



**CITIGROUP  
CENTER  
201 S BISCAYNE**

**BUILT  
FOR  
SUCCESS**



**MONARCH**  
ALTERNATIVE CAPITAL

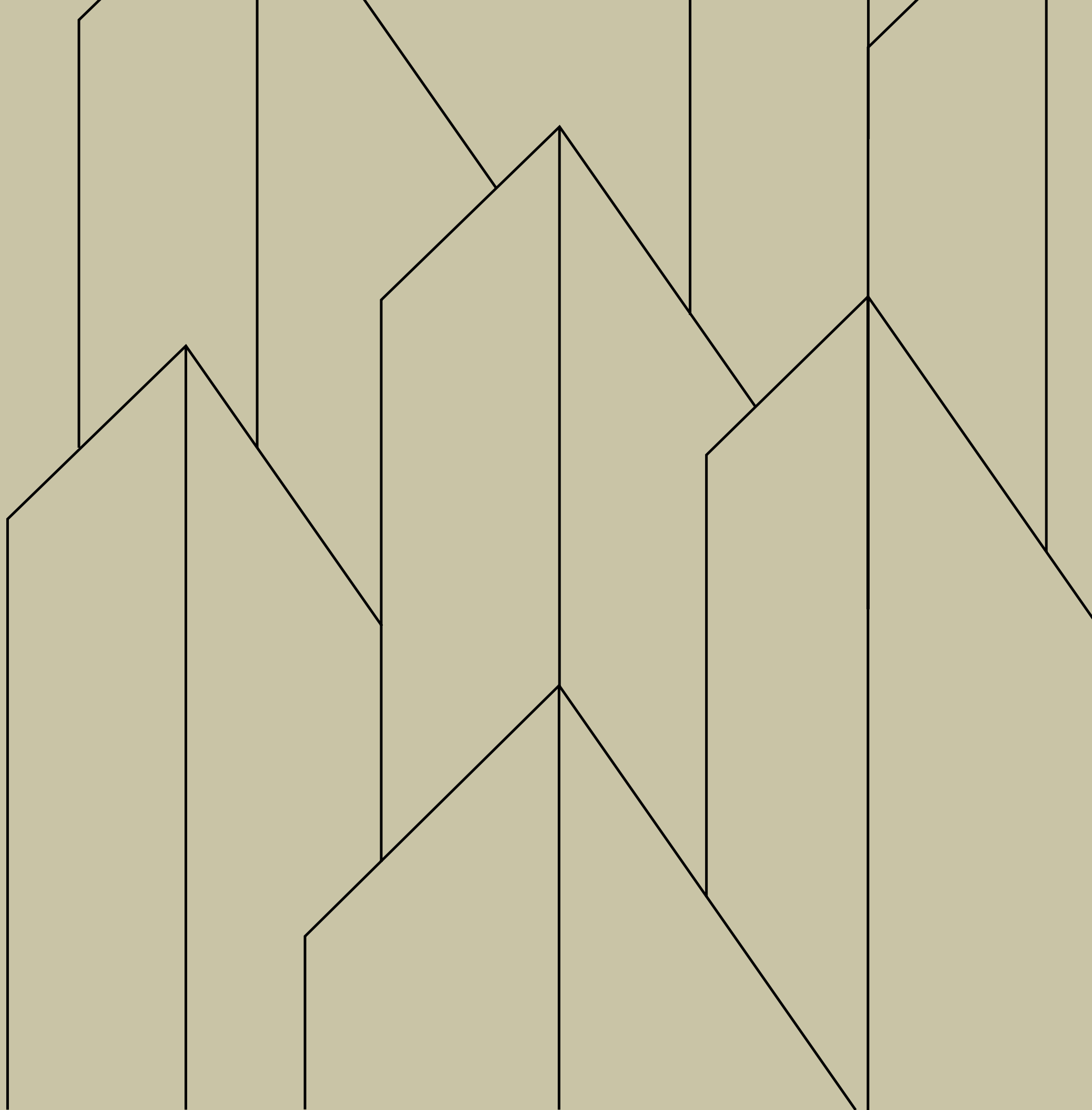


**Tourmaline**



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## OVERVIEW

# BUILT FOR THE SUCCESS OF TODAY AND TOMORROW

A modern blend of convenience, white-glove service, and productivity can be found in Downtown Miami at the Class-A Citigroup Center, a lifestyle-driven office tower with premium amenities and an unmatched tenant experience. Connectivity, **hospitality-focused** service, a waterfront location and sweeping views combine to create the ultimate workspace.



Hospitality inspired lobby



↑ HOTEL INTER-CONTINENTAL  
& RETAIL SHOPS  
→ GARAGE ELEVATORS  
← ACCESSIBLE LIFT / ♿

Vibrant Main Entrance & Lounge





**Downtown Miami's Most Hospitality-focused Commercial Development**

## OVERVIEW

# EXPERIENCE CITIGROUP CENTER

Citigroup Center offers unobstructed views of Biscayne Bay paired with access to the sprawling adjacent Bayfront Park for tenants to enjoy. Its central location in revitalized Downtown Miami provides easy access to transportation options, a wide array of restaurants and bars, and vibrant entertainment venues.



AMENITIES

# WORK, REFINED

The continued revitalization of Citigroup Center will seamlessly blend elegant hospitality with iconic tradition. At Citigroup Center, planned improvements include a full range of modern amenities, exclusive services and enhanced safety features, including:

### HOSPITALITY INSPIRED LOBBY

With an activated cafe and outdoor seating area

### CACTUS CLUB CAFE

Ground floor restaurant

### EXECUTIVE VALET SERVICE

5th floor of the parking garage

### TENANT LOUNGE

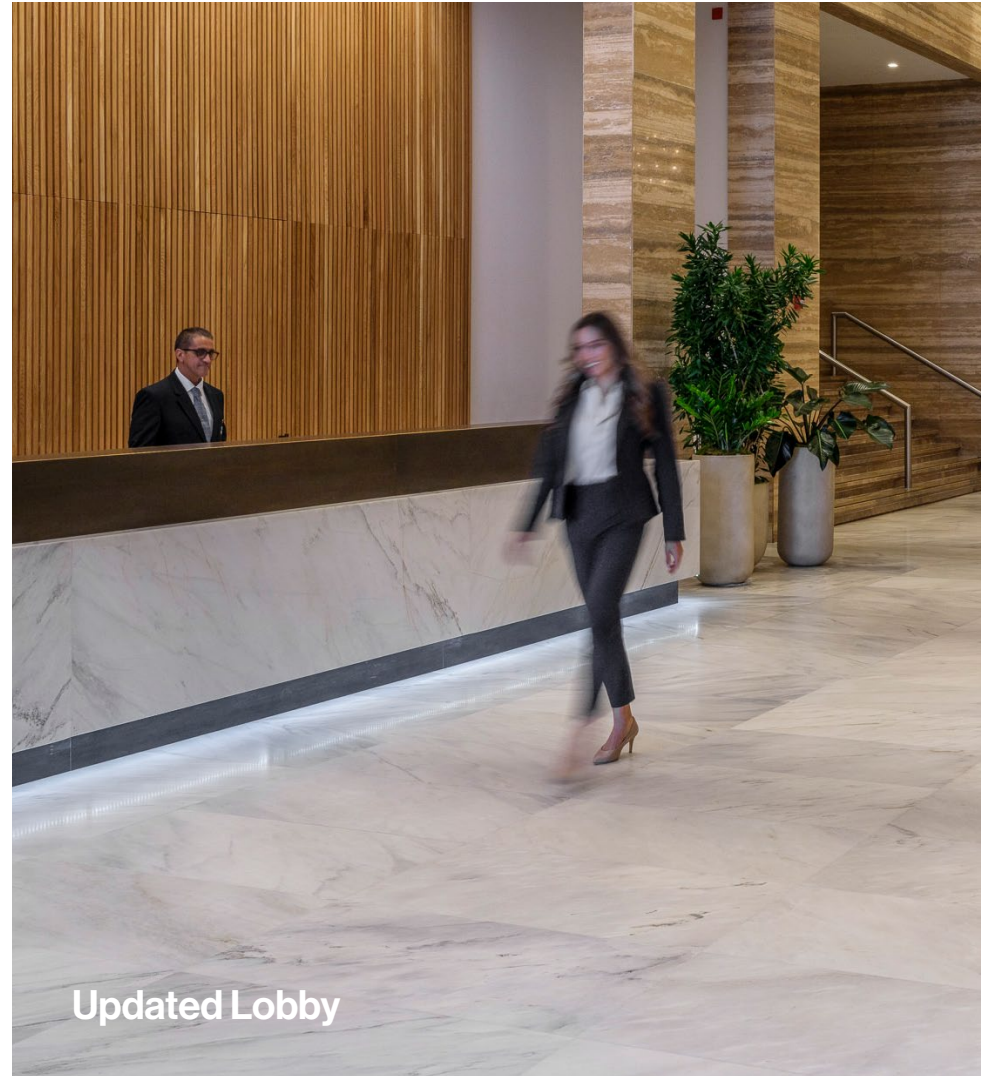
Redesigned, functional space

### HEALTH & WELLNESS PROGRAMMING

On-site and at nearby outdoor destinations



Cactus Club Cafe



Updated Lobby



Executive Level Parking Lounge



Health & Wellness Programming

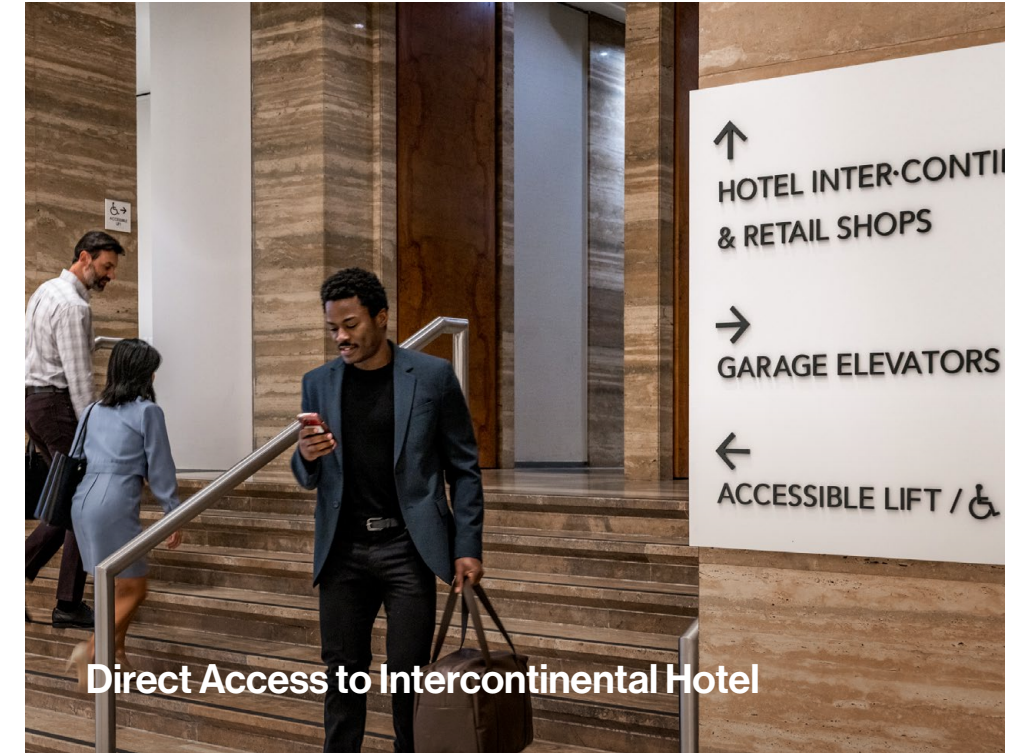


AMENITIES

# BUILDING AMENITIES



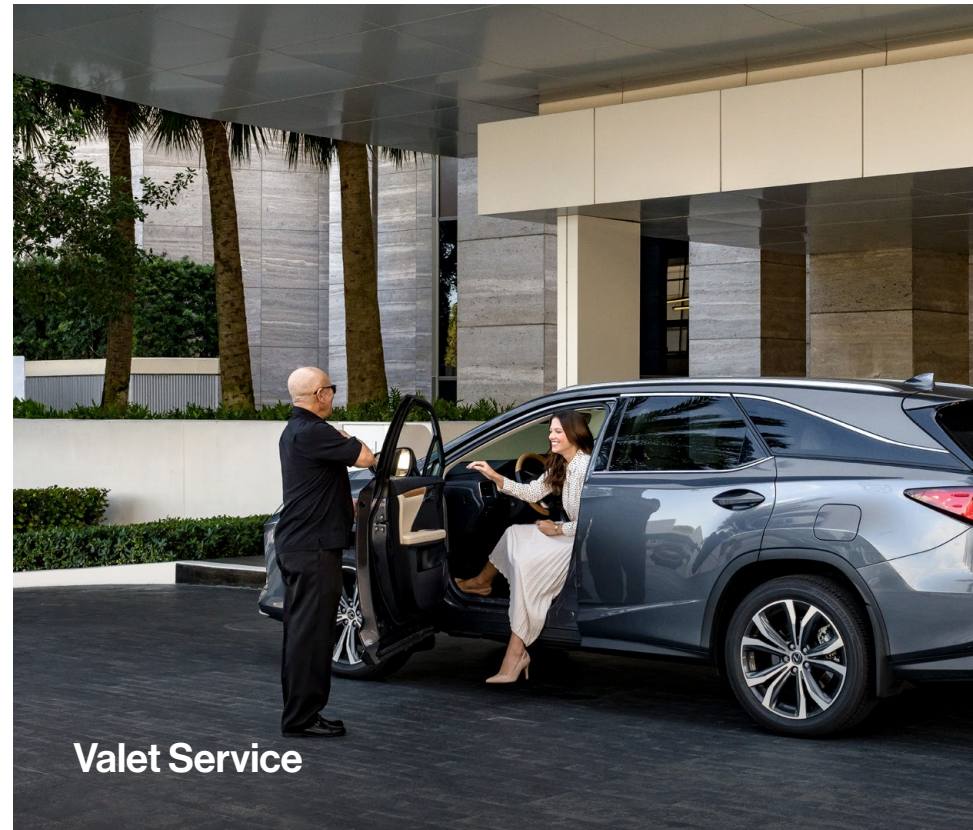
9,000 SF Conference Center



Direct Access to Intercontinental Hotel

## CAREFUL ATTENTION PAID TO HOSPITALITY-DRIVEN AMENITIES

Citigroup Center's investment in amenities transformed this 35-story Class A office building into a modern space for today's forward-thinking workforce. The current amenities enrich the workday with hospitality-driven service and spaces.



Valet Service



Cactus Club Cafe

AMENITIES

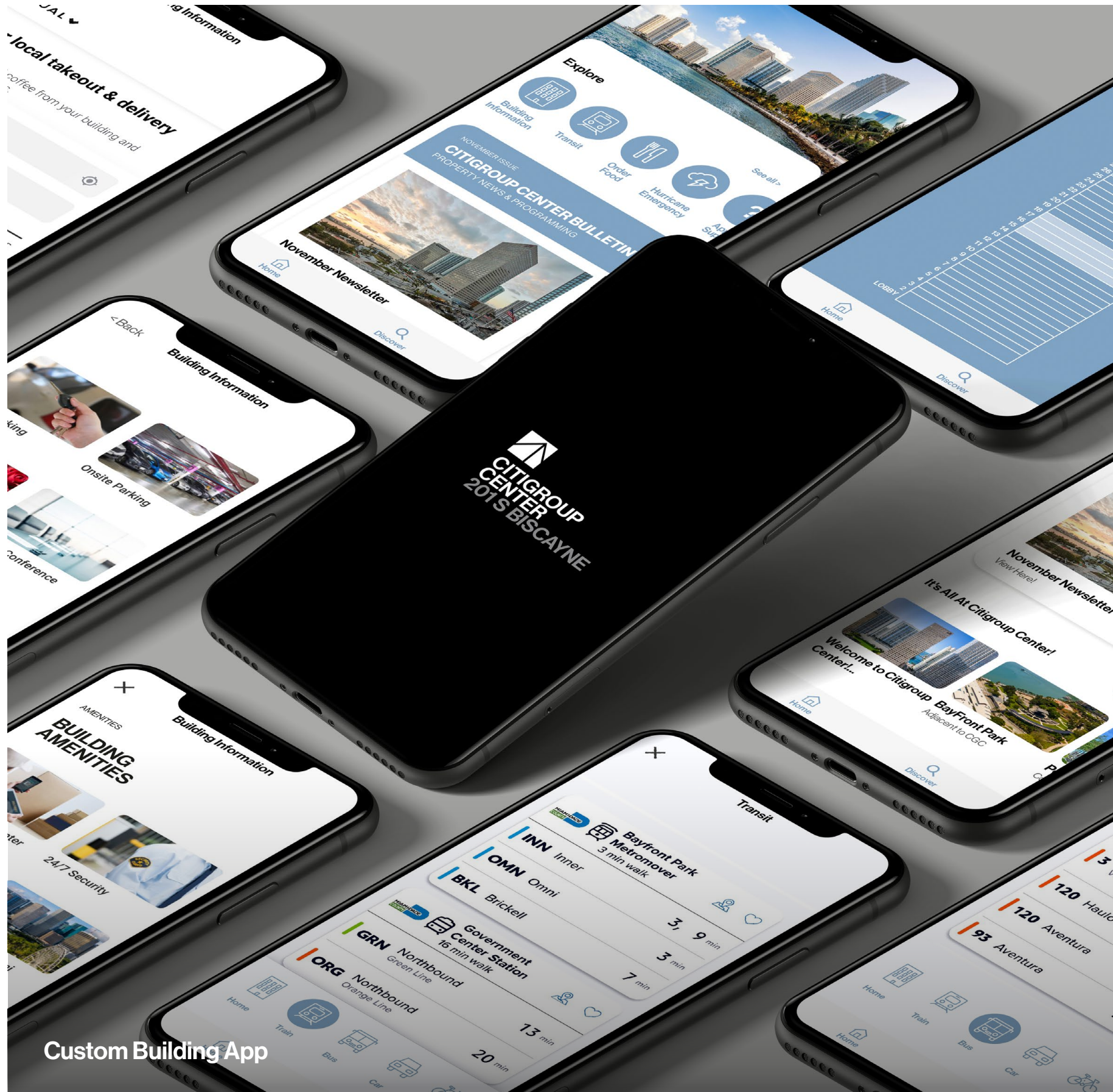
# AN ELEVATED TENANT EXPERIENCE

## FULLY DEDICATED TENANT SERVICES COORDINATOR

Our hospitality team acts as an extension of a tenant's organization, building a sense of community and activating the office life. From health and wellness programming to special events to preferential access to local hot spots, Citigroup Center's holistic offering helps attract and retain top-tier talent.

## CITIGROUP CENTER APP

Tenants are invited to use the Citigroup Center mobile app to receive building alerts, RSVP to exclusive events, check the weather and transportation options, reserve a conference room, and more.



Custom Building App



# BUILDING AMENITIES



## 100K SF EVENT SPACE

Conference, Ballroom, Outdoor Space



## DINING

At Toro Toro and Ole



## OUTDOOR MEETING & EVENT SPACE

Skylawn & Rooftop Pool



## FITNESS CENTER & SPA

Discounted Membership/  
Services Rates Available



## 653 GUEST ROOMS & SUITES

Exclusive Tenant Rates



**ON-SITE LOBBY CAFE,  
STARBUCKS, FEDEX  
& BANKING (CITIBANK)**



**WELLNESS  
ACTIVATION**



## UNPARALLELED EXCLUSIVE VIEWS

On 34 Floors



## TENANT LOUNGE & CONFERENCE FACILITY

9,000 SF



## ELEGANT PORTE COCHERE

With Valet Parking



## PARKING, VALET & CAR WASH

On-Site



## RESTAURANT

Cactus Club Cafe

citi

INTER CONTINENTAL



AMENITIES

# DIRECT ACCESS TO HOTEL



100K SF Event Space



On-site Starbucks



Rooftop Pool



Fitness Center

## THE INTERCONTINENTAL HOTEL

Citigroup Center tenants have direct access to the exclusive amenities at Intercontinental Miami Hotel, a luxury hotel in Downtown Miami featuring rooms with city or waterfront views, modern amenities, restaurants, indoor and outdoor event spaces, and a rooftop pool.



CITIGROUP  
CENTER





WELLNESS

# REFRESH & RECHARGE

## HEALTH & WELLNESS PROGRAMMING

Citigroup Center offers robust health and wellness programming both inside the property, virtually, and in the neighboring greenspaces. In addition to fitness activities, the building hosts events that encourage tenant and employee interaction and culture building.

## ACCESS TO WELLNESS

Citigroup Center is adjacent to Bayfront Park and connected to the Intercontinental Hotel's SkyLawn and fitness center. Marina Bayfront Park is a waterfront gathering space that hosts wellness events, public concerts, and other social activities. The SkyLawn offers outdoor space to host meetings and events, as well as wellness activities for tenants.



Yoga in Bayfront Park

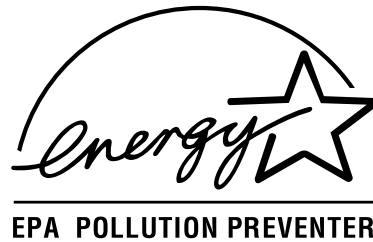


SUSTAINABILITY

# OUR COMMITMENT

## BUILDING CERTIFICATIONS

Citigroup Center achieved WELL Health-Safety and Energy Star ratings. Certified by the International WELL Building Institute, the WELL Health-Safety rating responds to our approach to building and amenity design. Energy Star certifies that the building is committed to helping protect the environment by generating fewer greenhouse gas emissions than typical buildings.



## TRANSPORTATION

With countless public transportation options, walkability, and bike access, getting to and from Citigroup Center is not only easy, but it reinforces our commitment to sustainability. Additionally, the parking garage features multiple charging stations for electric vehicles.



**100/100**  
Transit Score



**96/100**  
Walkability Score



**78/100**  
Bike Score



Local Transportation



Conveniently Accessible



FLOOR PLAN

**24,471 RSF**

**OFFICE INTENSIVE TEST FIT**

**MEETING SPACES**

4 Person Conference Room	1
6 Person Conference Room	2
10 Person Conference Room	2
18 Person Conference Room	1

**COMMON SPACES**

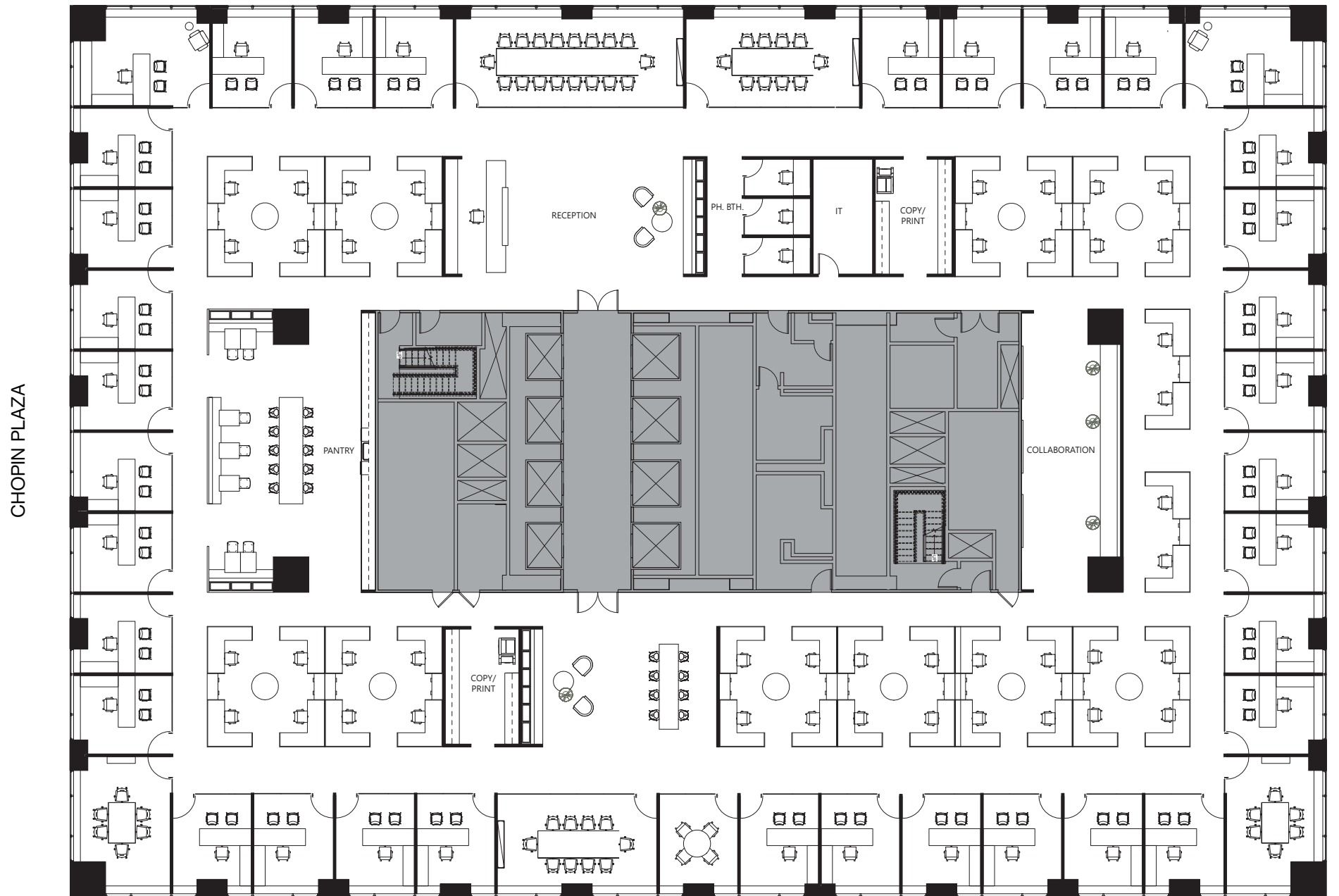
Reception	1
Phone Booths	3

**WORK SPACES**

Private Offices	35
Workstations	44

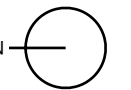
**TOTAL HEADCOUNT** **80**

306 SF/Person



CHOPIN PLAZA

BISCAYNE BOULEVARD





FLOOR PLAN

24,471 RSF

OPEN OFFICE TEST FIT

MEETING SPACES

Private Meeting Room	3
6 Person Conference Room	3
10 Person Conference Room	1
16 Person Conference Room	1

COMMON SPACES

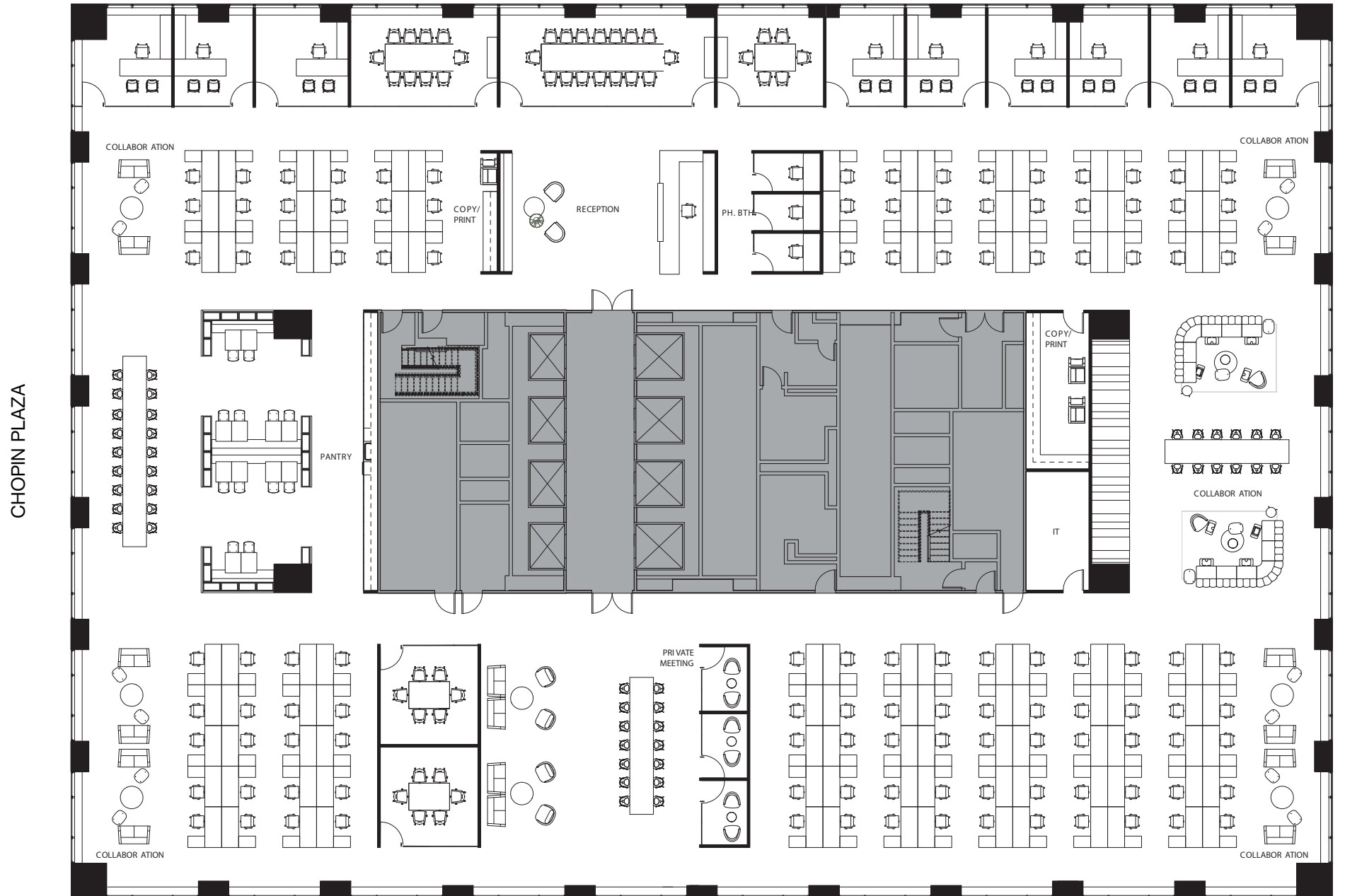
Reception	1
Phone Booths	3

WORK SPACES

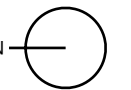
Private Offices	9
Workstations	118

TOTAL HEADCOUNT 128

191 SF/Person



BISCAYNE BOULEVARD





SPEC SUITES

# PRE-BUILT SPACES

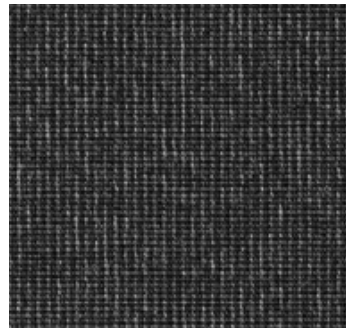
Citigroup Center will offer move-in ready spec suites with high-end finishes.



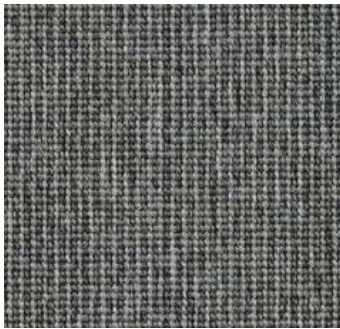
**Woodpaneling**  
White Oak Tambour



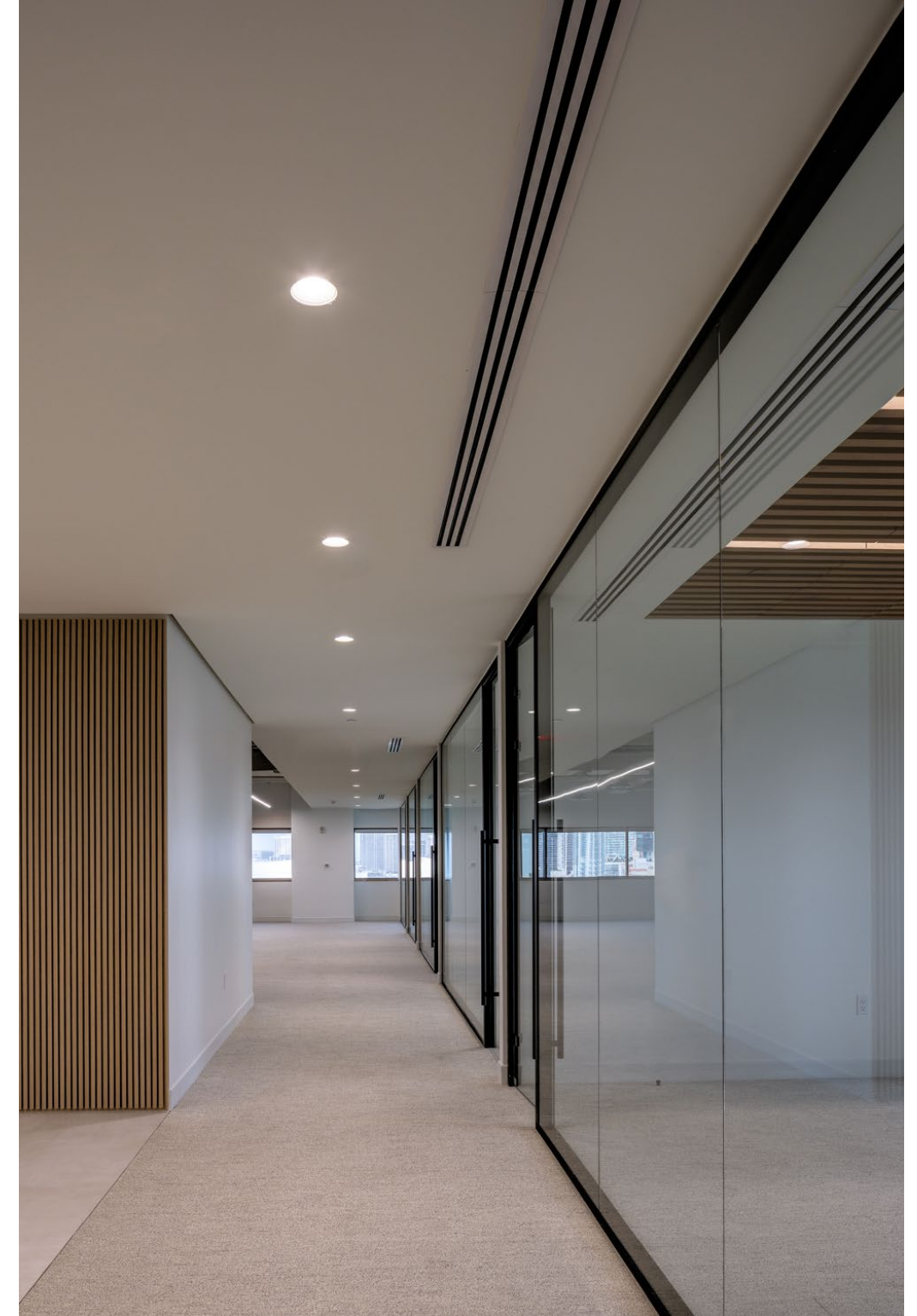
**Acoustic Wallcovering**  
Kvadrat Divina



**Carpet**  
Modulyss Opposite  
942



**Alternate LVT**  
Patcraft Handloom  
Twill







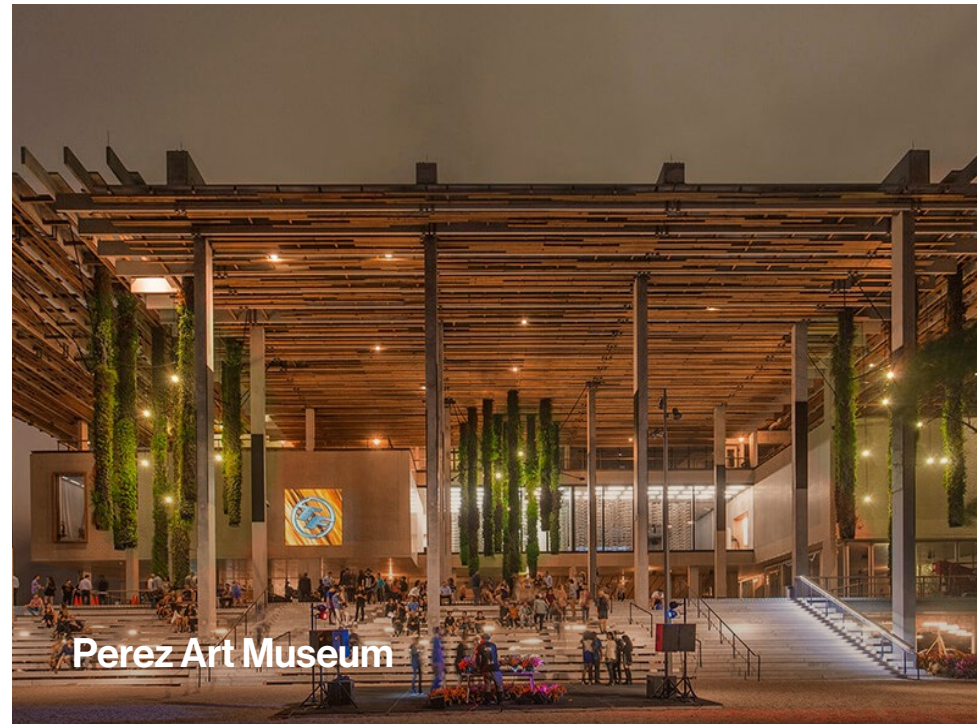




LOCATION

# DOWNTOWN MIAMI

Offering incredible connectivity and convenience, Citigroup tenants can work within walking distance of some of Miami's finest amenities, localities, attractions, and restaurants, including the Miami Heat arena, Bayside Marketplace, PAMM, and the Frost Museum of Science. It is minutes from South Beach, Brickell, Miami International Airport (MIA), Wynwood, and Coral Gables.



Perez Art Museum



Arsht Center for Performing Arts



Miami Heat Arena



Bayfront Park



## LOCATION

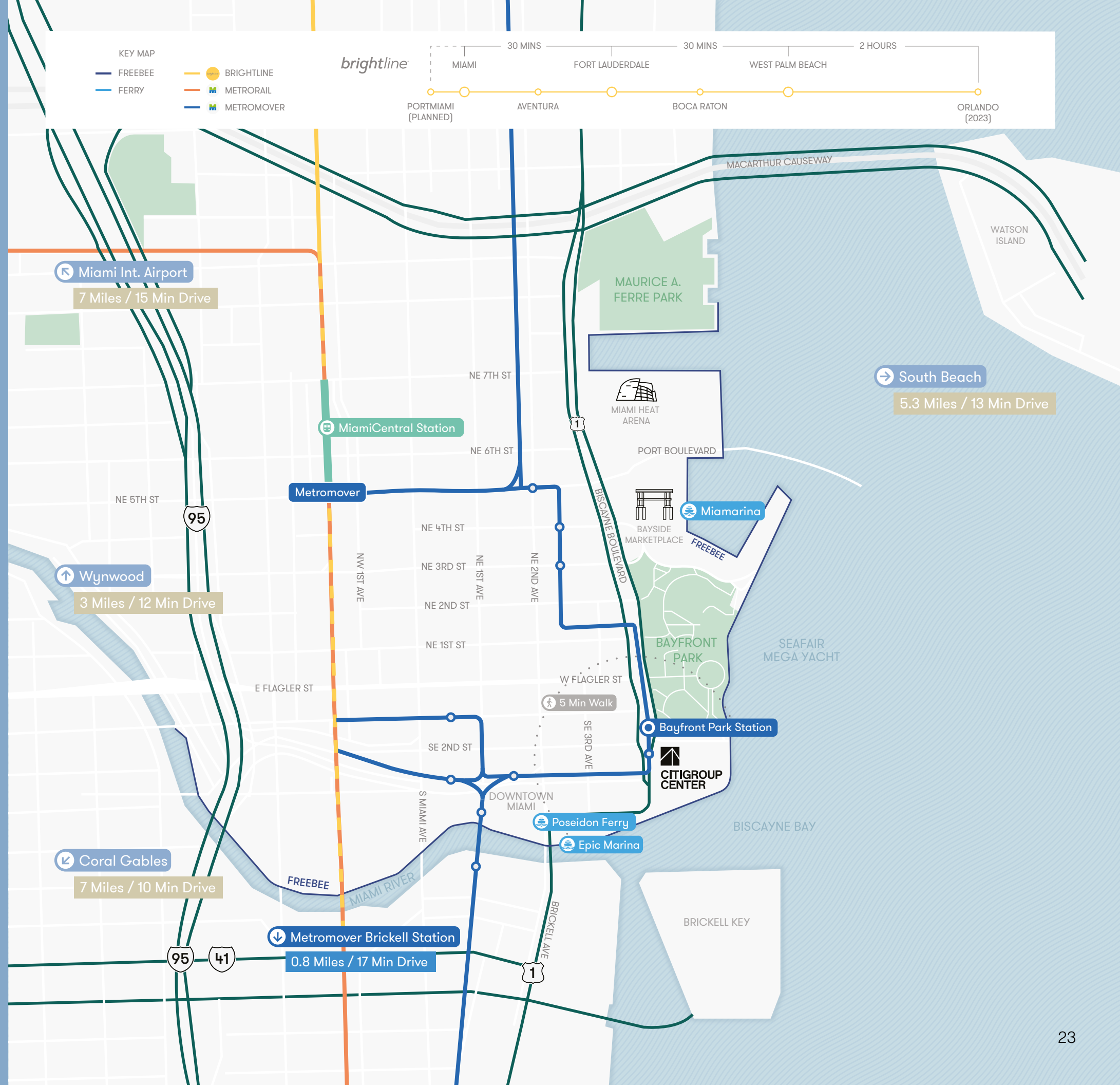
# DOWNTOWN MIAMI

Located on the corner of Biscayne Boulevard and SE 2nd Street in Downtown Miami, Citigroup Center is situated amid some of the most prestigious national and international banks, law firms, and other businesses.

**Metromover** - with the Bayfront Park Station directly in front of Citigroup Center, Metromover is a free transit option connecting riders throughout Miami and Brickell with 21 stations. The Metromover provides direct access from Citigroup Center to the Miami Central Station.

**Brightline** - Citigroup Center is steps away from Miami Central Station, with high-speed, rail access between Miami, Fort Lauderdale, and West Palm Beach (*extension to Orlando expected in 2023*).

**Poseidon Ferry** - access to and from Miami Beach (from the docks next to the Hyatt)





## LOCATION

# CONVENIENTLY CONNECTED

### RESTAURANTS

- 01 American Social
- 02 Area 31
- 03 Bengal Indian Cuisine
- 04 Café Bastille Downtown
- 05 CVI.CHE 105
- 06 Dolores But You Can Call Me Lolita
- 07 Elcielo Miami By Juan Manuel Barrientos
- 08 Cactus Club Cafe
- 09 Hard Rock Cafe
- 10 Il Gabbiano
- 11 Julia & Henry's
- 12 KOMODO
- 13 La Mar by Gaston Acurio
- 14 Zuma
- 15 Manolo & Rene Grill
- 16 niu kitchen
- 17 Novikov Miami
- 18 Olé
- 19 Peruvian Fusion Cuisine
- 20 Quinto La Huella
- 21 Ristorante Fratelli Milano
- 22 San Villa Asian Fusion
- 23 Shake Shack
- 24 Soya e Pomodoro
- 25 The Capital Grille
- 26 The Knife
- 27 Topsy Flamingo Cocktail Bar
- 28 Toro Toro
- 29 Whole Foods Market
- 30 Just Salad
- 31 Naked Farmer

### MUSEUMS/ENTERTAINMENT

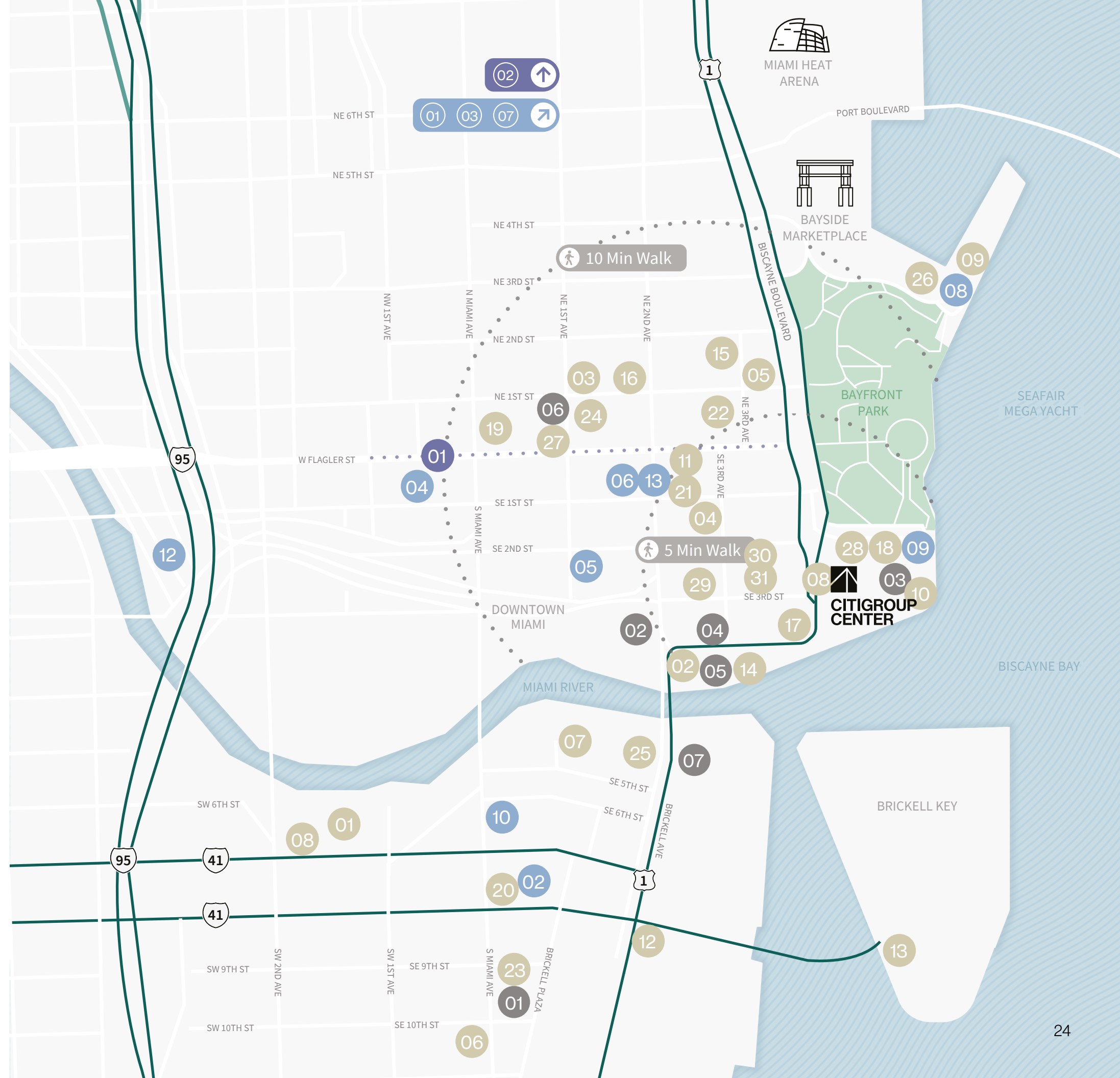
- 01 Adrienne Arsht Center for the Performing Arts of Miami
- 02 Brickell City Centre
- 03 Phillip & Patricia Frost Museum of Science
- 04 HistoryMiami Museum
- 05 Miami Tower
- 06 Olympia Theater
- 07 Pérez Art Museum Miami
- 08 Skyviews Miami Observation Wheel
- 09 The Liberty Column
- 10 The Social Hub Miami

### HOTELS

- 01 citizenM Miami Brickell Hotel
- 02 Hyatt Regency Miami
- 03 Intercontinental Miami
- 04 JW Marriott Marquis Miami
- 05 Kimpton EPIC Hotel
- 06 The Ralston
- 07 W Miami

### NEW DEVELOPMENTS

- 01 Flagler Street Improvement Project
- 02 Miami Worldcenter





# OWNERSHIP

## MONARCH ALTERNATIVE CAPITAL

Monarch Alternative Capital LP is a global investment firm founded in 2002 with approximately \$16 billion in assets under management. Monarch focuses primarily on opportunistic credit and real estate across various market segments and instrument types. Monarch draws on the skills and experience of its employees across its offices in New York, London, and West Palm Beach.



Since 1986, CP Group has been a premier owner-operator and developer of commercial real estate through the Sunbelt. Today, CP Group is the largest office landlord in Downtown Miami and the State of Florida, and the 25th largest in the United States.

## Tourmaline

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**MONARCH**  
ALTERNATIVE CAPITAL



**Tourmaline**