



Be Bright.

100 **B**iscayne





# Connected.

A unique and exciting business destination in Central Downtown Miami.

**Welcome to 100 Biscayne Boulevard.**

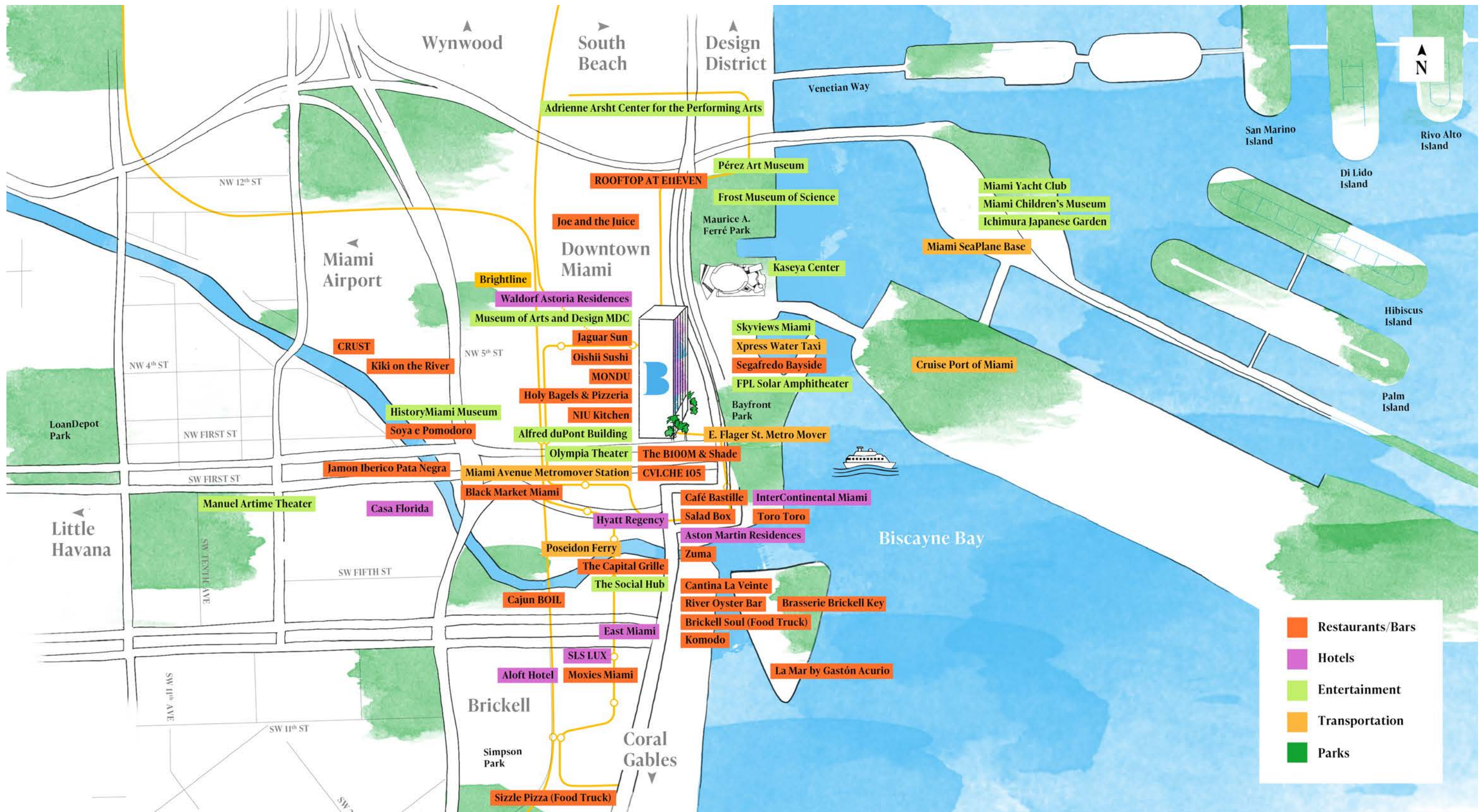


An aerial photograph of the Miami skyline, showing a dense cluster of skyscrapers and high-rise buildings along the coast. The water in the foreground is a vibrant turquoise color, with several white boats moving across it. The sky is bright blue with scattered white clouds. In the bottom right corner, there is a yellow rectangular box containing text.

## Be Biscayne.

A place for conducting  
business. This is your  
corporate home.







Take your lunch break bayside.



Rendezvous to Novikov with a client for dinner and drinks.



Get the team inspired at next year's Art Basel.



Courtside seats?

# Be Cultured.



Meet at the Magic Mountains.



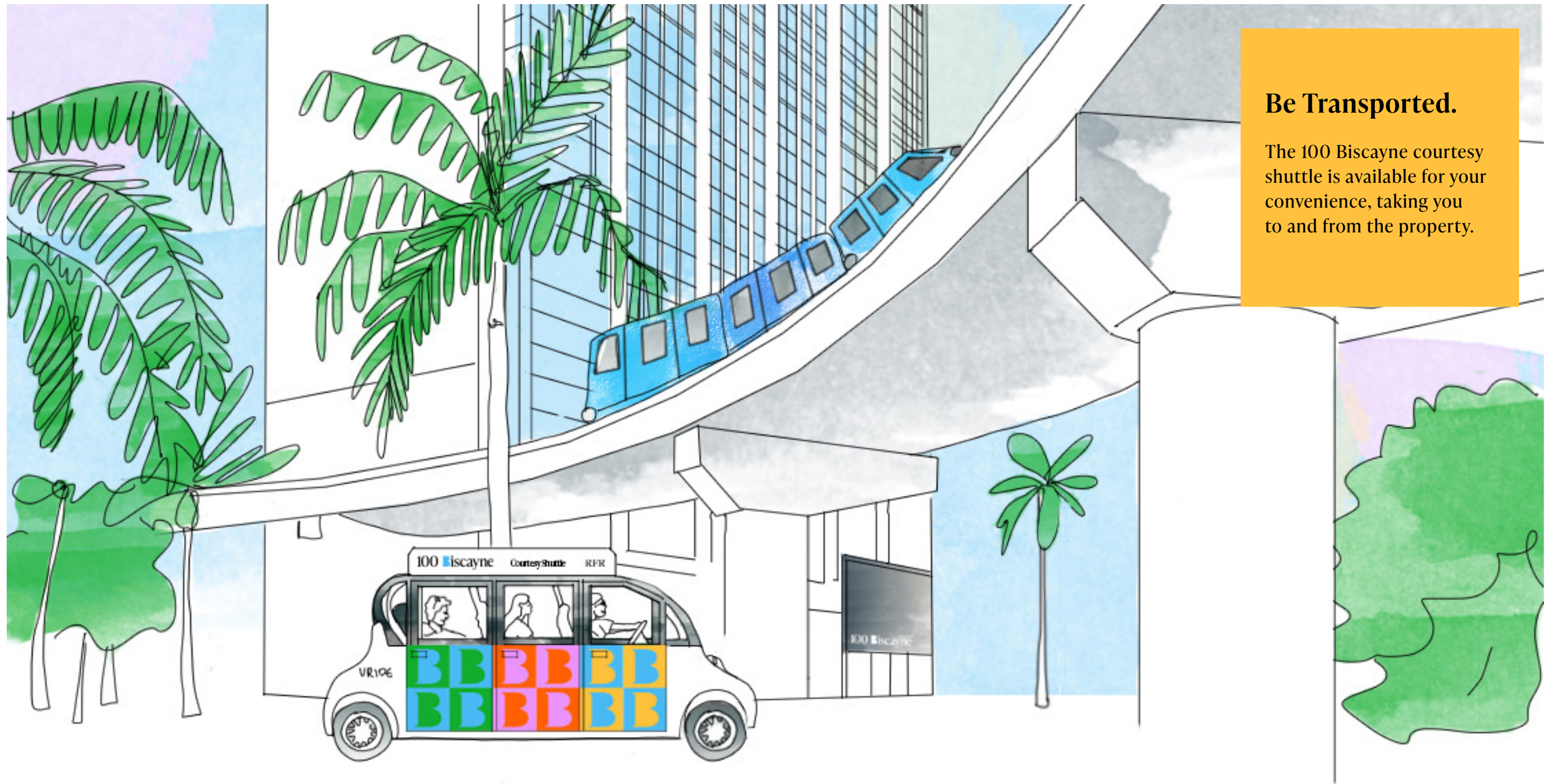
Start your morning with outdoor yoga at Bayfront Park.



Venture to Little Havana and order the Cubano at Versailles.

With a flourishing restaurant, shopping, and art scene, there is a spectrum of activities right outside your door.





## Be Transported.

The 100 Biscayne courtesy shuttle is available for your convenience, taking you to and from the property.

3 minute-walk to Metromover Station—E. Flagler & Biscayne Blvd.

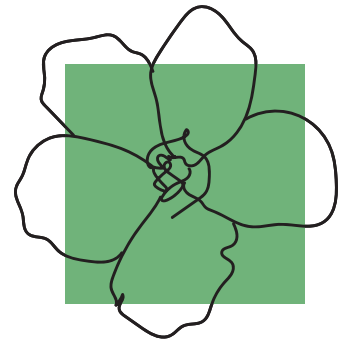




# Satisfied.

Introducing a new food and beverage concept from the creators of MIA Market; The B100M & Shade at 100 Biscayne. From breakfast to dinner, enjoy office delivery, catered work events, and more.





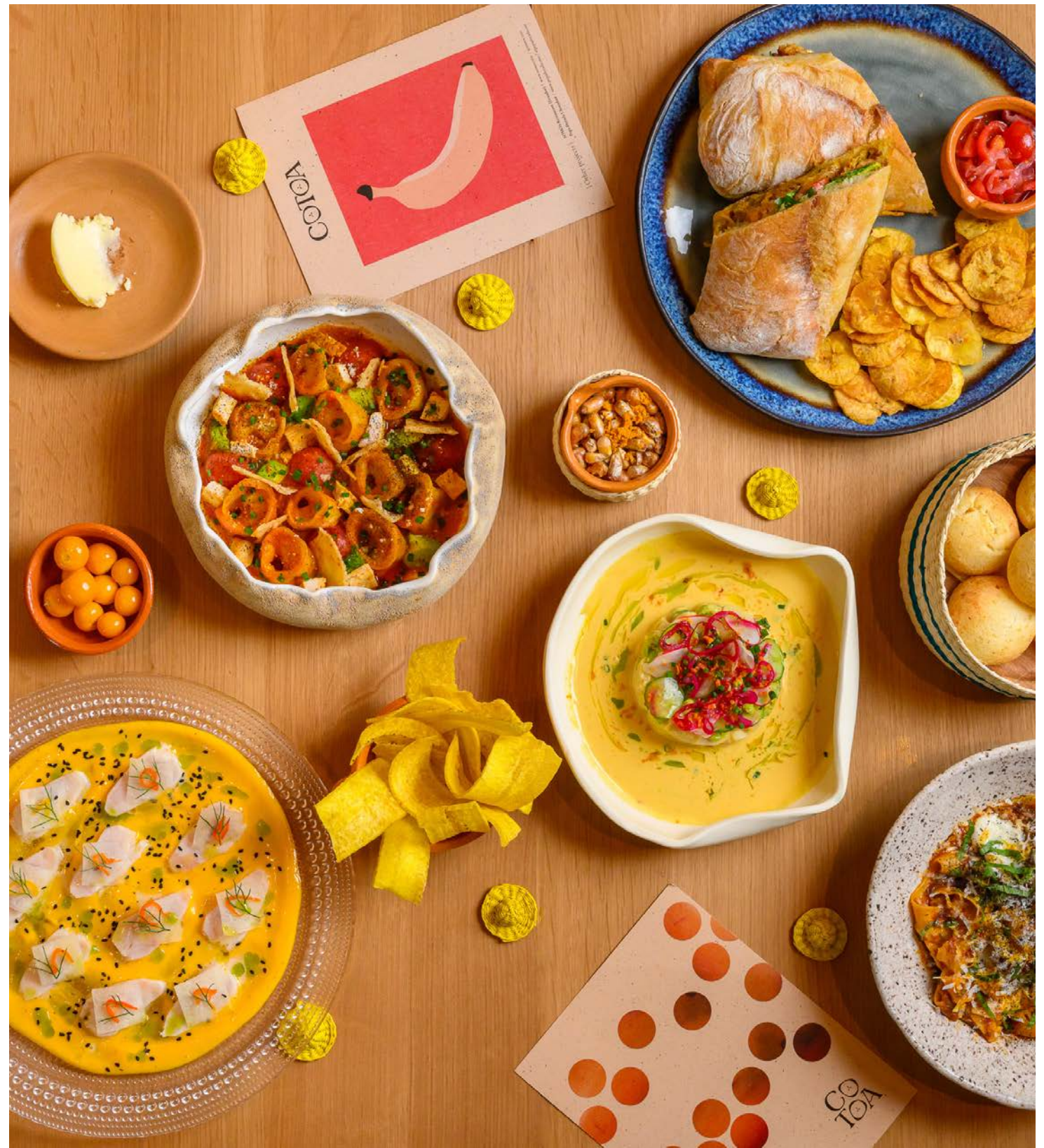
THE B100M













Shade

at The B100M







# Boutique.

The only boutique bayfront  
office space in Downtown Miami.





**Be Chill.**



## Be Welcomed.

Hospitality-focused management with a 24-hour secured lobby and a concierge who knows your name.







# Be Productive.

Work space that inspires team collaboration and creativity.

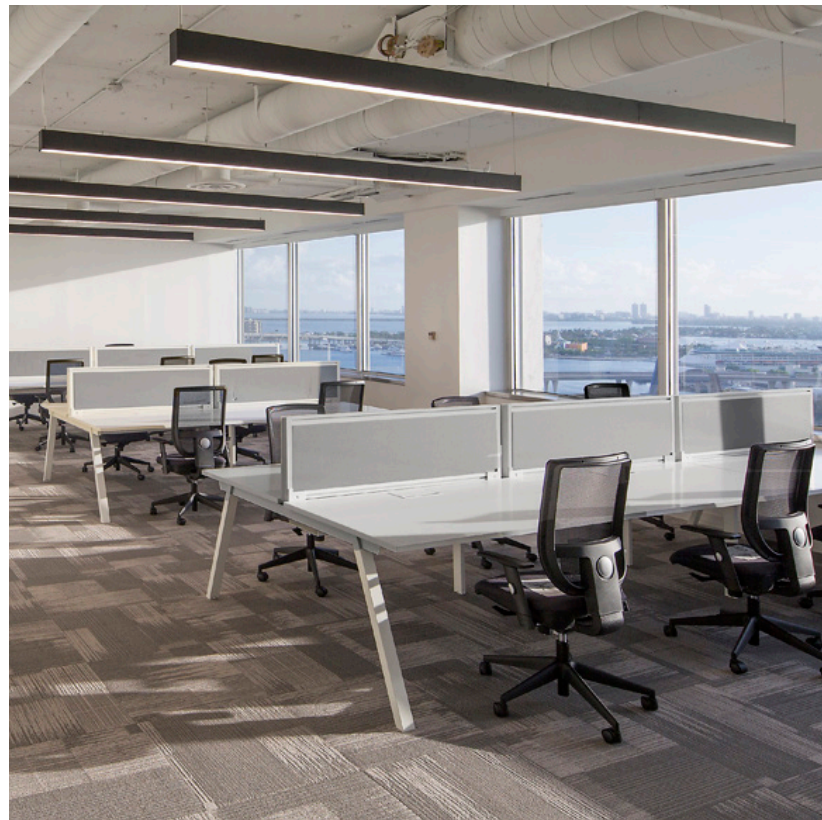


# Be Focused.

Permanently  
unobstructed  
bay views.







## Be Comfortable.

Customize your space to your liking with multiple fiber options.



## Be Seen.

Make your mark with the prestige of full- or part-floor identity.

## Be Ready.

Move-in ready, high-end, prebuilt suites.





**Be  
Yourself.**



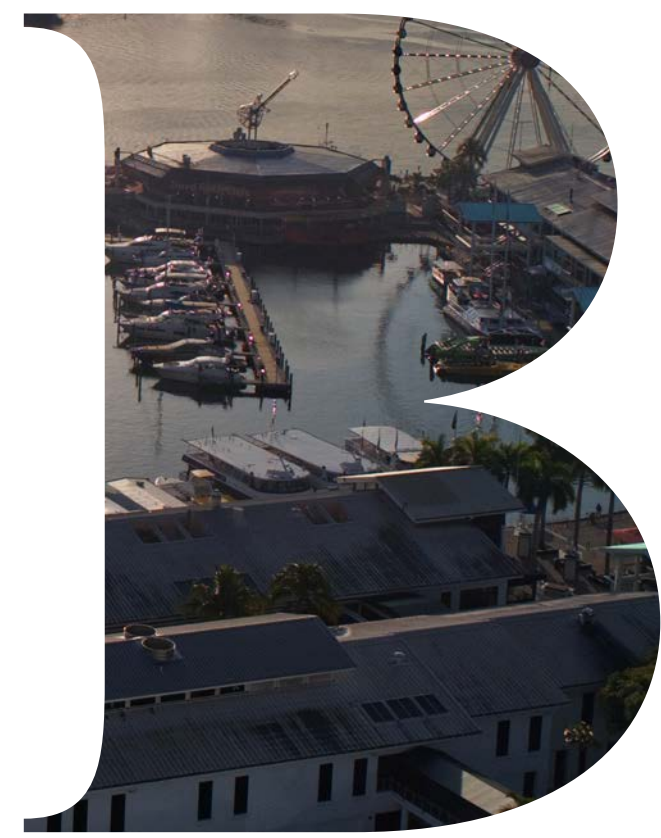
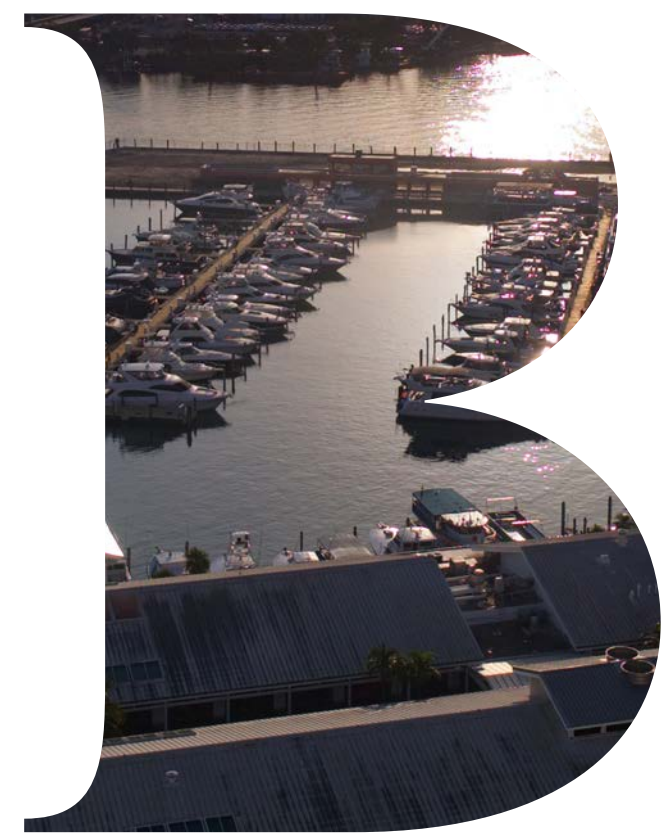
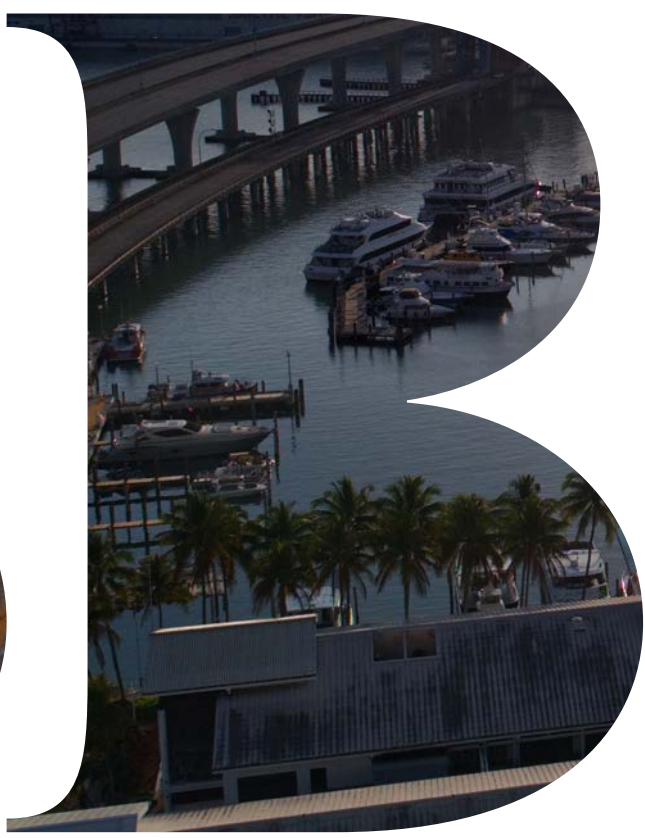
Become a part of our boutique  
creative community—  
with a roster full of talent.



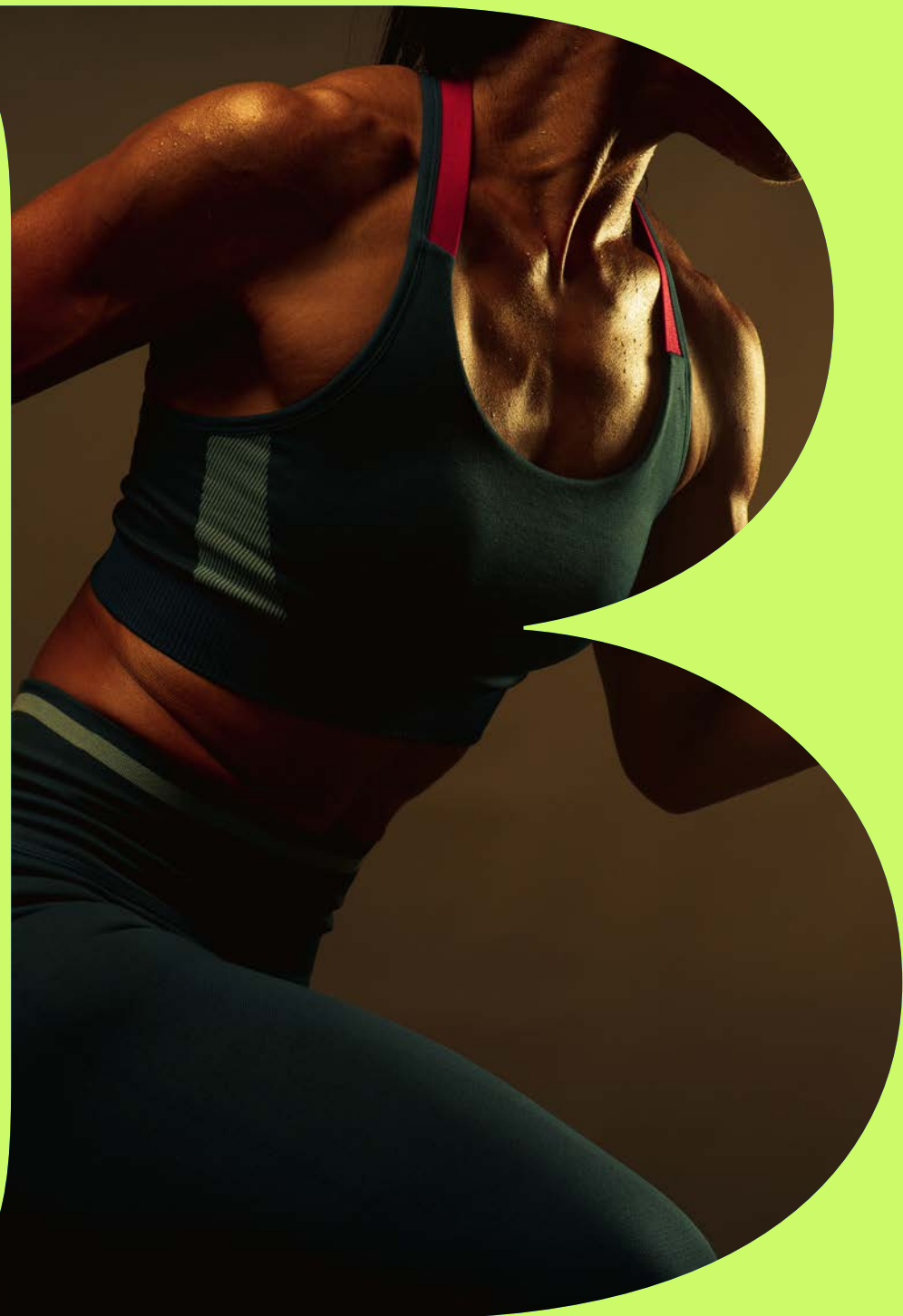
**Tenants:**  
LVMH  
Bulgari  
Moët Hennessy  
Hublot  
Luxottica  
Macromia Group  
Zyscovich Architects











# Flexible.

Our amenity floor offers fitness and conferencing solutions so you can focus on the task at hand.



**Be Collaborative.**



**EXCLUSIVE TENANT LOUNGE, CONFERENCE ROOMS, AND FITNESS STUDIO WITH SHOWERS AND CHANGING ROOMS.**





# **Bold.**

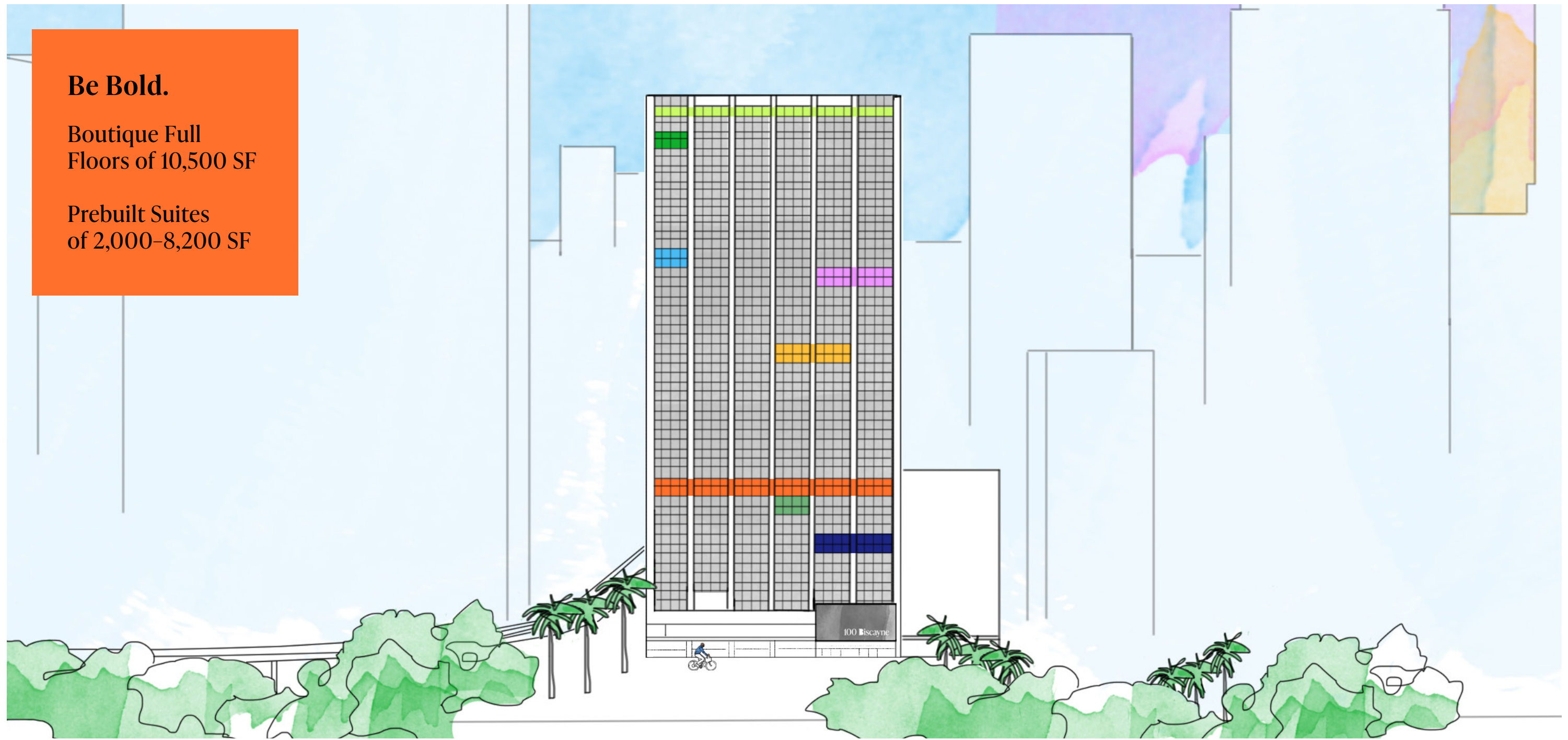
The autonomy of having your own floor.



# Be Bold.

Boutique Full  
Floors of 10,500 SF

Prebuilt Suites  
of 2,000–8,200 SF



## AVAILABILITY

**Floor 4**  
3,620 SF

**Floor 6**  
1,149 SF

**Floor 7**  
10,035 SF

**Floor 14**  
5,302 SF

**Floor 20**  
3,712 SF

**Floor 21**  
2,052 SF

**Floor 28**  
1,928 SF

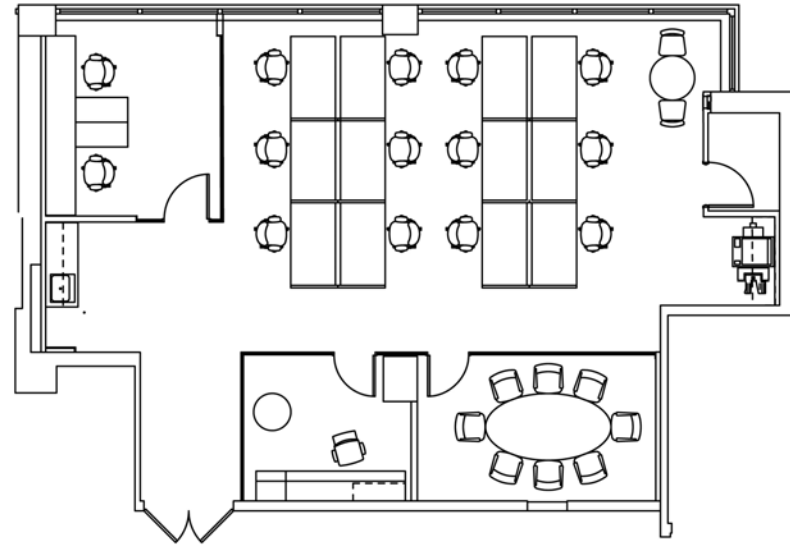
**Floor 30**  
10,496 SF



# FLOOR AVAILABILITY

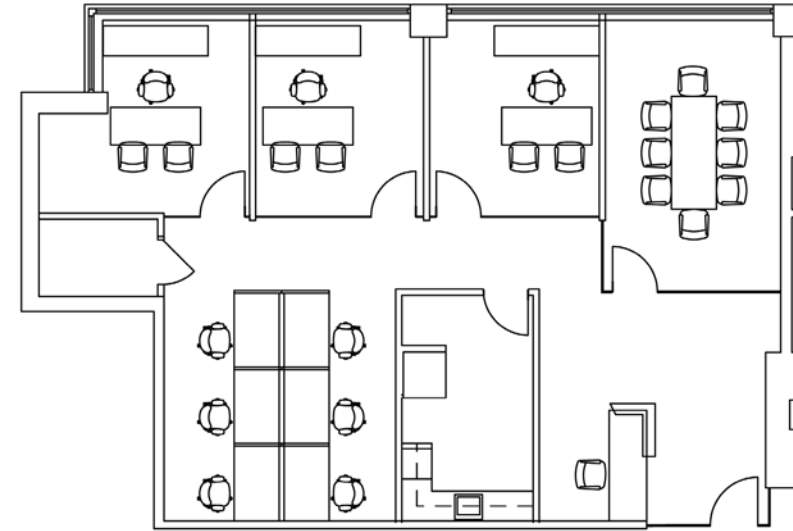


NE 1<sup>ST</sup> STREET

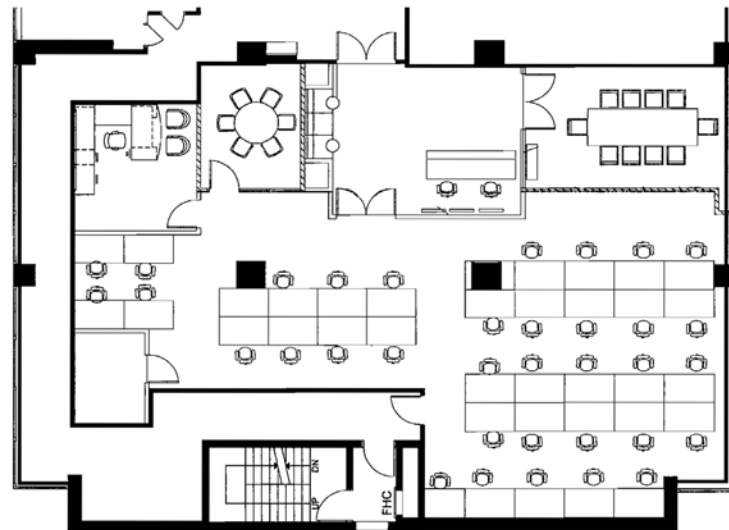


BISCAYNE BOULEVARD & BAY VIEWS

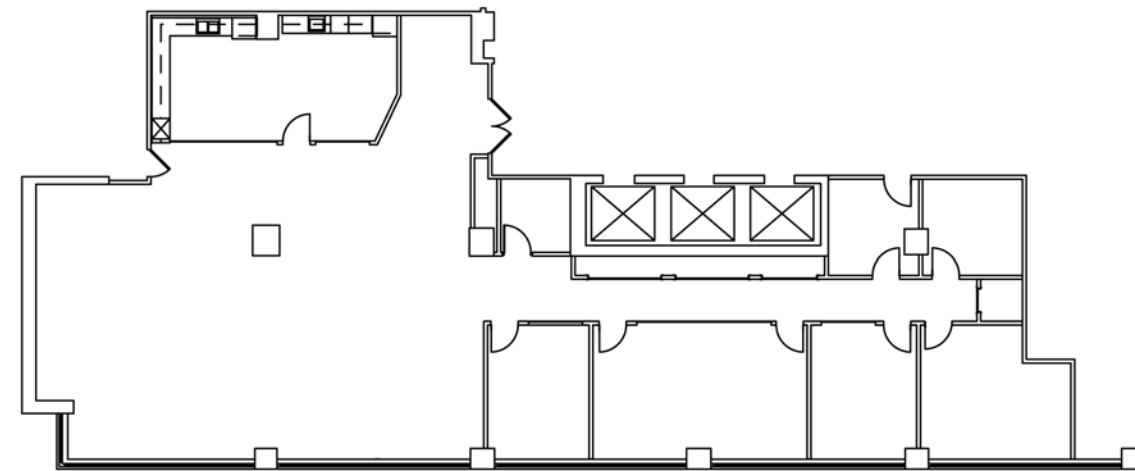
FLOOR 28—PREBUILT



FLOOR 21—PREBUILT



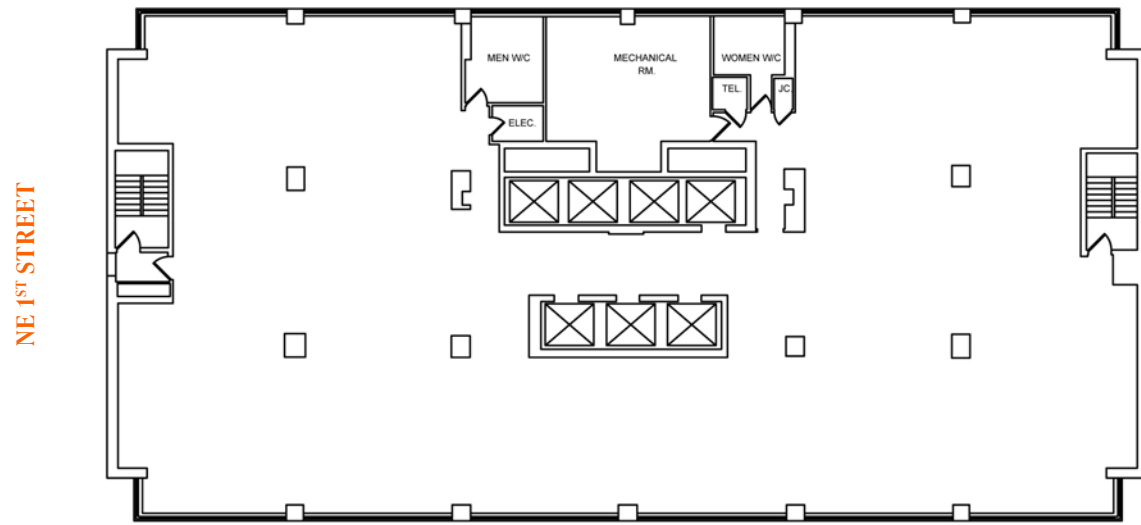
FLOOR 20—AS-BUILT



FLOOR 14—AS-BUILT

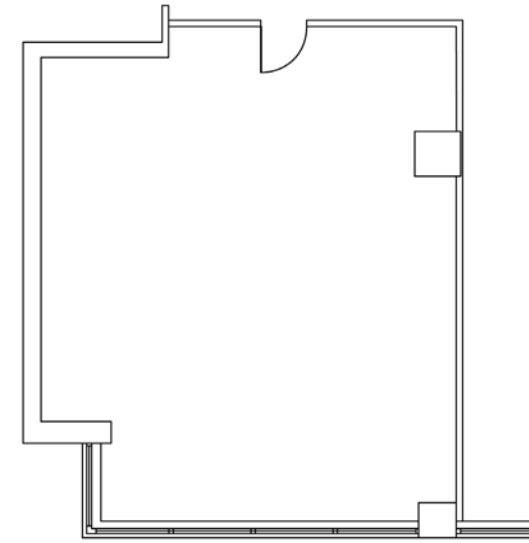


# FLOOR AVAILABILITY

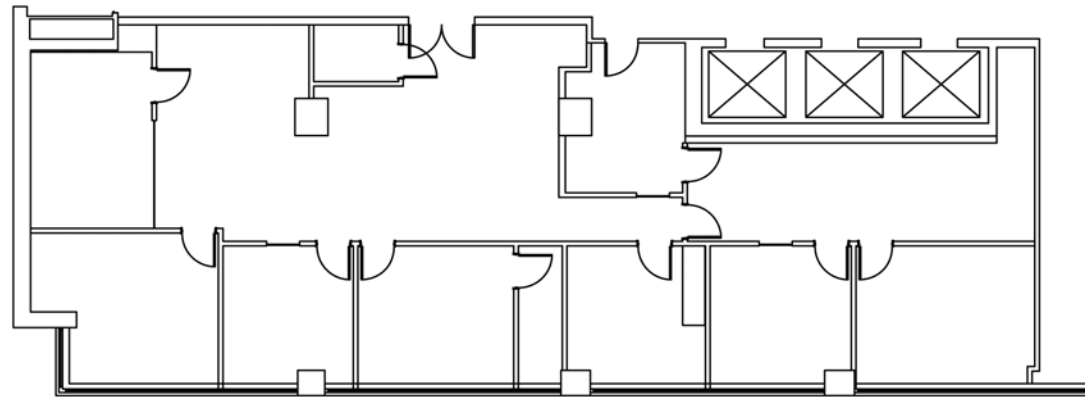


BISCAYNE BOULEVARD & BAY VIEWS

FLOOR 7—CORE & SHELL



FLOOR 6—AS-BUILT

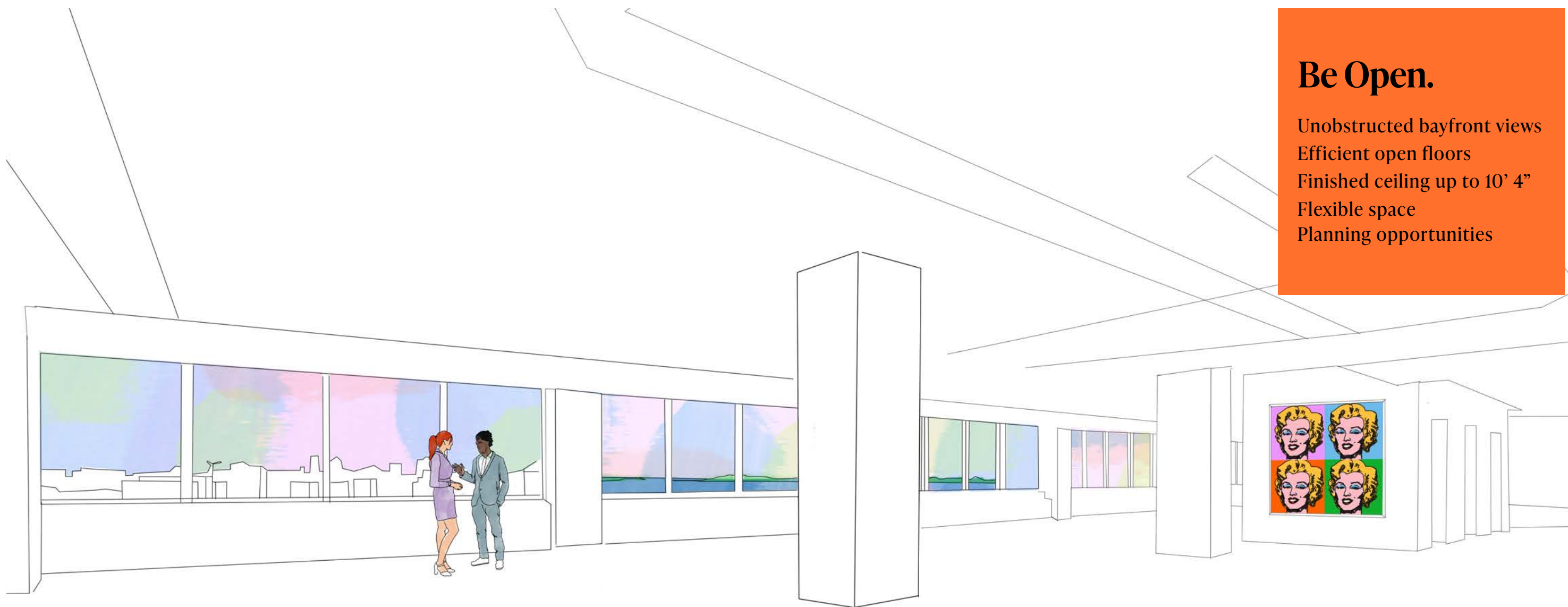


FLOOR 4—AS-BUILT



# Be Open.

- Unobstructed bayfront views
- Efficient open floors
- Finished ceiling up to 10' 4"
- Flexible space
- Planning opportunities





**Be  
Relaxed.**



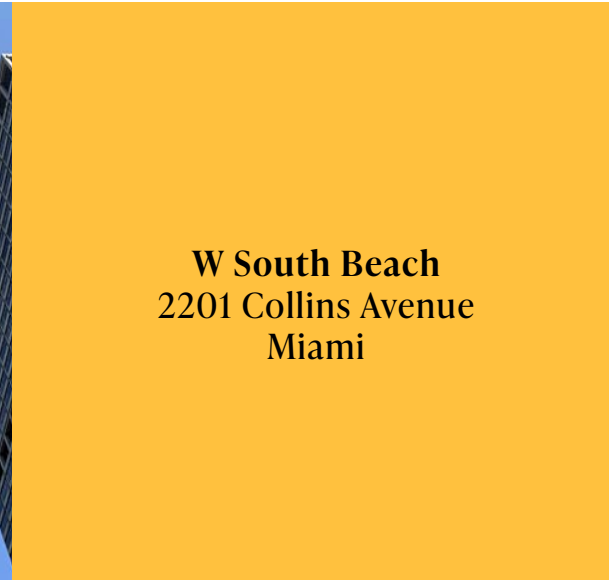
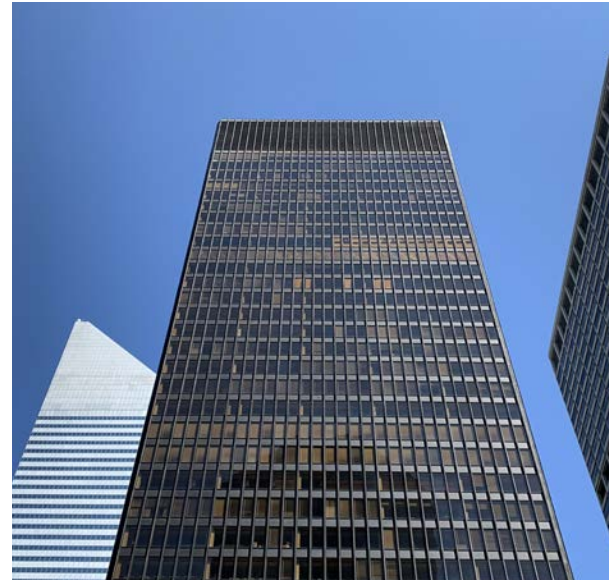


# Owners | Managers

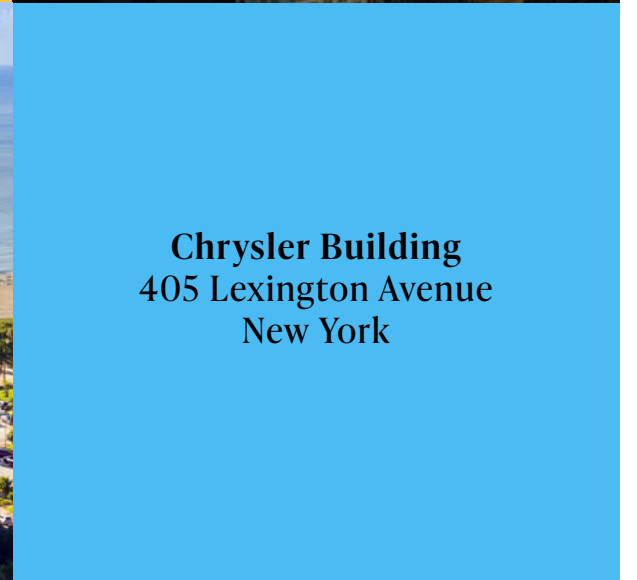
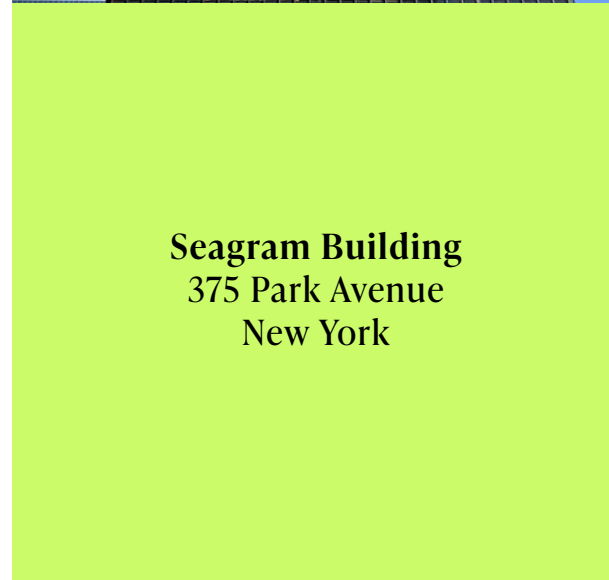
Within a diversified portfolio that includes hotel, residential, restaurant, retail, and office properties, RFR consistently delivers an elevated experience. It begins with understanding and anticipating your needs. It extends to flawless execution in attentive service and support. Finally, it's realized in long-term tenants who feel our attention each and every day.

Founded in 1991 by Aby Rosen and Michael Fuchs, RFR has built a monumental world-class portfolio. We own and manage over 11 million square feet in the United States and 10 million square feet in Germany. Our core markets in the United States include New York, San Francisco, Denver, and Miami.

A unique combination of European finesse and American ingenuity, RFR leads the real estate industry in operating, developing, leasing, and managing world-class properties. We uphold values of excellence, health, respect, and diversity.



**W South Beach**  
2201 Collins Avenue  
Miami



**Seagram Building**  
375 Park Avenue  
New York

**Chrysler Building**  
405 Lexington Avenue  
New York





**BE HERE.**



[100biscayneblvd.com](http://100biscayneblvd.com)

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RFR

CBRE

