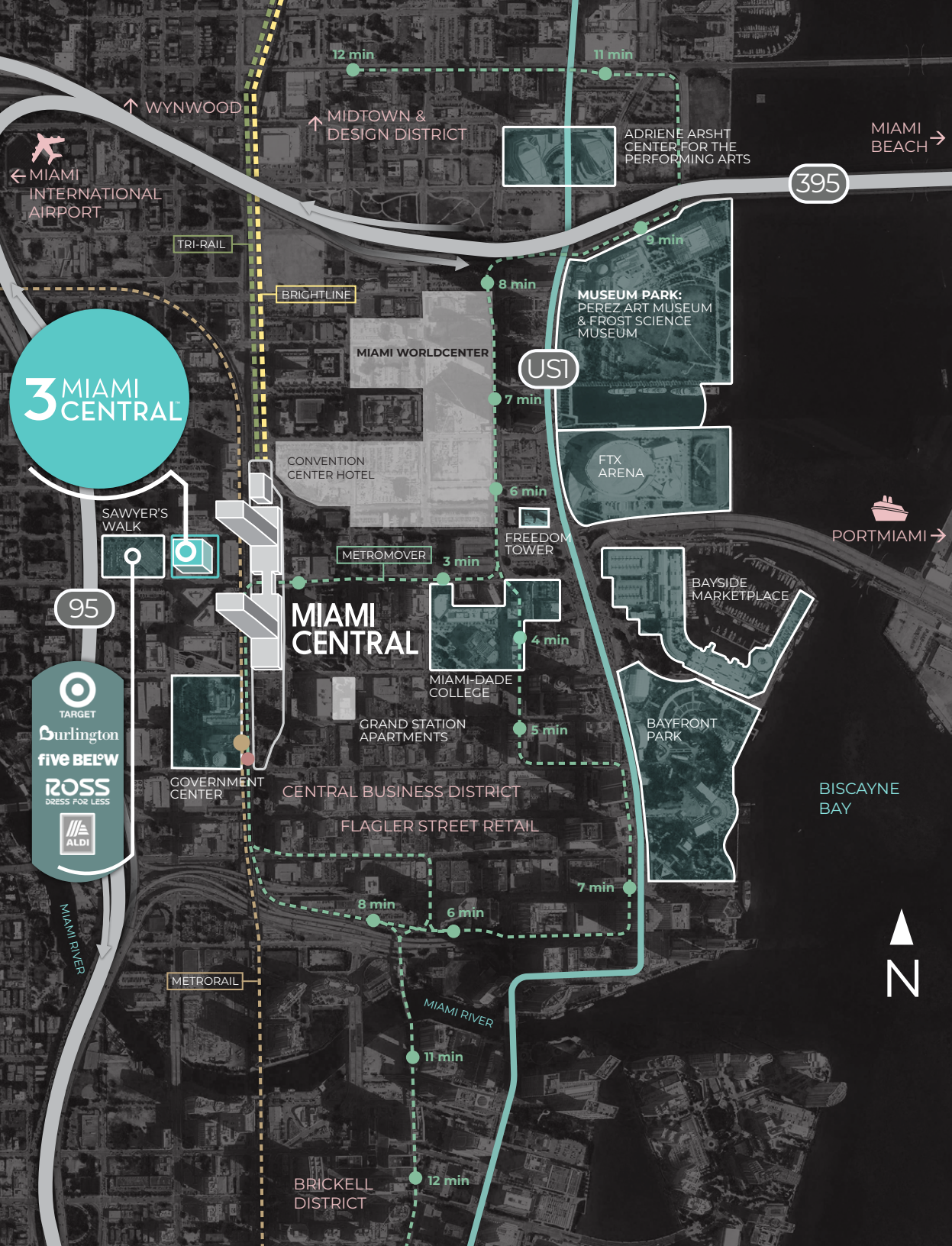
AVAILABLE

SITE PLAN



CAFE SPACE PHOTOS





3MIAMICENTRAL - GREATER DOWNTOWN MIAMI

3 MILES DEMOGRAPHICS



278,764
Population



\$90,506
Average Household Income



38
Median Age



353,166
Daytime Population

DYNAMIC, AFFLUENT MARKET

- \$46.8B - Miami's annual retail spend

Florida, the 3rd most populated state with over half the population living along the Brightline corridor

- 40M yearly visitors to South Florida
- Daily spend per visitor: \$85 MIA vs. \$40 NYC
- 353 medium & large businesses
- 250k+ Downtown daily population



30M+ visitors/year to major attractions within walking distance

DOWNTOWN MIAMI MIDTOWN MIAMI

The heart of the Financial District. The center of international trade. The largest concentration of international banks in the world. And the be-all and end-all for inspiring corporations.

BRICKELL

Along with Downtown Miami, this is the core of our banking, investing and financial sectors. Home to many foreign consulates and an established residential area with Mary Brickell Village shopping and dining district. In short, the business savvy live and work here.

DESIGN DISTRICT

Dedicated to innovative fashion, design, architecture and dining, Miami's Design District is an up-and-coming piece of the city. With public art installations, exclusive design showrooms, chic fashion boutiques, luxury retail experiences and rejuvenated historical structures, this neighborhood has become a vibrant and thriving urban metropolis.

3 MIAMI CENTRAL
NEIGHBORHOOD

MIDTOWN MIAMI

The trendiest neighborhood in South Florida. Midtown Miami has become one of the largest creative communities in the nation. An urban epicenter of galleries, cafes, bars and creativity, it's the go-to locale for those seeking a different kind of Miami experience.

WYNWOOD

Home to a plethora of art galleries, studios, private collections and museums, Wynwood has been transformed into one of the hottest sections of Miami. With the Wynwood Walls covered in street art by some of the world's greatest artists, a free monthly ArtWalk, and a chic boho vibe, Miami's art scene is experiencing a renaissance just south of I-195.

EDGEWATER

North of Downtown Miami, Edgewater is evolving into the place to live. A developing urban sanctuary where residents can kick back and take in the view or head out and enjoy MiMo on BiBo, the Miami Modernist Architecture on Biscayne Boulevard.





**For retail leasing information,
please contact:**

ZACH WINKLER
+1 (305) 704 1333
zach.winkler@jll.com

CARTER NASH
+ 1 (305) 704 1328
carter.nash@jll.com

**3 MIAMI
CENTRAL™**

