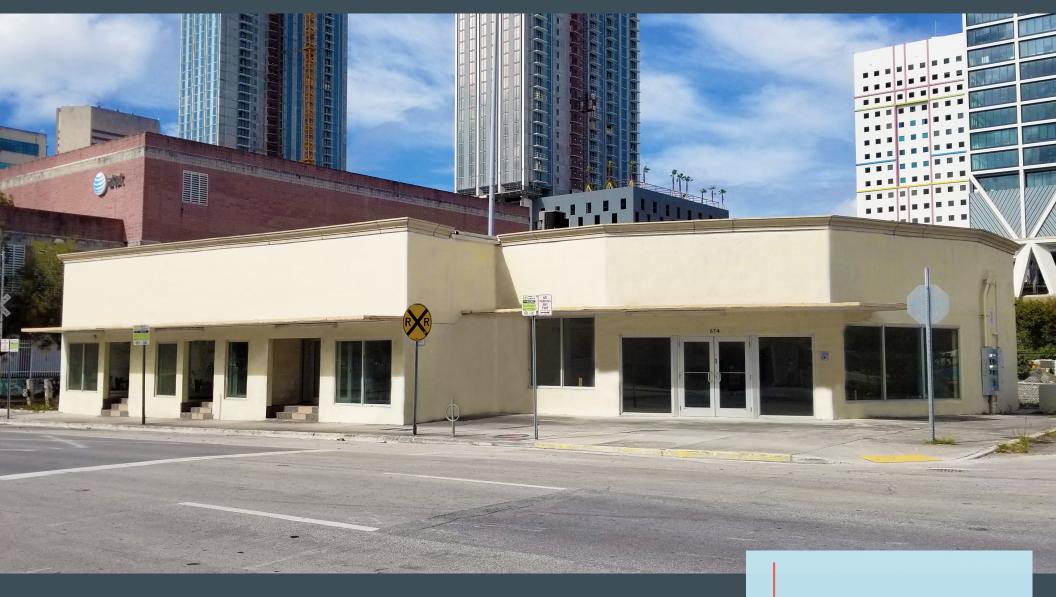


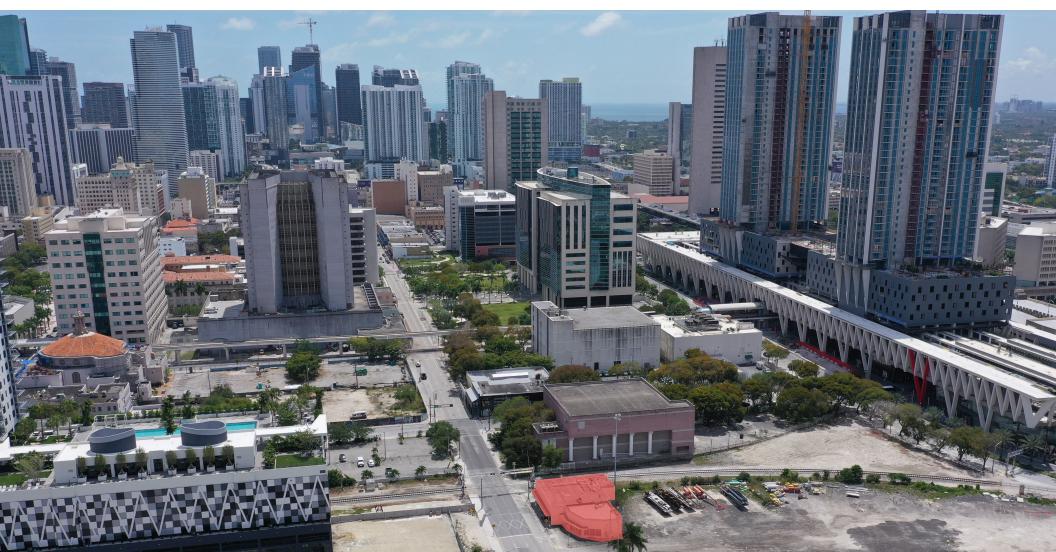
664 NORTH MIAMI AVENUE



Retail Spaces for Lease in Downtown Miami

THE PROPERTY

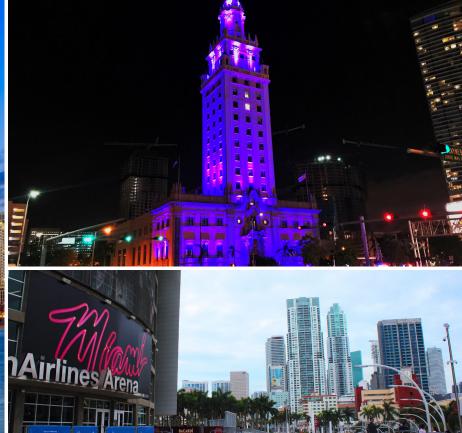
- + Freestanding retail building located directly amidst the Miami World Center, Miami Central and the Brightline Station
- + Move in ready spaces of 2,600 and 2,700 square feet, with the ability to create a contiguous 5,300 square feet
- + Flexible signage rights, allowing for a unique brand presence in the local market
- + Immediate delivery
- + All uses considered







A CANANA



GREATER DOWNTOWN MIAMI STATS

213 RESIDENTIAL BUILDINGS

2,500

7,410

80%

140

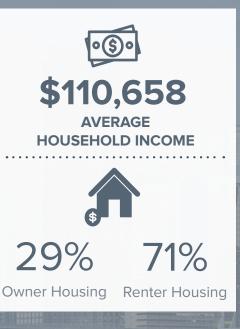


condo units delivered during the current cycle

.Id

***†*†*†** 67,879

population



of all completed units are sold

70% of which are pre-sold

PROJECTS UNDER

DOWNTOWN MIAMI

CONSTRUCTION

HOTELS

towers have been added to the Greater Downtown skyline since 2003

condo units under construction in Greater Downtown,



500 STARTUPS opens east coast headquarters in Downtown Miami

Organized **3** bootcamps with over **45** tech startups + investors participating 114,417 employees in Downtown Miami

9,109 Downtown Miami businesses

6.3M 7,410 80% 140

SF of office space leased in Downtown Miami since 2013

of the new-to-market companies leasing space in Greater Miami

of companies entering the Miami market for the first time choose Downtown

00

of Downtown tenants choose to stay when faced with expiring lease

MARKET DEMAND



\$111M aroceries

8 estimated revenues

0

\$1.7B worker + visitor expenditures

resident expenditures



\$117.8M





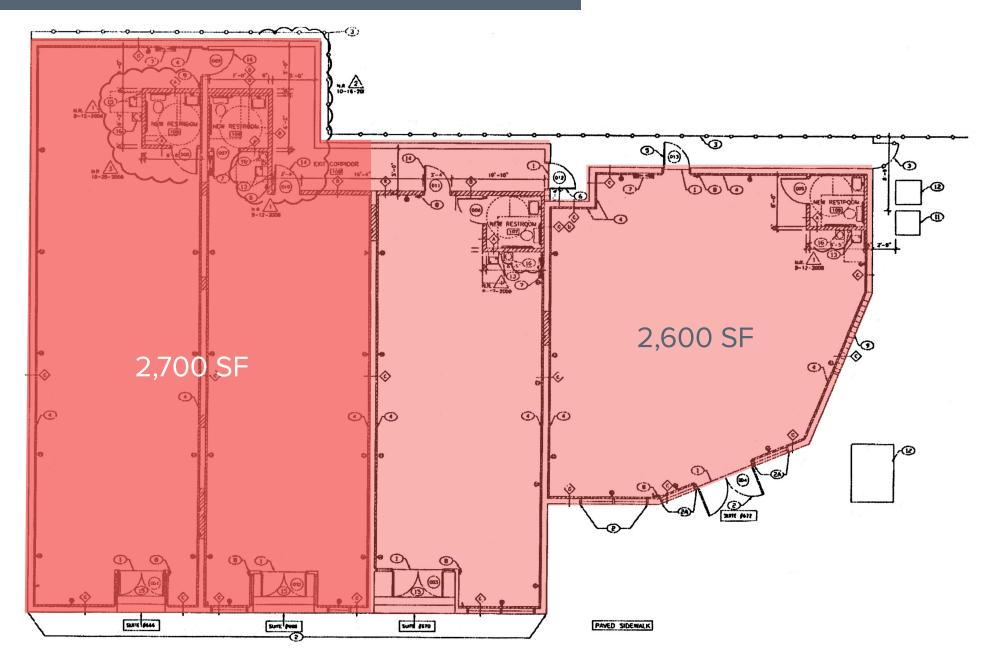
5.4M people visit Downtown Miami each year

8.10 hotel rooms in Miami's urban core

320 RESTAURANTS IN DOWNTOWN MIAMI



NEIGHBORING LANDMARKS



N MIAMI AVENUE



NEIGHBORING LANDMARKS

ADRIENNE ARSHT CENTER FOR THE PERFORMING ARTS

Па онис

- ----

PARAMOUNT • 500+ residences

MIAMI WORLDCENTER (total project)

- 300,000 SF of retail
- 500,000 SF of office
- 1,700+ hotel rooms
- 600,000 sf of convention space
- 3,000+ covered parking spaces

The second

THE PRC

• 2,900+ residential units

FUTURE SITE OF MARRIOTT MARQUIS MIAMI WORLDCENTER HOTEL AND EXPO CENTER

• 1,700 rooms

• 600,000 sf of convention space

AMERICAN AIRLINES ARENA

LUMA OM TOWER • 400+ apartments -

CAOBA & 7TH ST RESIDENCES

• 400+ apartments

PERTY

MIAMICENTRAL

2

- 9 acres3 million SF total

PORT

MIAM

BAYSIDE MARKETPLACE

800 residences

Trains USA

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