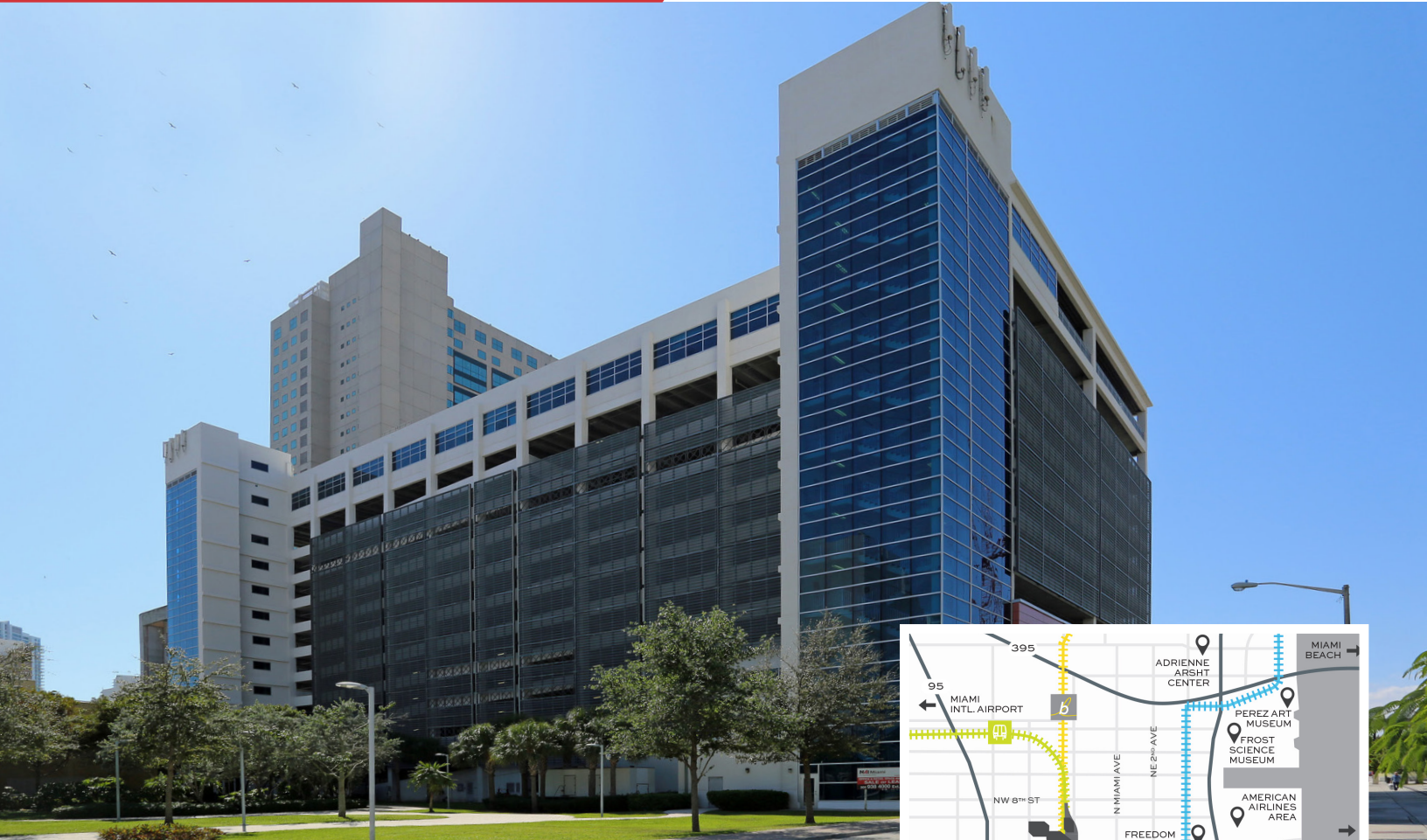


FOR LEASE

OFFICE SPACE IN DOWNTOWN MIAMI



40 NW 3rd Street

Miami, Florida 33128

Property Features

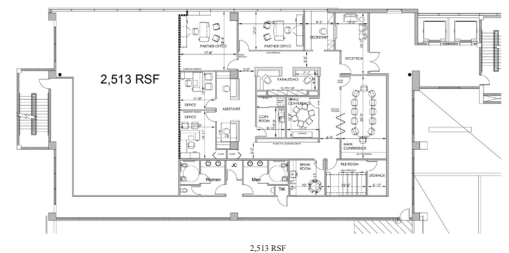
- Immediately east of the Virgin Miami Central (Brightline Station), Metrorail & Metromover stations
- Located within walking distance to courthouses, schools & office buildings
- Easy access to I-95 & Biscayne Boulevard
- 850 parking space garage

Virgin Miami Central Station Facts

- 9 acre transportation/multimodal hub
- Express rail passenger service to Fort Lauderdale and West Palm Beach. Future stops planned for Aventura, Boca Raton and eventually Orlando
- 816 residential units
- 320,000 SF Office
- 175,000 SF Retail

Availabilities

- Suite 211 | 2,513 SF | \$36/PSF



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