



MIDTOWN
CROSSING

222



**CROSS INTO A
NEW OFFICE LIFE.**

MIDTOWN CROSSING

222 NE 35th Street

WELCOME TO YOUR NEW OFFICE.

This one-of-a-kind, Class A office in the heart of one of Miami's most sought-after neighborhoods is where creatives, entrepreneurs and influencers flourish. Located outside of the congestion of Downtown Miami, Midtown Crossing offers the ideal opportunity to combine lifestyle and entertainment within a cultural working environment. In addition to 73,000 square feet of creative, best in class office, 222 will boast a full array of amenities specifically curated for occupant health and wellness. 222 Midtown appeals to executives and staff alike as a superior alternative to Brickell, Downtown, Wynwood and Miami Beach.



BUILDING ENTRANCE



THE BUILDING.



BEST IN-CLASS FEATURES

- Modern, high-end design and finishes
- Elevated sense of arrival with exclusive entrance
- Modern lobby with security concierge and controlled access
- Floor to ceiling windows providing abundant natural light
- Private outdoor balconies on every floor
- Best in class rooftop with 360 degree views
- Direct access to Anatomy, Miami's top fitness club
- Access to conference facilities, event space, and numerous amenities at AC Hotel and Signature Hampton Inn & Suites
- Indoor bike storage
- Manned security desk

A GREAT OPPORTUNITY

- Located within a designated Opportunity Zone
- Distinct tax benefits to tenants establishing a headquarters office





ROOFTOP TERRACE





WHAT YOU NEED TO KNOW.

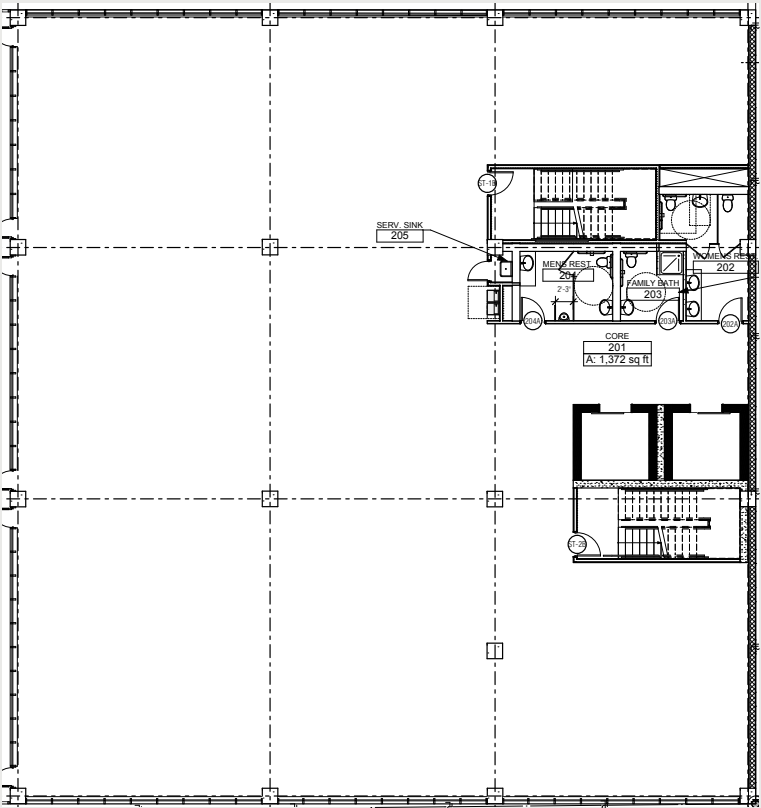
222 MIDTOWN

ADDRESS	222 NE 35th ST, Miami, FL 33137
RENTABLE AREA	± 73,000 RSF
YEAR BUILT	Projected Completion Date: 2023
CLASS	Class A
STORIES	8
TYPICAL FLOOR PLATES	± 10,600 RSF
CEILING HEIGHT	14'
ON-SITE PARKING RATIO	1.25 / 1,000 SF in covered garage
OWNER/DEVELOPER	The Vagabond Group & Bauen Capital
LEASING COMPANY	Blanca Commercial Real Estate, Inc. Licensed Real Estate Broker

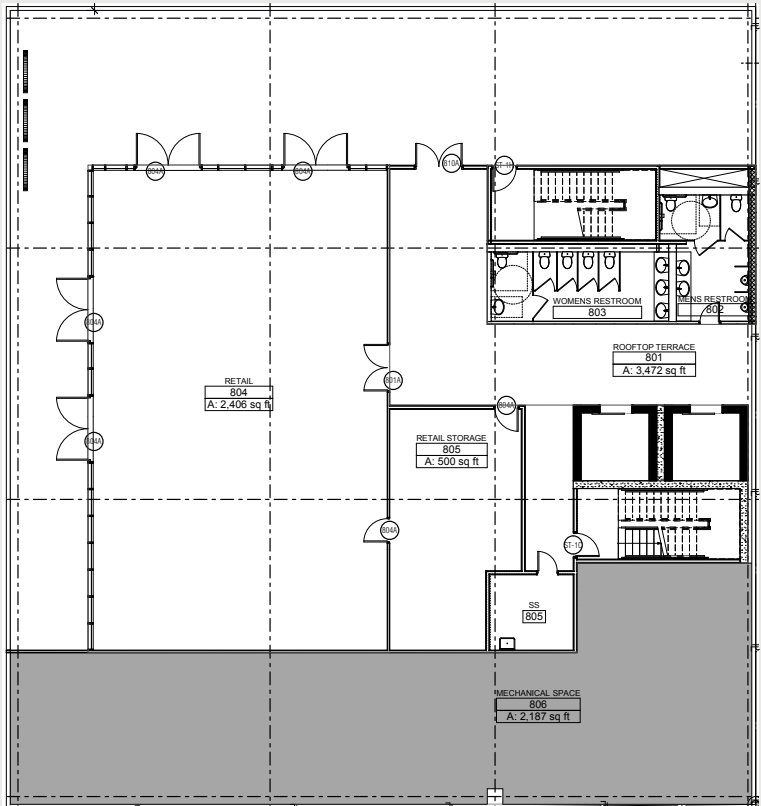


SAMPLE SINGLE FLOOR PLAN

TYPICAL FLOOR PLAN.



FLOORS 2 - 7



ROOFTOP

THE NEIGHBORHOOD.

Midtown Crossing is centered in the Midtown District, which has become one of Miami's newest, urban focused neighborhoods focused on preserving its historical charm.

With proximity to Miami's premiere cultural, design, and arts districts, Midtown Crossing captures the ease of the Miami lifestyle providing access to Miami International Airport, Miami Beach and Downtown/Brickell in just minutes.

Midtown's rapidly growing and diverse population has lured some of the World's most notable restauranteurs and retailers to the market, transforming the area into Miami's premier shopping and dining hub, boasting more than 35 eateries and over 80 luxury retailers from Target to Louis Vuitton within walking distance.

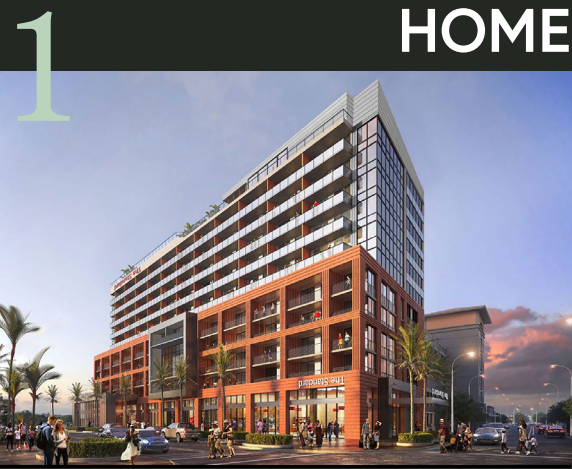
From luxury retail, modern living, quality dining and numerous amenities like hotels, art exhibits and culture venues, Midtown Crossing provides a live, work, play experience unparalleled in the market.



A DAY IN THE LIFE.

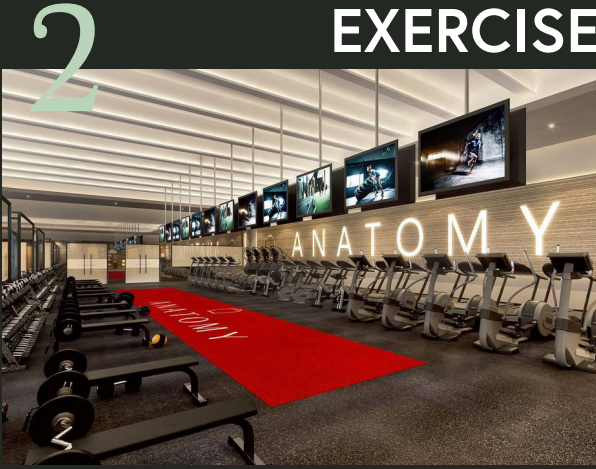


Meet Sam, a digital creative who just relocated to Miami and accepted a new position at a firm located in Midtown Crossing. Moving to a new city can be daunting, but it doesn't have to be. Living in one of Miami's most prestigious yet accessible neighborhoods comes with many perks, including having everything you need at your fingertips. Whether it be walking to nearby grocery stores like Trader Joe's and Whole Foods or picking up necessities at the local Target, there's no shortage of possibilities. Let's take a closer look at what a typical day in her life looks like.



MIDTOWN

Midtown has an array of beautiful and affordable living options to choose from, producing over 7,300+ residential units alone in the immediate area of Midtown Crossing.



ANATOMY

Whether you need an early morning workout or need to de-stress after a long day, Anatomy is conveniently located at Midtown Crossing.



COFFEE

AC HOTEL MIDTOWN

Direct access to the AC Hotel and its amenities. Conveniently meet clients who are staying at the hotel for a rooftop meeting.

PURA VIDA

Pura Vida has established its name as a chic health focused eatery, not to mention delicious! Don't forget to stop by the Design District location for a cup of Joe on your way to work in the morning.



WORK

AMARA AT PARAISO

Taking a lunch break just got better at this waterfront Miami jewel owned by award-winning Chef, Michael Schwartz.

222 MIDTOWN

Work will never feel like work when you walk into this class A building. With tons of abundant lighting and 360-rooftop views, it's sure to be a productive day, everyday.



HOTEL



LUNCH



SHOPPING

DESIGN DISTRICT

Some of the most notable luxury brands and top dining experiences are just a few blocks away from Midtown Crossing giving tenants access to nothing short of the best.

LAGNIAPPE

The day isn't over until its over. Kick back with your colleagues over a couple glasses of wine while vibing to live music by some of Miami's finest bands at this local neighborhood favorite.



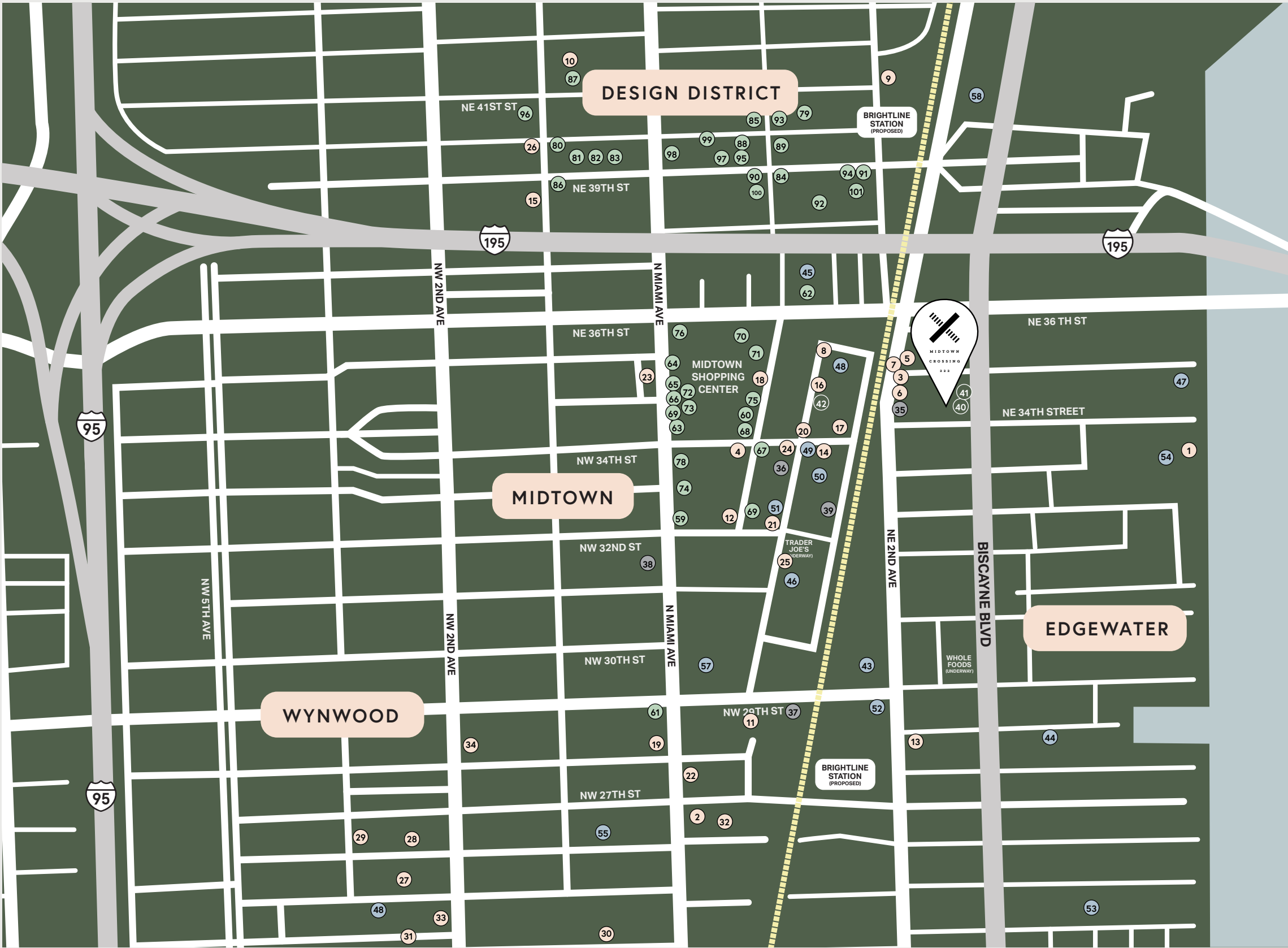
LIVE MUSIC & DRINKS

WHO. WHAT. WHERE.

ABUNDANT RESIDENTIAL OFFERINGS

1 MILE RADIUS : 16K HOUSEHOLDS
4K+ MULTI-FAMILY UNITS
AVG. \$2,918/MONTH

5 MILE RADIUS : 224K HOUSEHOLDS
14K+ MULTI-FAMILY UNITS
AVG. \$2,649/MONTH



- FOOD/DRINK**
1. Amara at Paraiso
 2. Beaker & Grey
 3. dbakers Sweet Studio
 4. Hurricane Grill
 5. Kraken Crudo
 6. Lagniappe
 7. La Latina
 8. Little Hen
 9. MC Kitchen
 10. Michael's Genuine
 11. Morgans
 12. Negroni
 13. Noa Café
 14. Ol'Days
 15. Pura Vida
 16. Salumeria
 17. Salvaje
 18. Society BBQ
 19. Spanglish
 20. Starbucks
 21. Sugarcane
 22. Suviche
 23. The Sylvester
 24. Tap 42
 25. Thatcher
 26. Swan
 27. Uchi
 28. KYU
 29. Zak the Baker
 30. 1-800-Lucky
 31. Le Chick
 32. dōma
 33. Coyo Taco
 34. Bakan
- SHOPPING**
- MIDTOWN**
59. AT&T
 60. Carter's
 61. Chase Bank
 62. City Furniture
 63. Dick's Sporting Goods
 64. FedEx Office
 65. Footlocker
 66. GNC
 67. Guess
 68. Homegoods
 69. Ideal Image
 70. Target
 71. Marshall's
 72. Massage Envy
 73. Nail bar
 74. Nordstrom Rack
 75. Party City
 76. Ross
 77. Vision works
 78. West Elm
- DESIGN DISTRICT**
79. Aesop
 80. Alice+Olivia
 81. Burberry
 82. Bvlgari
 83. Cartier
 84. Christian Dior
 85. Fendi
 86. Give nchy
 87. Gucci
 88. Harry Winston
 89. Hermes
 90. Louis Vuitton
 91. Miu Miu
 92. Piaget
 93. Prada
 94. Pucci
 95. Rolex
 96. Sephora
 97. Tiffany & Co.
 98. Tom Ford
 99. Tory Burch
 100. Valentino
 101. Versace
- FITNESS**
35. Anatomy
 36. Barry's
 37. Crossfit
 38. Form 50
 39. Solid Core
- HOTELS**
40. AC Hotel Marriott
 41. Hampton Inn & Suites
 42. Hyde

- RESIDENTIAL**
43. AMLI
 44. Blu27 at Edgewater
 45. Eve at the District
 46. Gio at Midtown
 47. Hamilton on the Bay
 48. Midtown 2
 49. Midtown 4
 50. Midtown 5
 51. Midtown 6
 52. Midtown 29
 53. Modera Edgewater
 54. Paraiso Bay
 55. The Bradley
 56. Wynwood 25
 57. Yard 8
 58. Quadro



MIAMI BEACH		MIAMI INT. AIRPORT		I -95		MIAMI CENTRAL BRIGHTLINE		DOWNTOWN		BRICKELL	
5.3 miles	15 min.	6.1 miles	15 min.	0.8 miles	5 min.	2.4 miles	8 min.	3 miles	12 min.	5.5 miles	14 min.

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