



M I D T O W N

C R O S S I N G

2 2 5



**CROSS INTO A
NEW OFFICE LIFE.**

MIDTOWN CROSSING

225 NE 34th Street



WELCOME TO YOUR NEW OFFICE.

This one-of-a-kind sustainably readapted class A office building is where creatives, entrepreneurs and business influencers thrive in the middle of Miami's most sought after and historical neighborhoods. Midtown Crossing is located at the junction of Midtown, Design District and Edgewater, offering an innovative lifestyle in a culturally diverse working environment. With a compelling 46,193 square feet of "new-industrial" style class A office space and a full array of amenities, 225 Midtown Crossing is the ideal canvas for companies looking to be a part of Miami's charm brought to the 21st century.

THE BUILDING.



MIAMI AD SCHOOL

BEST IN-CLASS FEATURES

- Modern, elegant design and finishes
- Boutique “new-industrial” style office building
- Health and wellness focused
- Abundant natural light for studio style spaces
- Private outdoor terrace
- Direct access to Anatomy, Miami’s top fitness club
- Access to conference facilities, event space, and numerous amenities at AC Hotel and Signature Hampton Inn & Suites

A GREAT OPPORTUNITY

- Located within a designated Opportunity Zone
- Distinct tax benefits to tenants establishing a headquarters office

WHAT YOU NEED TO KNOW.

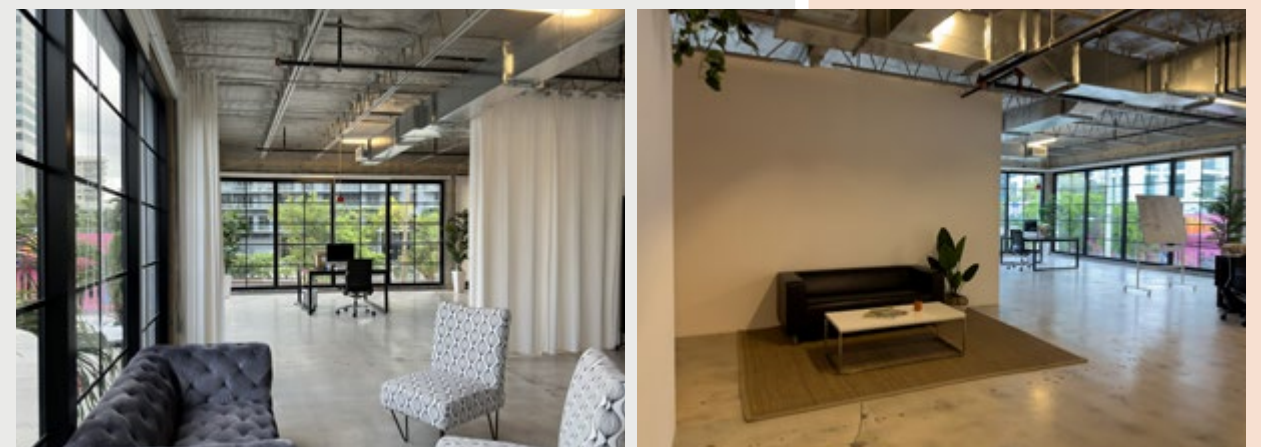
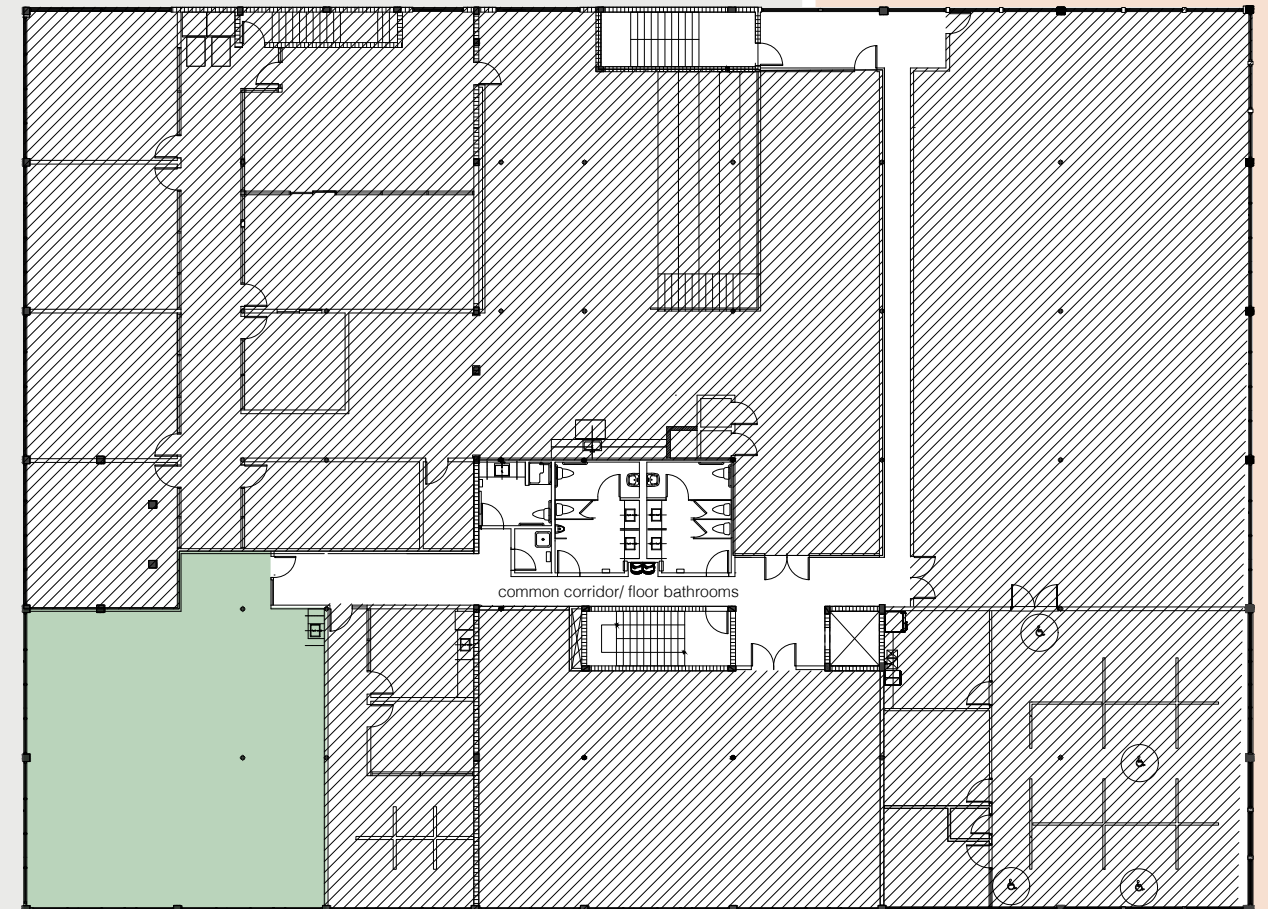
225 MIDTOWN

ADDRESS	225 NE 34th ST, Miami, FL 33137
RENTABLE AREA	43,193 RSF
YEAR RENOVATED	2018
CLASS	Class A Sustainably Adaptive Reuse Office Building
STORIES	3
AVAILABLE SPACE	2,000 SF
3RD FLOOR COMMON AREA FACTOR	9.0%
CEILING HEIGHT	12' Slab-to-Slab
WINDOW HEIGHT	10'
PARKING RATIO	1.25 / 1,000 SF
OWNERSHIP	The Vagabond Group & Bauen Capital
LEASING COMPANY	Blanca Commercial Real Estate, Inc. Licensed Real Estate Broker



SUITE 205 2,000 SF

- Corner suite with ample natural light
- Expansive floor to ceiling windows
- Move in ready
- Available 11/1/2024
- 1 covered, reserved parking space included



THE NEIGHBORHOOD.

Midtown Crossing is centered in the Midtown District, which has become one of Miami's newest, urban focused neighborhoods focused on preserving its historical charm.

With proximity to Miami's premiere cultural, design, and arts districts, Midtown Crossing captures the ease of the Miami lifestyle providing access to Miami International Airport, Miami Beach and Downtown/Brickell in just minutes.

Midtown's rapidly growing and diverse population has lured some of the World's most notable restauranteurs and retailers to the market, transforming the area into Miami's premier shopping and dining hub, boasting more than 35 eateries and over 80 luxury retailers from Target to Louis Vuitton within walking distance.

From luxury retail, modern living, quality dining and numerous amenities like hotels, art exhibits and culture venues, Midtown Crossing provides a live, work, play experience unparalleled in the market.



A DAY IN THE LIFE.



Meet Sam, a digital creative who just relocated to Miami and accepted a new position at a firm located in Midtown Crossing. Moving to a new city can be daunting, but it doesn't have to be. Living in one of Miami's most prestigious yet accessible neighborhoods comes with many perks, including having everything you need at your fingertips. Whether it be walking to nearby grocery stores like Trader Joe's and Whole Foods or picking up necessities at the local Target, there's no shortage of possibilities. Let's take a closer look at what a typical day in her life looks like.

1 HOME



MIDTOWN

Midtown has an array of beautiful and affordable living options to choose from, producing over 7,300+ residential units alone in the immediate area of Midtown Crossing.

2 EXERCISE



ANATOMY

Whether you need an early morning workout or need to de-stress after a long day, Anatomy is conveniently located at Midtown Crossing.

3 COFFEE



PURA VIDA

Pura Vida has established its name as a chic health focused eatery, not to mention delicious! Don't forget to stop by the Design District location for a cup of Joe on your way to work in the morning.

5 WORK



222 MIDTOWN

Work will never feel like work when you walk into this class A building. With tons of abundant lighting and 360-rooftop views, it's sure to be a productive day, everyday.

7 SHOPPING



DESIGN DISTRICT

Some of the most notable luxury brands and top dining experiences are just a few blocks away from Midtown Crossing giving tenants access to nothing short of the best.

LAGNIAPPE

The day isn't over until its over. Kick back with your colleagues over a couple glasses of wine while vibing to live music by some of Miami's finest bands at this local neighborhood favorite.

4 HOTEL



AC HOTEL MIDTOWN

Direct access to the AC Hotel and its amenities. Conveniently meet clients who are staying at the hotel for a rooftop meeting.

6 LUNCH



AMARA AT PARAIISO

Taking a lunch break just got better at this waterfront Miami jewel owned by award-winning Chef, Michael Schwartz.

8 LIVE MUSIC & DRINKS

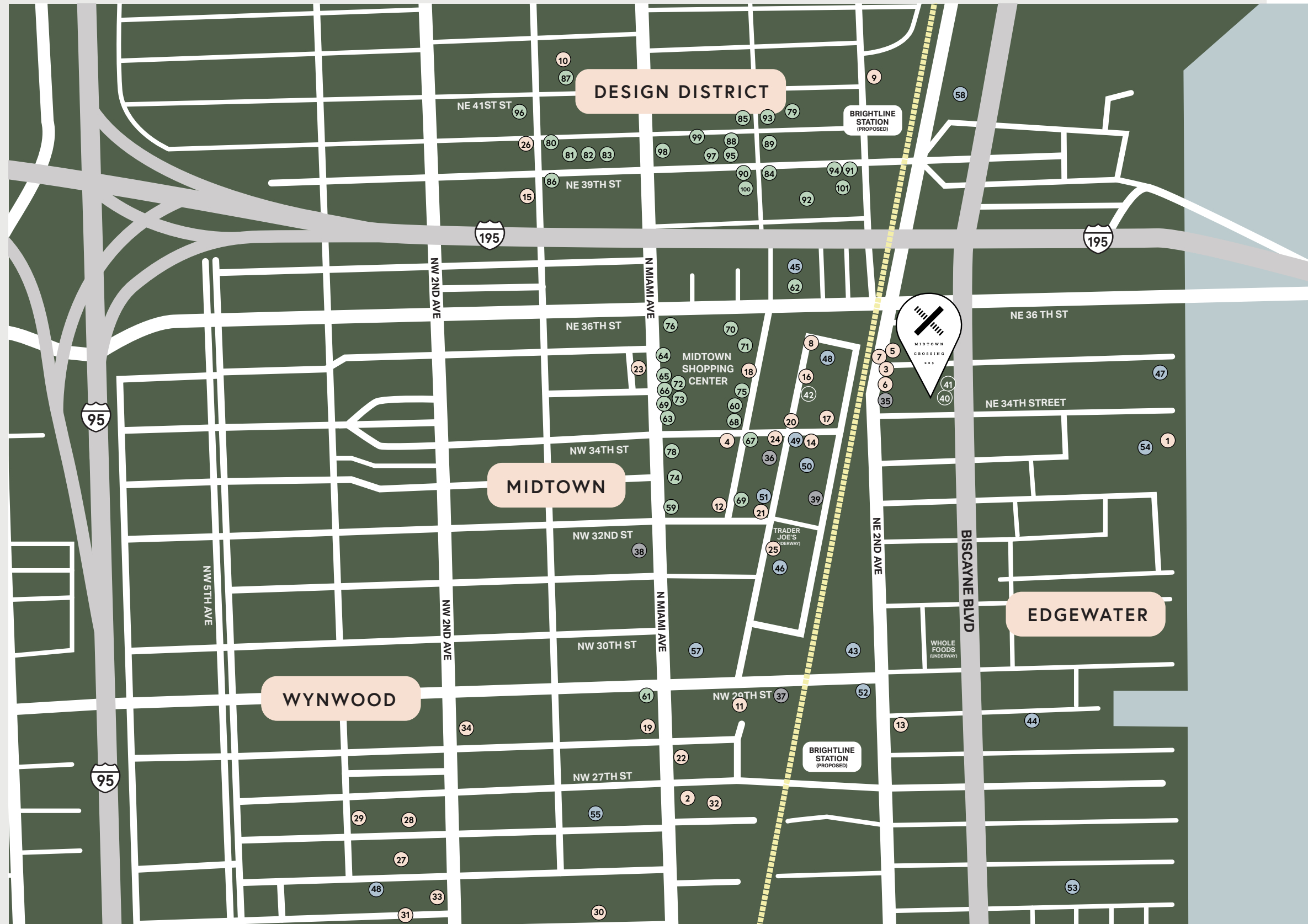


WHO. WHAT. WHERE.

ABUNDANT RESIDENTIAL OFFERINGS

1 MILE RADIUS : 16K HOUSEHOLDS
4K+ MULTI-FAMILY UNITS
AVG. \$2,918/MONTH

5 MILE RADIUS : 224K HOUSEHOLDS
14K+ MULTI-FAMILY UNITS
AVG. \$2,649/MONTH



FOOD/DRINK

1. Amara at Paraiso
2. Beaker & Grey
3. dbakers Sweet Studio
4. Hurricane Grill
5. Kraken Crudo
6. Lagniappe
7. La Latina
8. Little Hen
9. MC Kitchen
10. Michael's Genuine
11. Morgans
12. Negroni
13. Noa Café
14. Ol'Days
15. Pura Vida
16. Salumeria
17. Salvaje
18. Society BBQ
19. Spanglish
20. Starbucks
21. Sugarcane
22. Suviche
23. The Sylvester
24. Tap 42
25. Thatch
26. Swan
27. Uchi
28. KYU
29. Zak the Baker
30. 1-800-Lucky
31. Le Chick
32. dôma
33. Coyo Taco
34. Bakan

FITNESS

35. Anatomy
36. Barry's
37. Crossfit
38. Form 50
39. Solid Core

HOTELS

40. AC Hotel Marriott
41. Hampton Inn & Suites
42. Hyde

RESIDENTIAL

43. AMLI
44. Blu27 at Edgewater
45. Eve at the District
46. Gio at Midtown
47. Hamilton on the Bay
48. Midtown 2
49. Midtown 4
50. Midtown 5
51. Midtown 6
52. Midtown 29
53. Modera Edgewater
54. Paraiso Bay
55. The Bradley
56. Wynwood 25
57. Yard 8
58. Quadro

SHOPPING

MIDTOWN

59. AT&T
60. Carter's
61. Chase Bank
62. City Furniture
63. Dick's Sporting Goods
64. FedEx Office
65. Footlocker
66. GNC
67. Guess
68. Homegoods
69. Ideal Image
70. Target
71. Marshall's
72. Massage Envy
73. Nail bar
74. Nordstrom Rack
75. Party City
76. Ross
77. Vision works
78. West Elm

DESIGN DISTRICT

79. Aesop
80. Alice+Olivia
81. Burberry
82. Bvlgari
83. Cartier
84. Christian Dior
85. Fendi
86. Give nchy
87. Gucci
88. Harry Winston
89. Hermes
90. Louis Vuitton
91. Miu Miu
92. Piaget
93. Prada
94. Pucci
95. Rolex
96. Sephora
97. Tiffany & Co.
98. Tom Ford
99. Tory Burch
100. Valentino
101. Versace



MIAMI BEACH	MIAMI INT. AIRPORT	I-95	MIAMI CENTRAL BRIGHTLINE	DOWNTOWN	BRICKELL
5.3 miles 15 min.	6.1 miles 15 min.	0.8 miles 5 min.	2.4 miles 8 min.	3 miles 12 min.	5.5 miles 14 min.

LEASING.

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