

HUNTINGTON BUILDING

FOR LEASE

168 SE 1ST STREET

ICONIC FULL-FLOOR DOWNTOWN OFFICE



WE SHAP NEIGHBORHOODS®
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Executive Summary.

Metro1 Commercial is pleased to present 168 SE 1 Street, Unit 3, Miami, FL 33131 ("The Property") for lease.

This is a prime opportunity to lease an office condo in one of Downtown Miami's most iconic and architecturally significant landmarks – the Huntington Building. Featuring a full-floor office suite expanding over 6,590 SF of space, this unit enjoys unobstructed views of the city skyline.

With an open-floor layout, eight private offices, a reception area, a kitchenette, two bathrooms, storage rooms, and a doorman, this is an ideal space for office and medical users.

Strategically located in the heart of Downtown Miami, the Huntington Building is within minutes of Brickell, federal and state courthouses, banks, and Miami Worldcenter. With close proximity to I-95, Brightline, Metromover, and Metrorail, businesses have easy connectivity to and from the neighborhood.

Property Highlights.

- + **Property Address:** 168 SE 1 Street, Unit 3, Miami, FL 33131
- + **Unit Size:** 6,590 SF
- + **Asking Price:** \$19 PSF
- + **NNN:** \$7 PSF
- + **Zoning:** 6401 - Commercial
- + **Use:** Office, Medical
- + **Parking:** Per separate agreement on nearby garages
- + **Amenities:** 8 private offices, reception area, kitchenette, 2 bathrooms, storage rooms, doorman



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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

Interior



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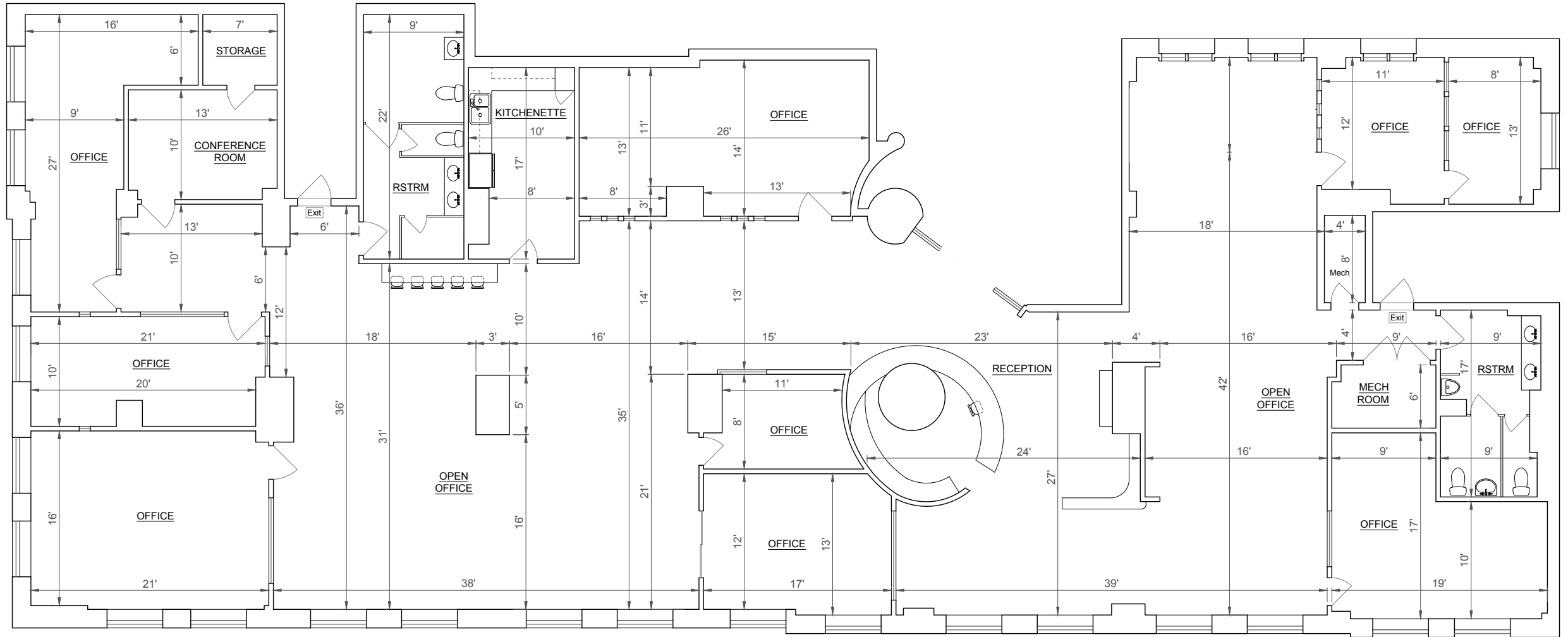


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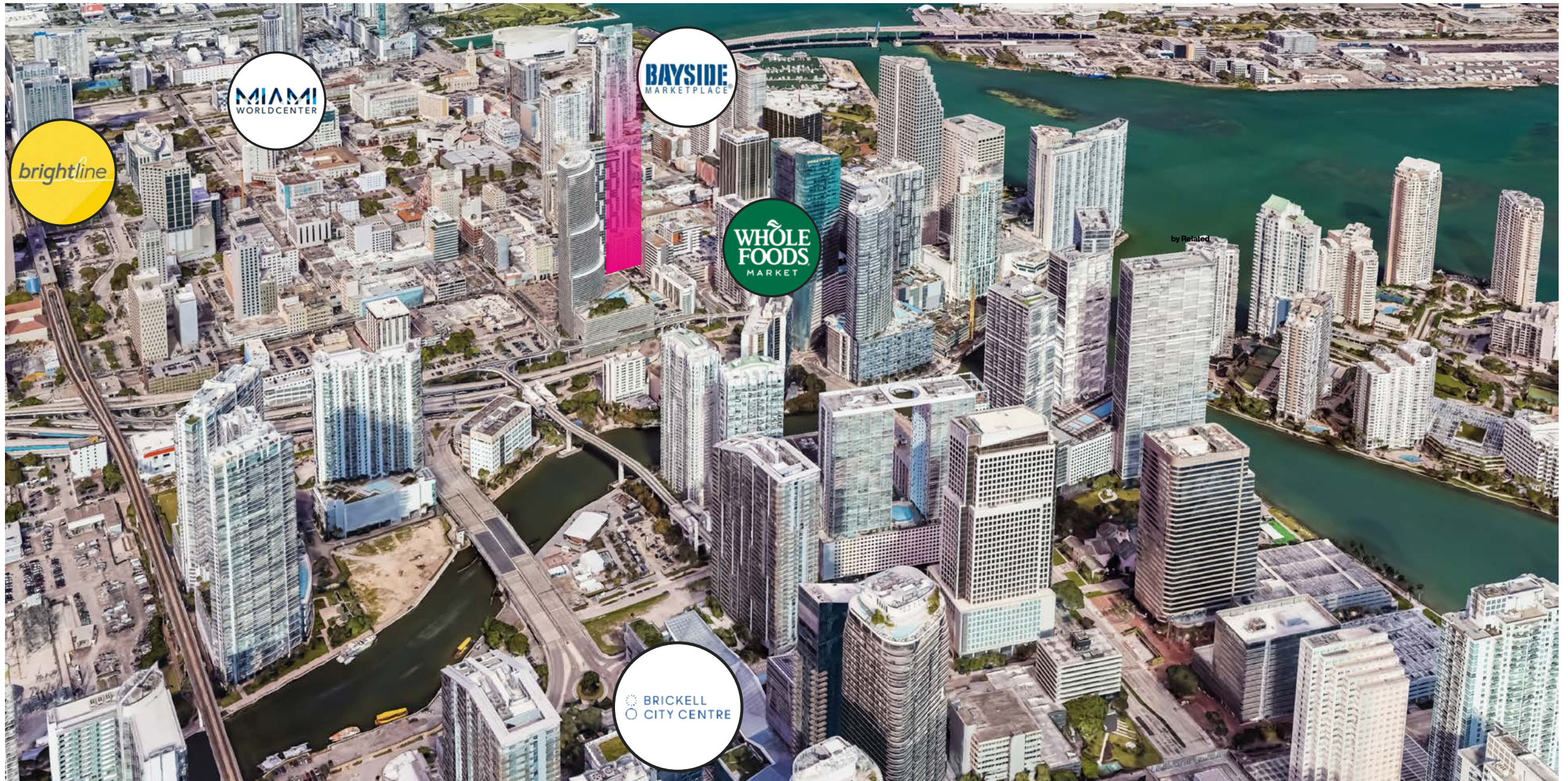
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Floor Plan



Aerial



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Market Drivers - Miami Worldcenter



MIAMI WORLDCENTER

Miami Worldcenter is one of the most dynamic and unique urban centers in the city, reshaping Downtown Miami as a national destination. A \$6 billion mixed-use development spanning across 27 acres and 10 blocks, the project features residential, retail, commercial, and hospitality components.

Key retail tenants include Apple's biophilic store, Sephora, lululemon, Club Studio, The Container Store, Ray-Ban, Lucid Studio, and Savage x Fenty. Dining and entertainment experiences include Museum of Ice Cream, Lucky Strike, Serafina, Maple & Ash, and Sixty Vines.

Its expansive street-level promenade and public plaza have created a new walkable neighborhood while simultaneously focusing on streamlining regional transportation. Sitting adjacent to Brightline's MiamiCentral station, Tri-Rail, Metrorail, Metromover, and local trolleys, the district has become a commuter's dream.

Situated between Biscayne Boulevard and I-95, Miami Worldcenter is also walking distance from Museum Park, the Kaseya Center, the Adrienne Arsht Center for the Performing Arts, and Miami Dade College's Wolfson Campus, placing it at the cultural and economic heart of the city.



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Market Drivers - Brightline Miami Central



BRIGHTLINE

Miami's Brightline MiamiCentral Station has emerged as a centerpiece of urban transformation since its opening in 2018 and its rebranding as a multi-modal transit hub in 2024.

Strategically positioned on NW 1st Avenue, the station sits on a nine-acre footprint that integrates inter-city rail, commuter services, and mixed-use development. Designed by Skidmore, Owings & Merrill alongside

Zyscovich Architects, the station's iconic elevated structure is a striking urban landmark.

Beyond its architectural significance, MiamiCentral is becoming a lively live-work-play destination. Beneath the elevated platforms lies Central Fare, a chef-driven food hall featuring local Miami food & beverage concepts. The station complex also features 816 luxury rental units, over 130,000 SF of retail, and significant office presence from major firms like Blackstone, Ernst & Young, and Uber. With over 5.5 million annual foot traffic and 37,000 residences within a mile, MiamiCentral is rapidly reshaping daily life in Downtown Miami.

MiamiCentral serves as Brightline's flagship southern terminus with service reaching Orlando, Fort Lauderdale, and West Palm Beach, while seamlessly connecting to Tri-Rail (since January 2024), Metrorail, Metromover, Metrobus, and the Miami Trolley. This integration makes it easier than ever for commuters, visitors, and executives to navigate South Florida.



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Market Drivers - Flagler District

FLAGLER DISTRICT

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Mana Common's Flagler District in Downtown Miami represents a transformative vision for one of the city's most historic corridors. Home to over 60 properties valued at more than \$1 billion, this area is undergoing a sweeping revitalization effort – supported by the City of Miami and Miami-Dade County's nearly \$25 million Flagler Street beautification project.



Beyond culture and streetscape upgrades, Mana Common is establishing the Flagler District as Miami's next technology and fashion hub. The Nikola Tesla Innovation Hub—once home to FBI and IRS offices—is being transformed into a cutting-edge, Zyscovich-designed office tower totaling more than 137,000 sq ft, with a glass facade designed to both welcome the neighborhood and reflect its evolving character.

Flagler District is fast becoming a dynamic live-work-play neighborhood shaped by creativity and innovation. Mana Public Arts has anchored the transformation by commissioning dozens of large-scale murals and digital art installations as part of its Flagler Street Art Festival and Miami Mural Festival during Art Basel 2021. These vivid expressions of social justice, history, and environmental consciousness have enlivened the district's streetscapes, turning formerly underused facades into cultural landmarks and drawing attention from art lovers and the public alike.



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