



OFFICE SPACE  
FOR LEASE

**SUNTRUST**  
INTERNATIONAL CENTER



# SUNTRUST INTERNATIONAL CENTER

1 SE 3rd Avenue | Miami, Florida 33131

## BUILDING FEATURES

- \$13 million Class A renovation recently completed with a completely redesigned lobby, streetscape, brand new fitness center, conference center and rooftop terrace, elevator cabs, common corridors and bathroom upgrades
- 31-story Class “A” office tower in the heart of Downtown Miami
- Spec suites available
- Full floors available: 18,051 sf
- Monument signage available
- Onsite property management, closed circuit TV monitoring and 24/7 security guard
- Amenities include Premo’s Deli, Walgreen’s Pharmacy, Bank of America and SunTrust banking centers
- Silver LEED certified
- 11 high speed elevators, with direct access to the parking garage

HIGHLIGHTS	
BUILDING SIZE	449,076 sf
AVERAGE FLOOR SIZE	17,000 sf
FLOORS	31
PARKING	3.4:1,000 sf Highest parking ratio in Downtown Miami with direct access to the parking garage





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MAIN LOBBY



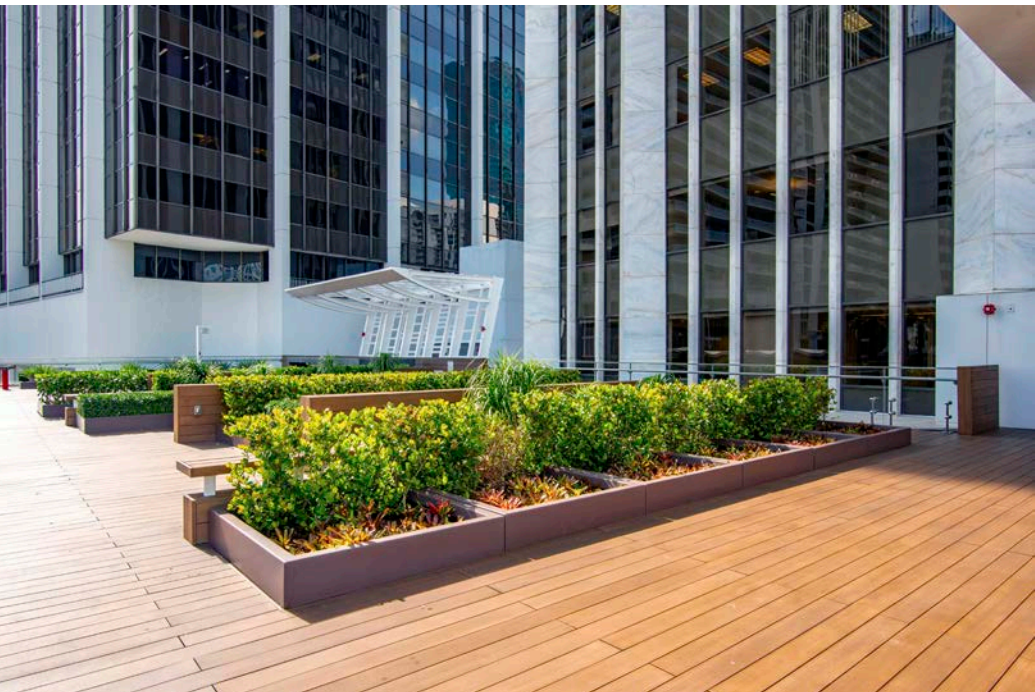


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ROOFTOP TERRACE



CONFERENCE CENTER





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## LOCATION ADVANTAGES

- Located on the corner of Flagler Street and SE 3rd Avenue in the heart of Downtown Miami
- Metromover station just blocks away with access to All Aboard Florida MiamiCentral Station and Miami Metrorail system
- Walking distance to Bayside Marketplace shopping and dining complex
- Immediate access to I-95, Brickell Avenue, and the MacArthur Causeway
- Bayfront Park, American Airlines Arena and the Adrienne Arsht Center for the Performing Arts are walking distance from SunTrust International Center

## NEARBY AMENITIES

### POINTS OF INTEREST

1. Adrienne Arsht Center
2. Perez Art Museum Miami
3. The Patricia and Phillip Frost Museum of Science
4. NAP of the Americas
5. American Airlines Arena
6. Bayside Marketplace
7. Miami Federal Courthouse
8. Miami-Dade College
9. Bayfront Park
10. Dade County District Court
11. Gusman Center for the Performing Arts
12. Intercontinental Miami
13. J.W. Marriott Marquis
14. James L. Knight Center
15. The Epic Hotel
16. Whole Foods Market
17. The Langford Hotel

### RESTAURANTS

- A. Pollos & Jarras
- B. CVI. CHE 105
- C. Jar & Fork
- D. Ristorante Fratelli Milano
- E. Kone Sushi
- F. La Paris Cafe
- G. Premos Deli
- H. Juicy Smashed Burgers
- I. Spris Artisan Pizza
- J. The Cheese Course
- K. Toro Toro Restaurant
- L. Wolfgang's Steakhouse
- M. Il Gabiano
- N. Zest
- O. db Bistro Moderne
- P. Zuma
- Q. Area 31
- R. PB Station
- S. Pawn Broker

### NEW DEVELOPMENTS

- A1. Miami Worldcenter
- B2. Met Square

**BRIGHTLINE**  
**MIAMICENTRAL STATION**  
**MIAMI METRO MOVER**

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