

Exceptional Office/Retail Leasing Opportunity In Iconic Downtown Miami

22 East Flagler Street Downtown Miami, FL



Upper Floors Available: 45,000 SF Floor Plates | 200,000 SF of Contiguous Space | Sub-Divisible to 10,000 SF

For Further Information
ELLIOT ZEITUNE



(212) 244-7410



elliott@aetnarealty.com

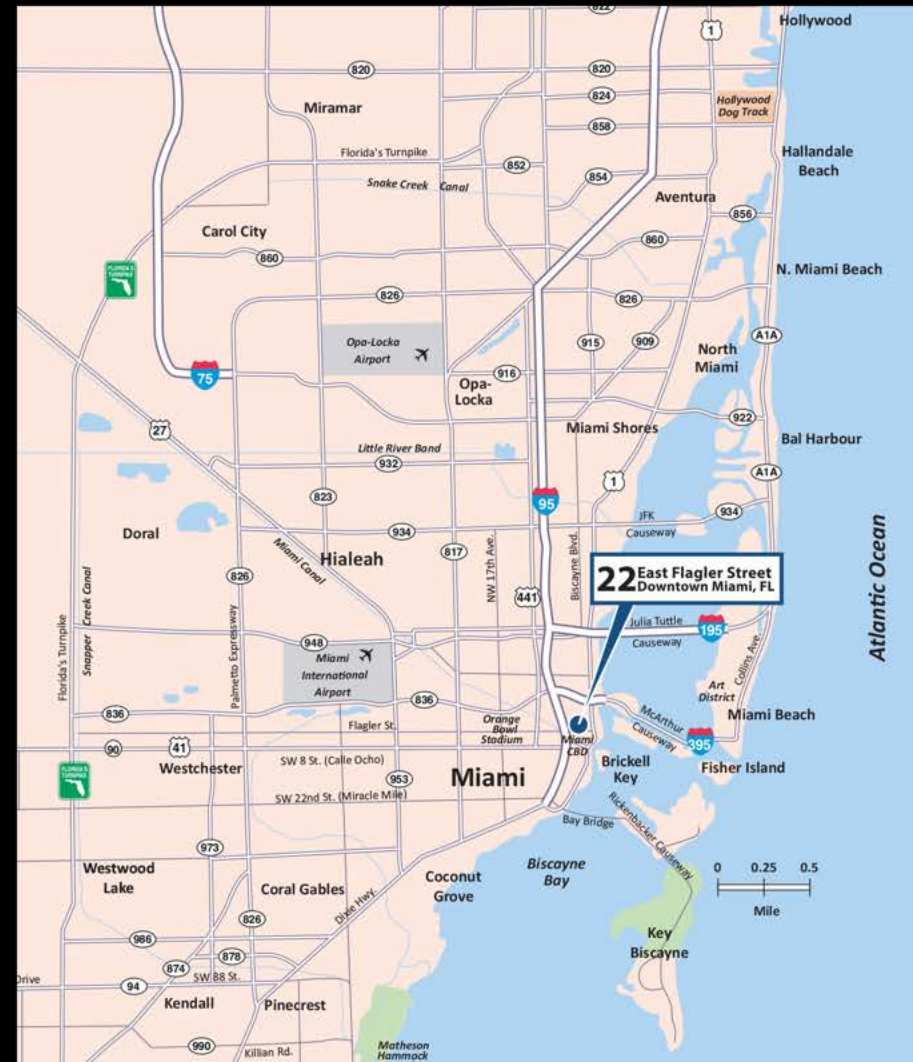
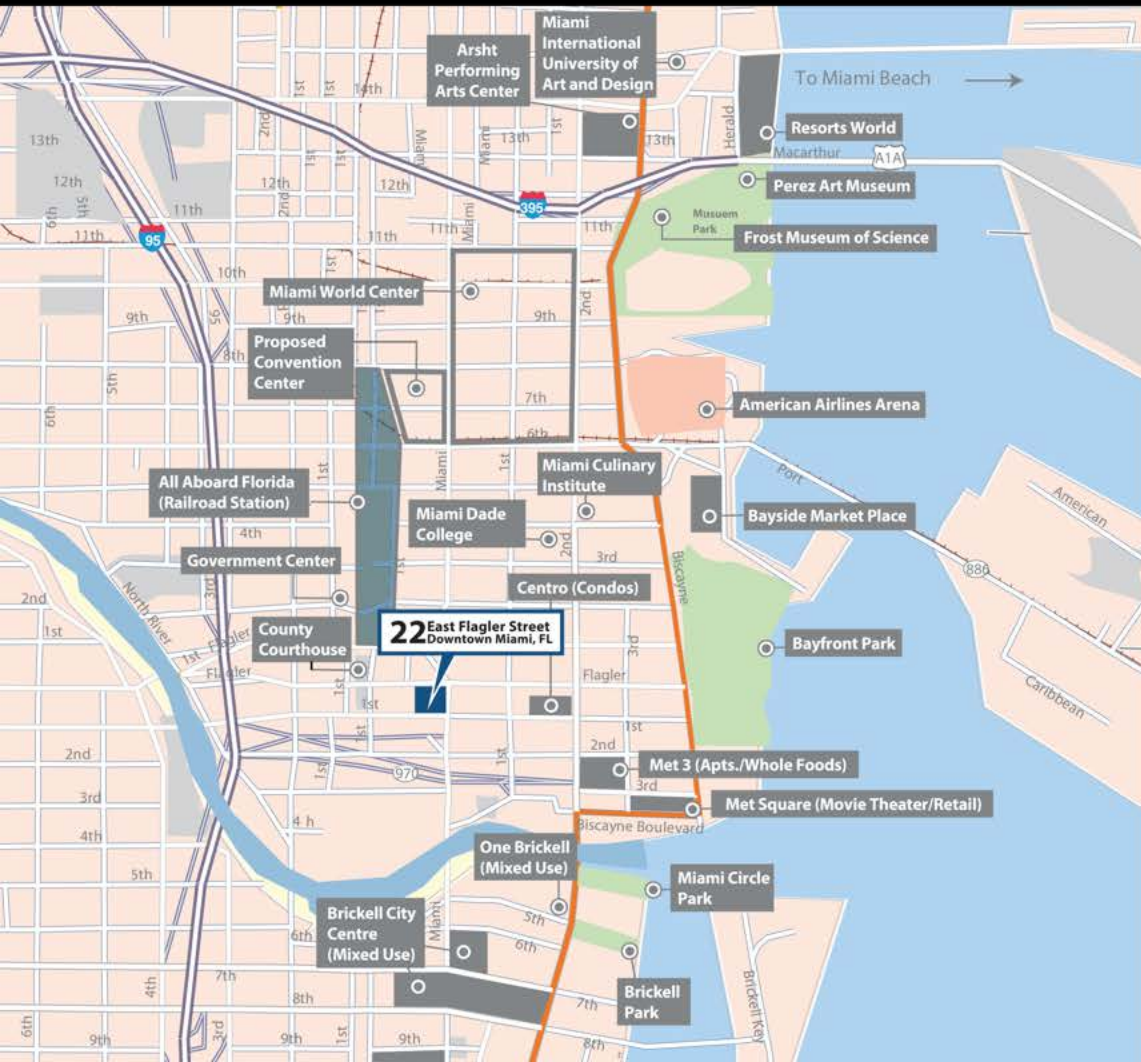


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PROPERTY HIGHLIGHTS

- **Historic Downtown Building** (Former Macy's Department Store)
- **Upper Floors Available**—45,000 SF Floor Plates
- **200,000 SF of contiguous space**; sub-divisible to 10,000 SF above the 2nd Floor
- **Perfect for Office Use**— currently built out with perimeter offices; variable set up opportunities
- **Elevated Metromover Station located on Miami Avenue with Direct Platform Access to the 2nd Floor**
- **Discounted Parking Available Nearby**
- **Walking distance to** the Historical Museum of Southern Florida, Court House, the Gusman Center for Performing Arts, Bayside Marketplace, the James L. Knight Center



195

MIAMI BEACH

SOUTH BEACH

PORT OF MIAMI

A1A

AMERICAN AIRLINES ARENA

22 East Flagler Street
Downtown Miami, FL



FLAGLER STREET

SW 7ST STREET

MIAMI-DADE COUNTY COURTHOUSE

2 W FLAGLER STREET

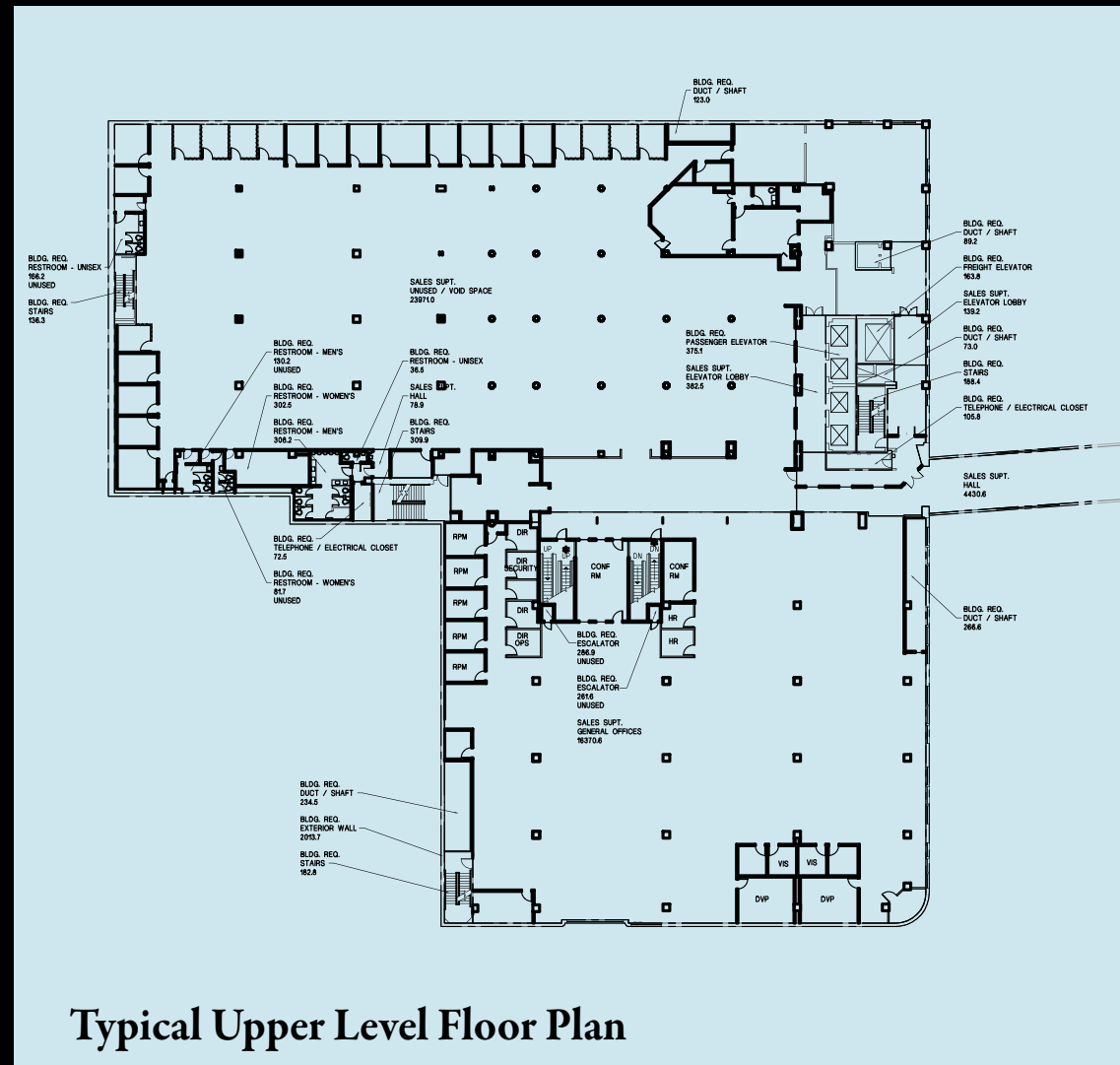
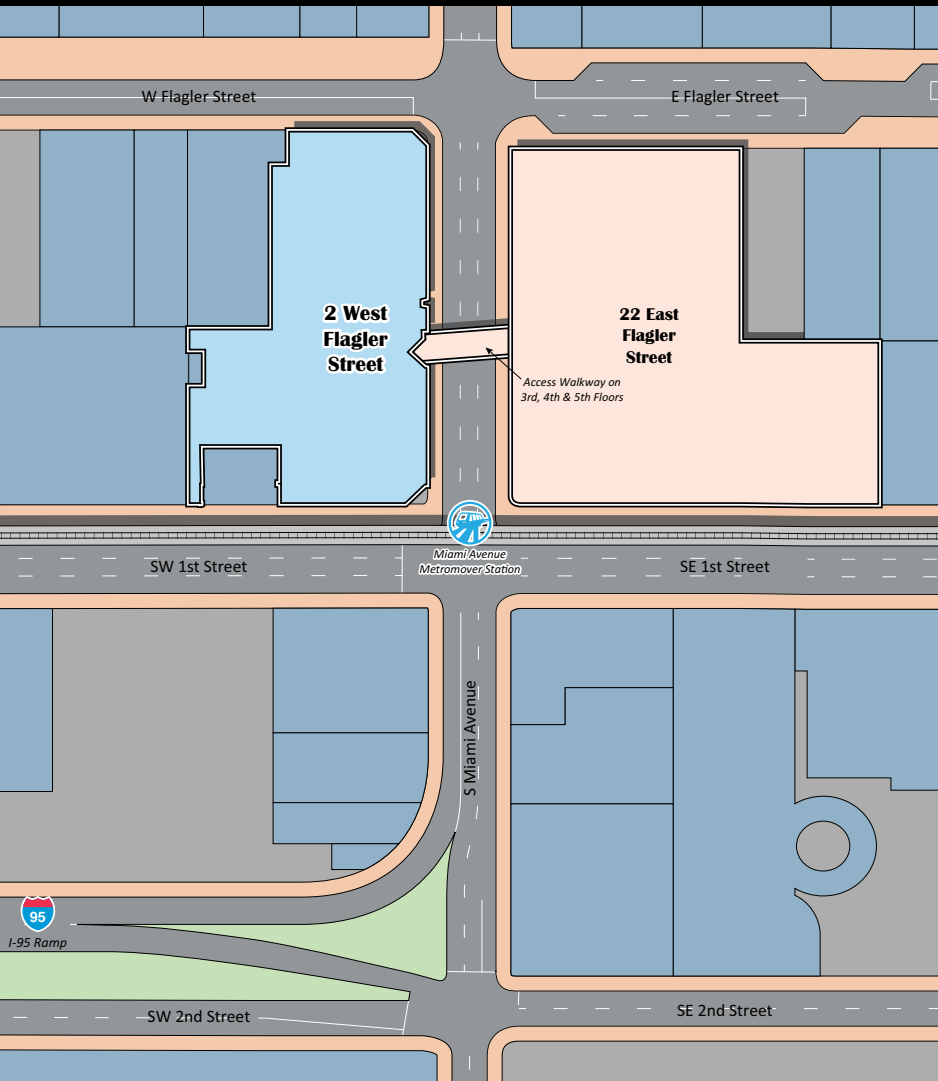


Miami Avenue Metromover Station

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Typical Upper Level Floor Plan

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