



THE HISTORIC  
ALFRED I. DUPONT  
BUILDING



169 E Flagler Street | Miami, FL  
Office space for lease



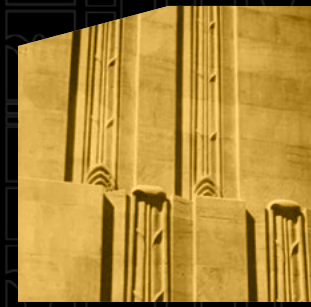


# Step *in*



1/ *History*  
of excellence

6-7



2/ *Revitalized*  
old world charm

8-13



3/ *Amenities*  
for today's workforce

14-15



4/ *Dazzling*  
and alive

16-21

# Step *out*



5/ *Convenience*  
in the heart of Miami

22-25



We invite you to *step in*

ALFRED I. DUPONT  
BUILDING

Discover a piece of Miami's history. Completed in 1939, the Alfred I. duPont building is Downtown Miami's favorite historic landmark.

169



# 1/ *History* of excellence

Alfred I. duPont was the owner of the Florida National Bank, the principal tenant of the building. ►

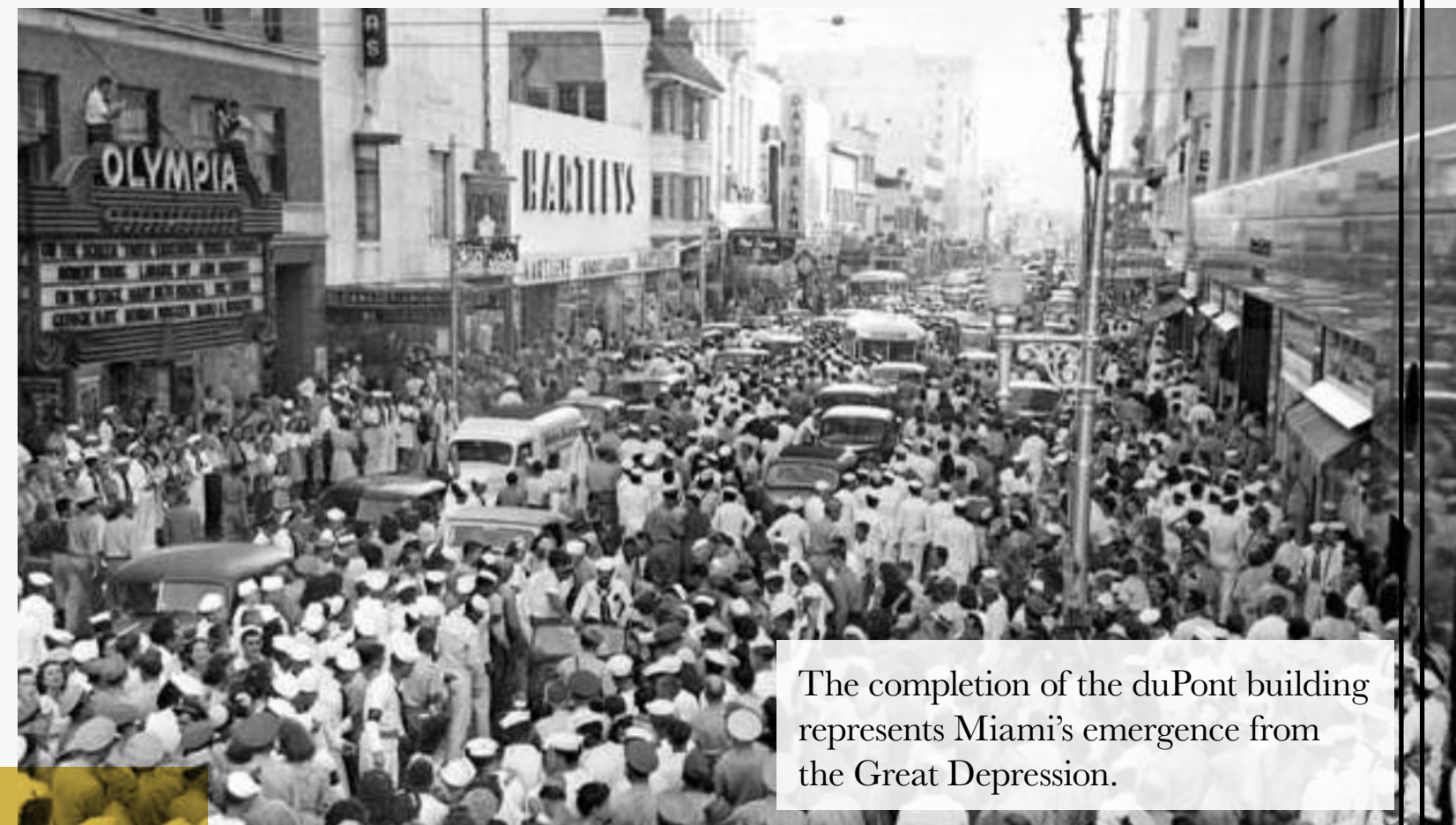
The duPont magnificent building once served as headquarters to the 7th Naval Fleet in World War II. ▼



It's advanced underground generators once powered all of Downtown Miami. ▼



The building was the first skyscraper built in Miami after the county courthouse.



The completion of the duPont building represents Miami's emergence from the Great Depression.



## 2/ *Revitalized* old world charm



Modern and century-old elements are carefully intertwined with marble walls, glass partitions, and restored bronze features.





Historical elements of the structure have been preserved and exposed, while also incorporating current technologies and providing accessible, airy, and efficient suites for tenants.



In addition to the intricate historical personality, the property has undergone a complete overhaul of the base building systems, such as new roof, updated elevator cabs and upgraded mechanical system.





The eclectic attitude, inspired by the building's fascinating history, is enhanced by the modern column-free floor plates, the sense of openness created by exposed ceilings, fostering collaboration and innovation in the offices' open design.



Architecturally-inspiring structures meet stylish modern-day office in this highly desirable Class A space, located at the center of the rapidly rejuvenating Downtown Miami.





### 3/ *Amenities* for today's, workforce

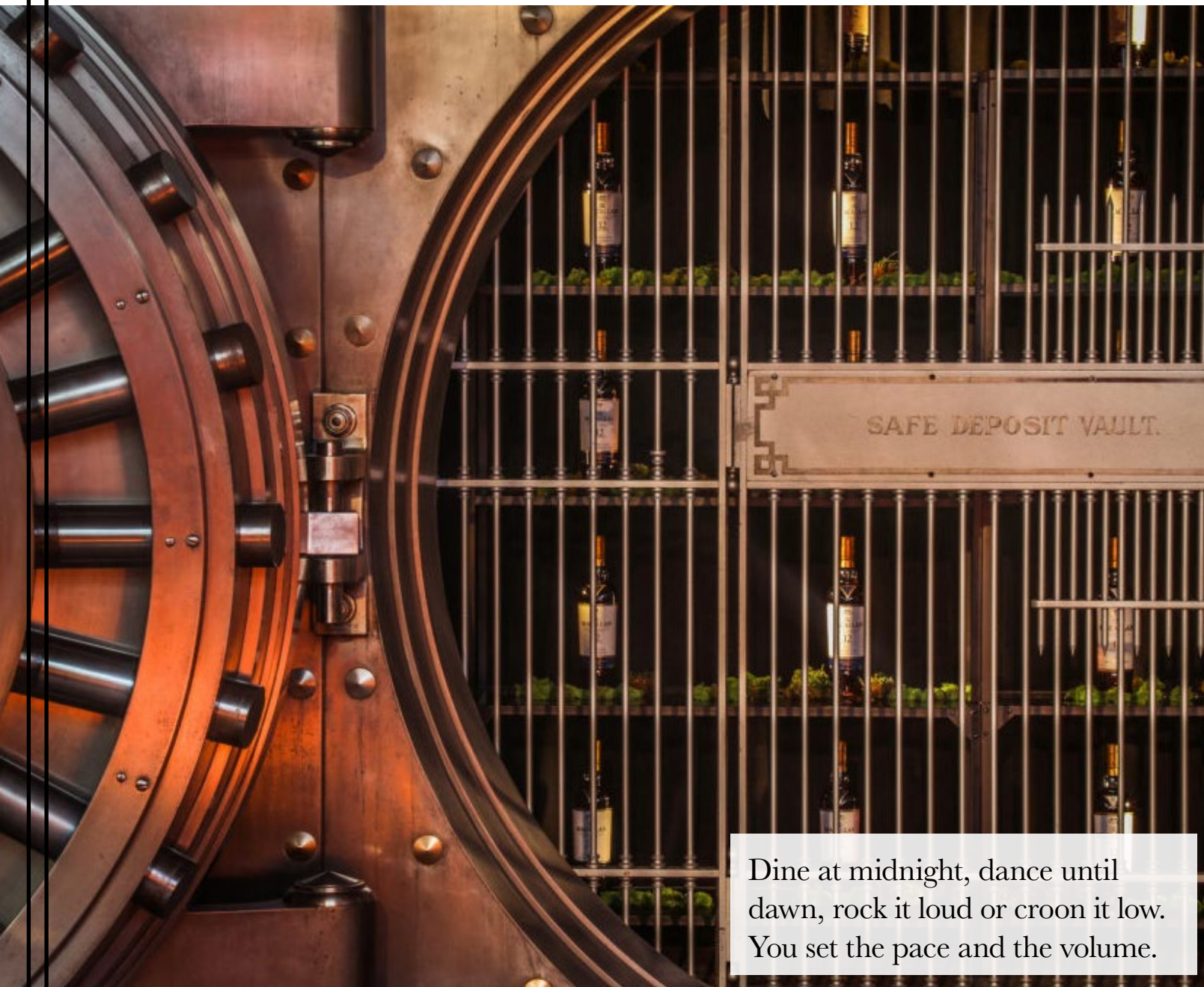
Uncommon space for today's unconfined workforce. Alfred I. duPont offers the amenities and access you'll need to retain, recruit, excite, and motivate.



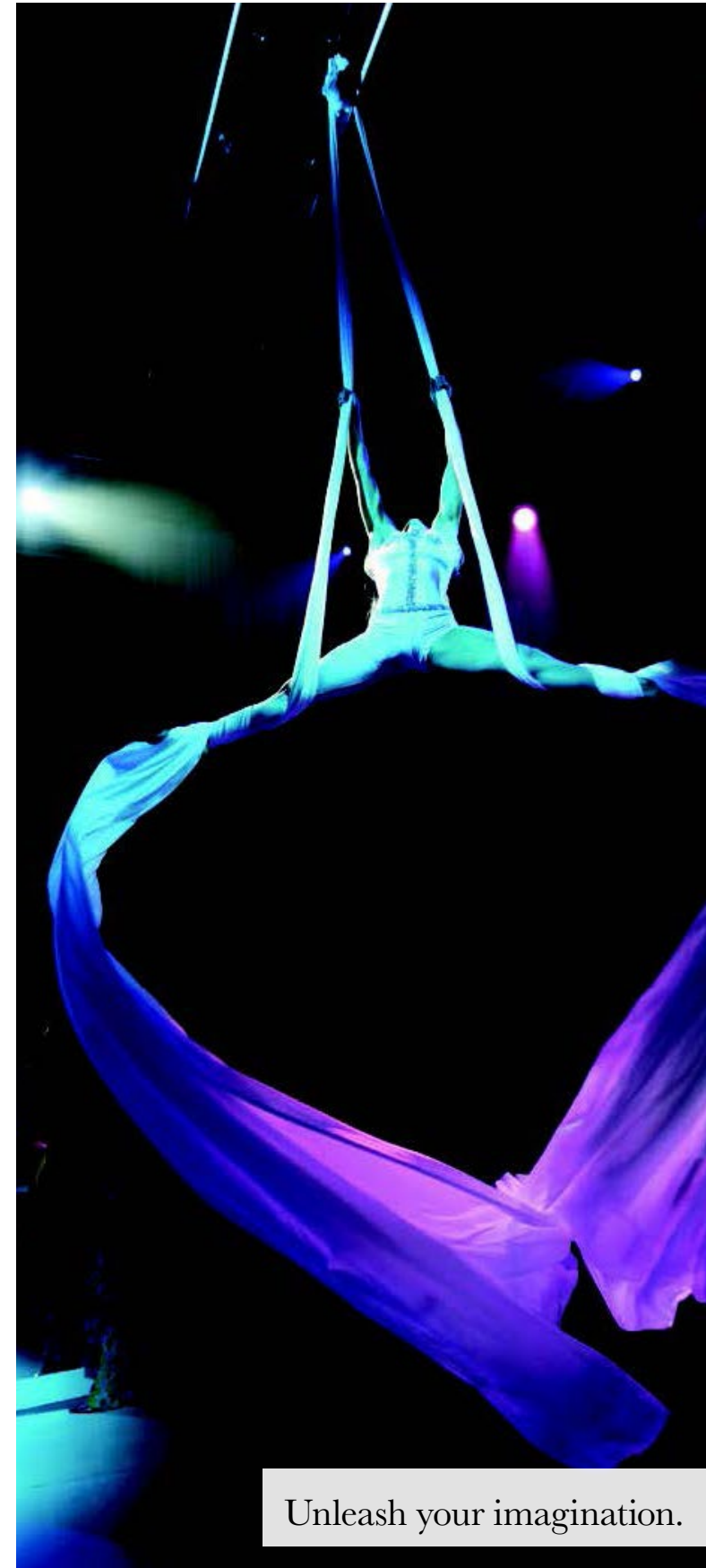


## 4/ *Dazzling* and alive

Tell a story. Intimate or grand, private or corporate, make the most of an extraordinary backdrop to your boldest vision.



Dine at midnight, dance until dawn, rock it loud or croon it low. You set the pace and the volume.



Unleash your imagination.





The Alfred I. duPont's Diorama Project and one-of-a-kind venue make it a fully arts activated office building, creating thoughtful, immersive spaces through curated art installations that resonate with the vast creative community of Miami, such as Art Basel and local galleries.



The building's hallways become a place of small delights and surprises, creating a fresh and evolving workplace and effectively fueling the cycle of engagement for tenants and talent.





*Step out* to discover more





# 5/ Convenience in the heart of Miami

The Alfred I. duPont building is located at the very core of Downtown Miami. Walking distance to numerous restaurants, fitness centers, and luxurious hotels. Minutes away from the museum district—Miami’s epicenter for arts and culture. Bikes and scooter rentals available at almost every corner. Transit-oriented, the building is located at walking distance to Metromover Stations, gateway to suburban neighborhoods and Broward county, through Metrorail and Brightline Trains transfer.

## Map legend

### Retail

7-Eleven	Eyewear Solutions	Ross
Aero Outlet	Federal Watches	Seybold Jewelry
Alberto Cortes Cosmetics	International Beauty Center	Sneak Peak Luxury
Aliss	La Orquidea	So Tennis Only
AT&T	Marshalls	T Mobile
Bayside Marketplace	Metro Mall	UPS Store
City Smoke	Optical	US Post Office
CVS	Road Runner Liquor	Walgreens
		Whole Foods

### Dining

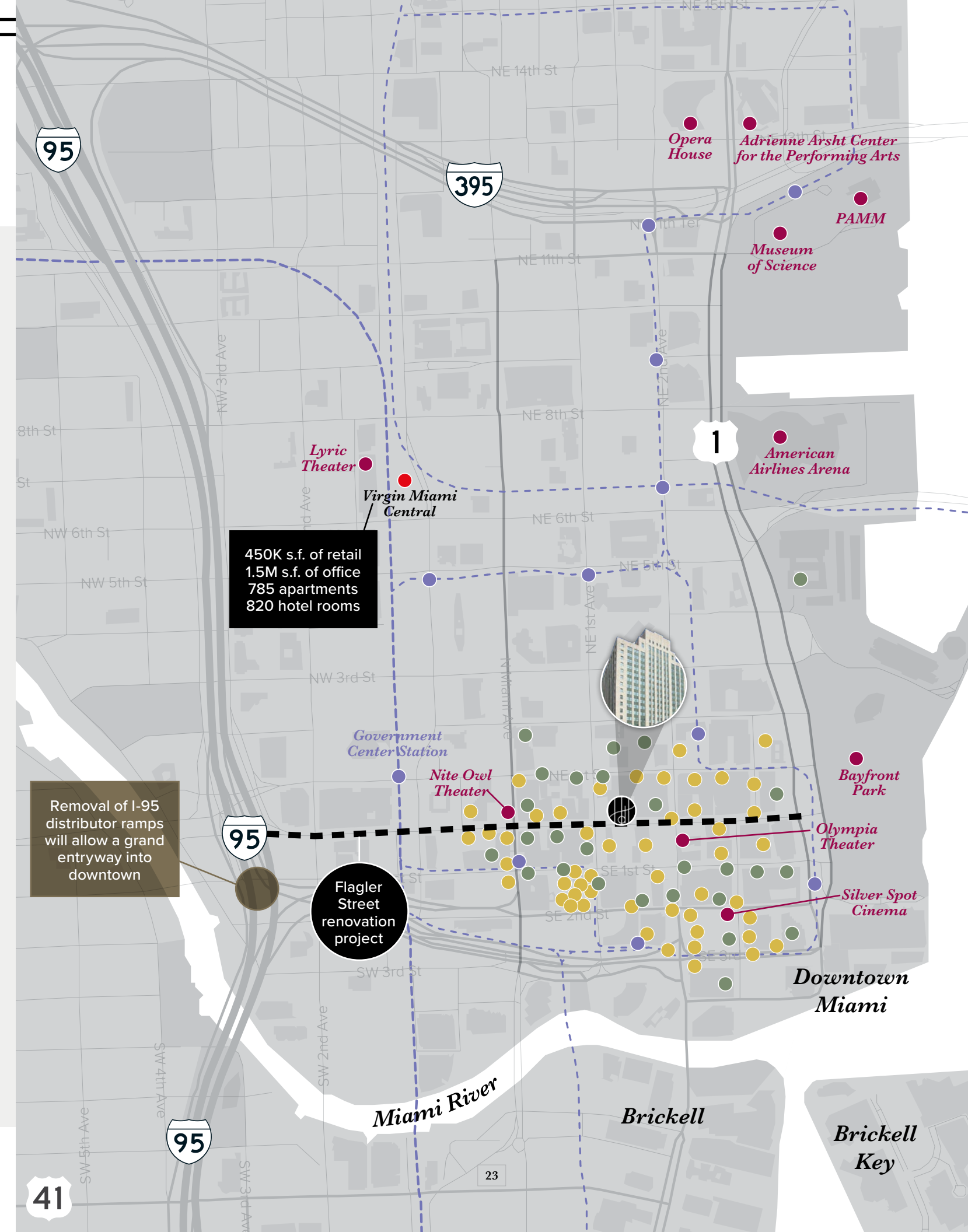
Atlantis Cafe	Cafe	Pizza Onne
Bali Cafe	Grai Siam	Pizza Rustica
Bar Da Villa	Hibachi Grill	Premo's Deli
Black Market	Iron Sushi	Rigatti's Cafe
Bloom Skybar	Jar + Fork Miami	Sabor 305 Miami
BurBowl	Kone Sushi	Salad Box
Burger King	La Granja	Sedici Cafe
Cacao Grill	La Licuadora	Sette Cafe
Cafe Bastille	Las Palmas	Soya e Pomodoro
Claude Pepper	Le Chat Noir	Sparky's BBQ
Clove	Lost Boy	Starbucks
CVI.CHE	Martini 28	Station 28
D'Oro Caffè	Meet The Goat	Steak Brasil
Deli Antojitos	Meraki Greek Bistro	Subway
El Sitio Coffee Bar	New York Roma	The Bistro
Eternity Coffee	Pega Grill	Vero Italian
First Hong Kong		

--- Metromover

-- Metrorail

● Metromover stations

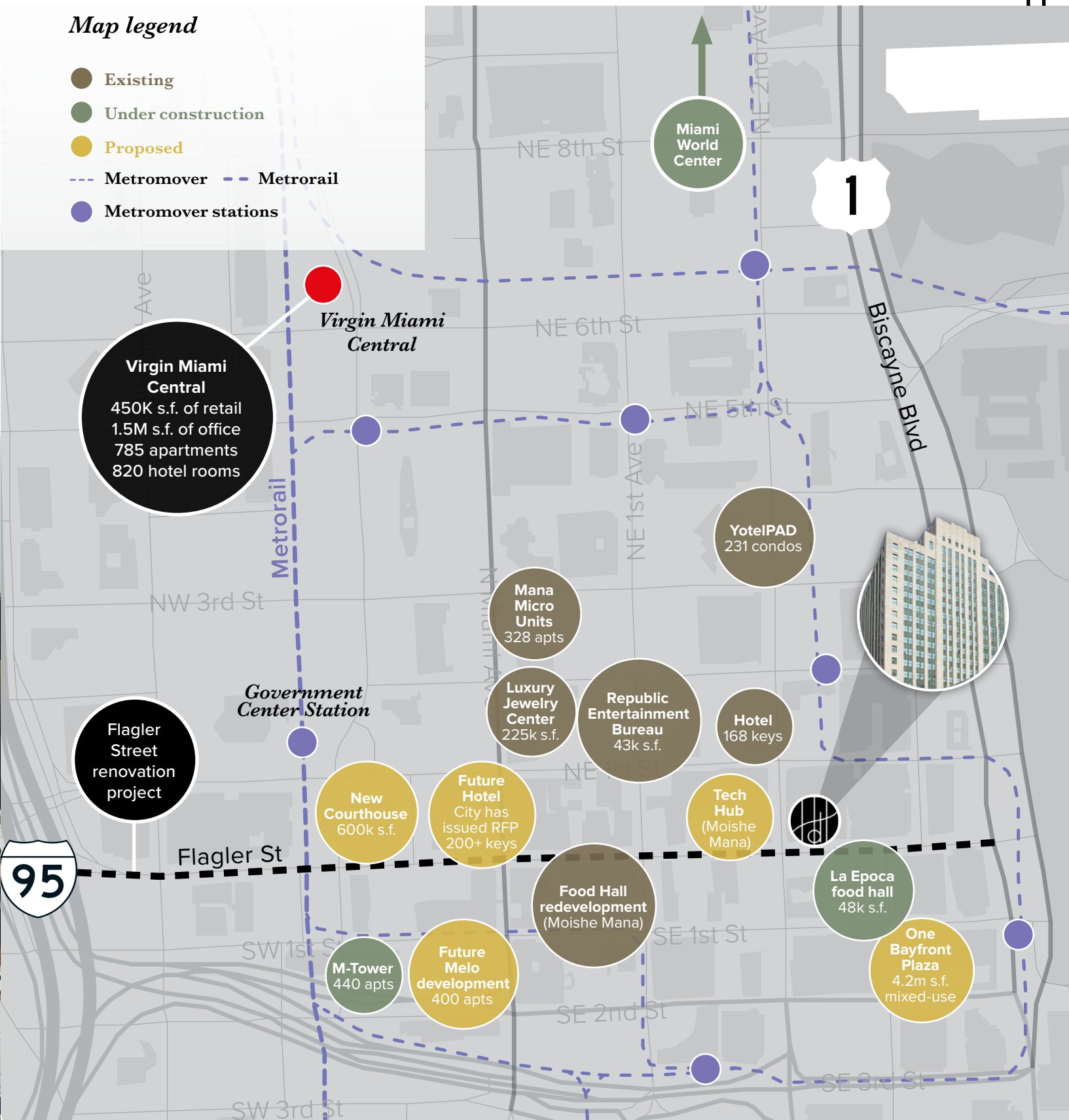
● Entertainment and culture





*Renovation project* - Flagler Street

Flagler Street and Downtown Miami is undergoing a massive resurgence project. The master plans include a start-up hub and a gallery row on Southeast First Street. The old Flagler Station will be transformed into a food court and tech incubator, inspired by Station F in Paris.







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