

ONE
DOWNTOWN

INSPIRATION IN THE HEART OF MIAMI

1 SE 3RD AVE, DOWNTOWN MIAMI

 DRONE VIDEO



31-STORY

CLASS A OFFICE TOWER IN THE HEART OF
DOWNTOWN MIAMI

\$13 MILLION

CLASS A RENOVATIONS

18,051 SF

FLOOR PLATES

4,000 SF

ROOFTOP TERRACE

3,500 SF

CONFERENCE CENTER

11

HIGH SPEED ELEVATORS,

WITH DIRECT ACCESS TO THE PARKING GARAGE

67+

CLOSED CIRCUIT CAMERAS MONITORED BY 24/7
SECURITY GUARD



GOLD

WIRED SCORE



SILVER

LEED CERTIFIED



BEST

PARKING GARAGE IN THE CBD



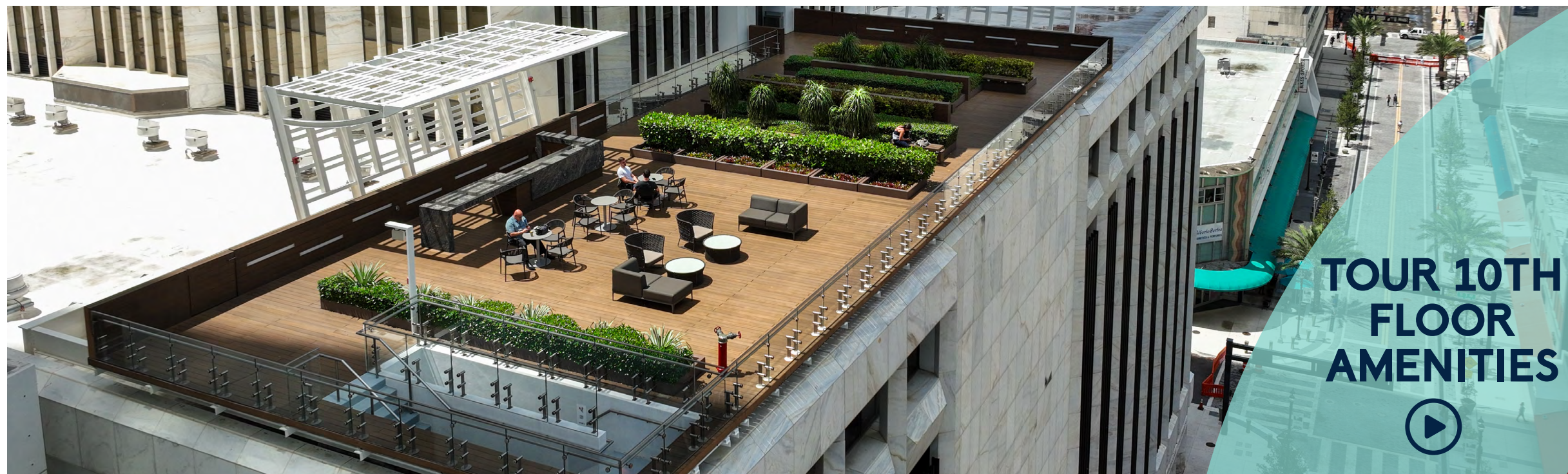
ELECTRIC

CAR CHARGING STATIONS



ONSITE

FITNESS CENTER



TOUR 10TH FLOOR AMENITIES





[▶ SPEC SUITE VIRTUAL TOUR](#)



[▶ SAMPLE BUILD OUT VIRTUAL TOUR](#)



16,000 SF

PENTHOUSE

45,000 SF

CONTIGUOUS FLOORS 26-28

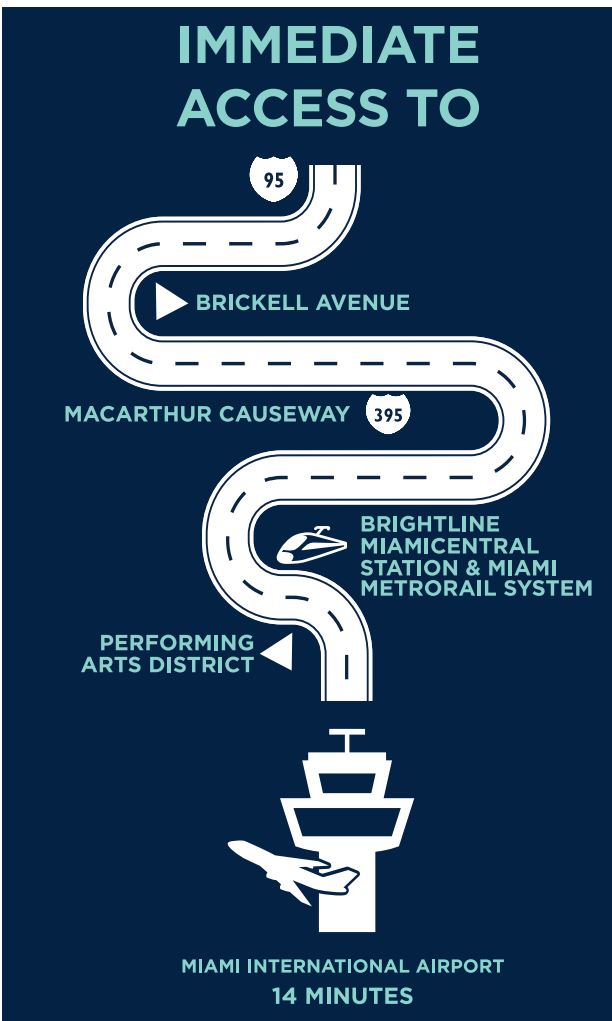
4,000 SF

ROOFTOP TERRACE



FLAGLER STREET

BEAUTIFICATION PROJECT



- BRIGHTLINE MIAMICENTRAL STATION
- MIAMI METRO MOVER
- HIGHWAY ACCESS POINTS

For more information, please contact:

JON BLUNK
 President
 305.400.9887
 jblunk@tcrefl.com

CRISTINA GLARIA
 Senior Vice President
 305.867.3626
 cglaria@tcrefl.com

HARRISON MISCHEL, MBA
 Director
 305.935.4374
 hmischel@tcrefl.com

LAUREL OSWALD
 Executive Director
 305.867.3625
 loswald@tcrefl.com

TCRE
 1 SE 3rd Avenue | Suite 1010
 Miami, FL 33131
 www.tcrefl.com