

THE HEART OF THE LEGAL DISTRICT

150 W. Flagler Street

Miami, Florida 33130



THE BUILDING

- 29-story Class A office tower
- 24,647 RSF available
- 1.03-acre site
- 11-story parking deck
- Energy Star

THE PERKS

- **96** walk score
- Several dining and restaurant options
- Brand new fitness center
- Concierge service
- Travel agency
- Retail banking facility
- Management by Gaedeke Group
- 24-hour on-site courtesy officer
- 24-hour card key controlled access

THE FACTS

AVAILABILITY	Largest available 13,536 SF
LEASE TERM	3 - 10 years
RENTAL RATE	\$38.00 Gross
COMMON AREA FACTOR	19%
OCCUPANCY RATE	90%
TENANT FINISH	Negotiable
BUILDING HOURS	Monday - Friday 7:00 a.m. to 6:00 p.m. Saturday 7:00 a.m. to 1:00 p.m.
PARKING	3,100 RSF 11-story parking deck Unreserved garage \$125.00/month
TELECOMMUNICATIONS PROVIDERS	AT&T Comcast

SCHEDULE A VISIT

KIRK FETTER

Vice President of Leasing
kfetter@gaedeke.com
786.999.8003