



ICONIC.
CONNECTED.
INSPIRED.



MIAMI
TOWER



AN ICONIC PRESENCE

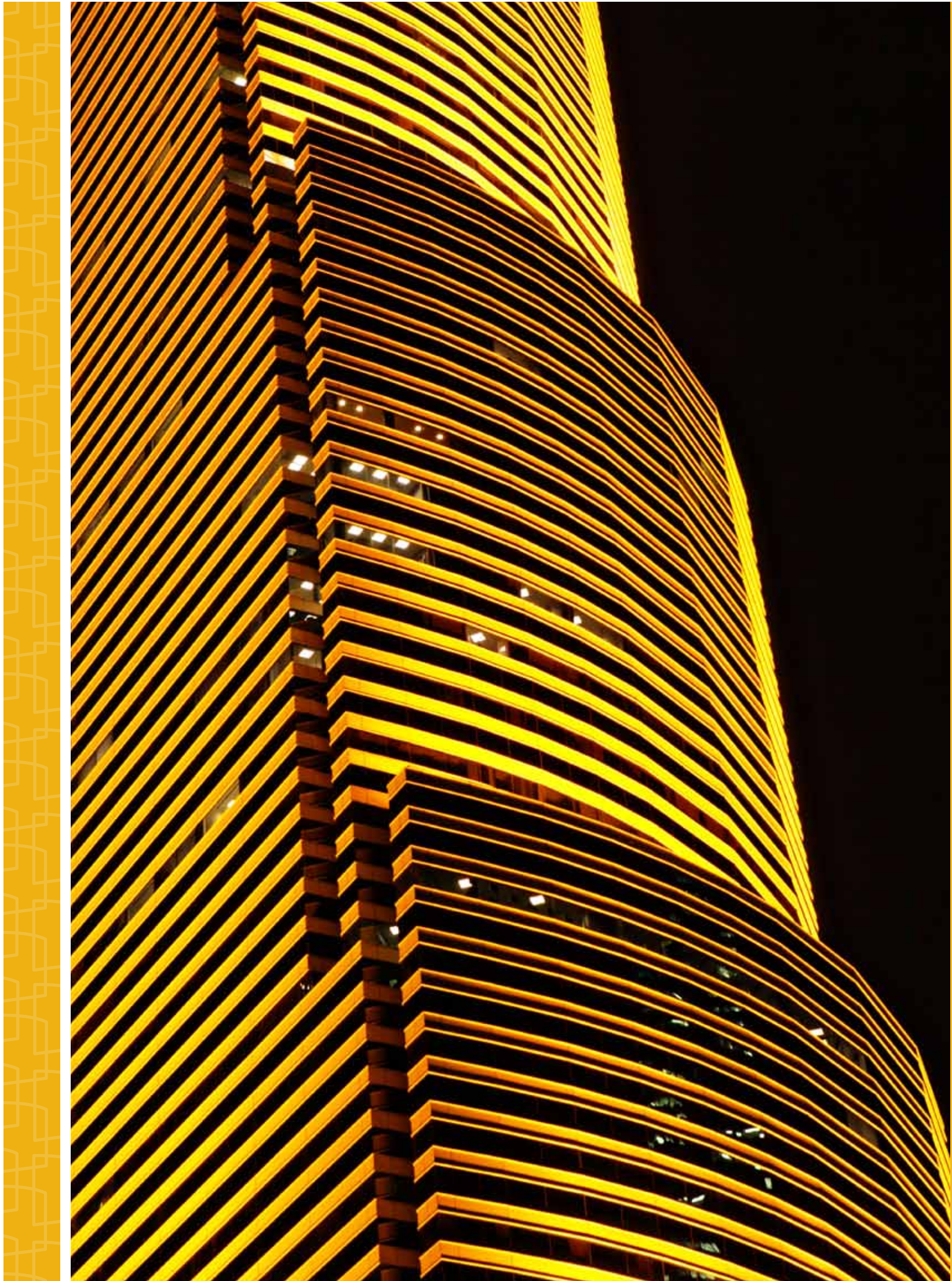
Long known for its iconic architecture, Miami Tower's striking I.M. Pei design and ever-changing exterior lighting scheme make this 47-story skyscraper Miami's most recognizable building. An inspired creation by the master of modern architecture, Miami Tower is known as one of Pei's great works of artful form and practical function. Form and function are in fact woven through more than just the building's structure, creating a distinct address for some of Miami's most established and influential firms. Companies are attracted to Miami Tower for its prestige and monumental stature — and the unique ability to impress clients, inspire ideas and influence innovation.

"I BELIEVE THAT
ARCHITECTURE IS
A PRAGMATIC ART.
TO BECOME ART
IT MUST BE BUILT
ON A FOUNDATION
OF NECESSITY."

*ó I.M. Pei, 1983, From his acceptance speech
for the Pritzker Architecture Award*









WELL CONNECTED. INSIDE AND OUT.

Miami Tower is uniquely accessible, both inside and out. The interior environment inspired by modern design and elevated with on-site conveniences, provides a productive work environment where tenants can excel. Outside, this iconic building represents the heart of Downtown Miami's central business district — with the most direct avenues to anywhere in the city.

ACCESSIBILITY AND BEYOND

- Downtown's most convenient office building with first-on, first-off access to I-95
- On-site MetroMover station provides quick travel around Downtown, Brickell and Miami International Airport
- Within close proximity to County and Federal courthouses and Miami-Dade government center
- Convenient to Miami's best fine and casual dining





INSPIRED OWNERSHIP

Inspired by the remarkable design of this sensational landmark, LaSalle Investment Management proudly represents a new commitment to the renewed prestige of Miami Tower. As one of the world's and Florida's leading real estate investment firms with over \$45 billion in assets, LaSalle has an exciting and creative vision for Miami Tower and its prominence as one of the city's most distinct business addresses. When you choose to office in Miami Tower, you make an undeniable statement about the present and future of your company. There's no location more ideal. There's no building more magnificent.

YOUR COMPANY
BELONGS IN
MIAMI TOWER.

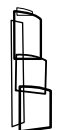
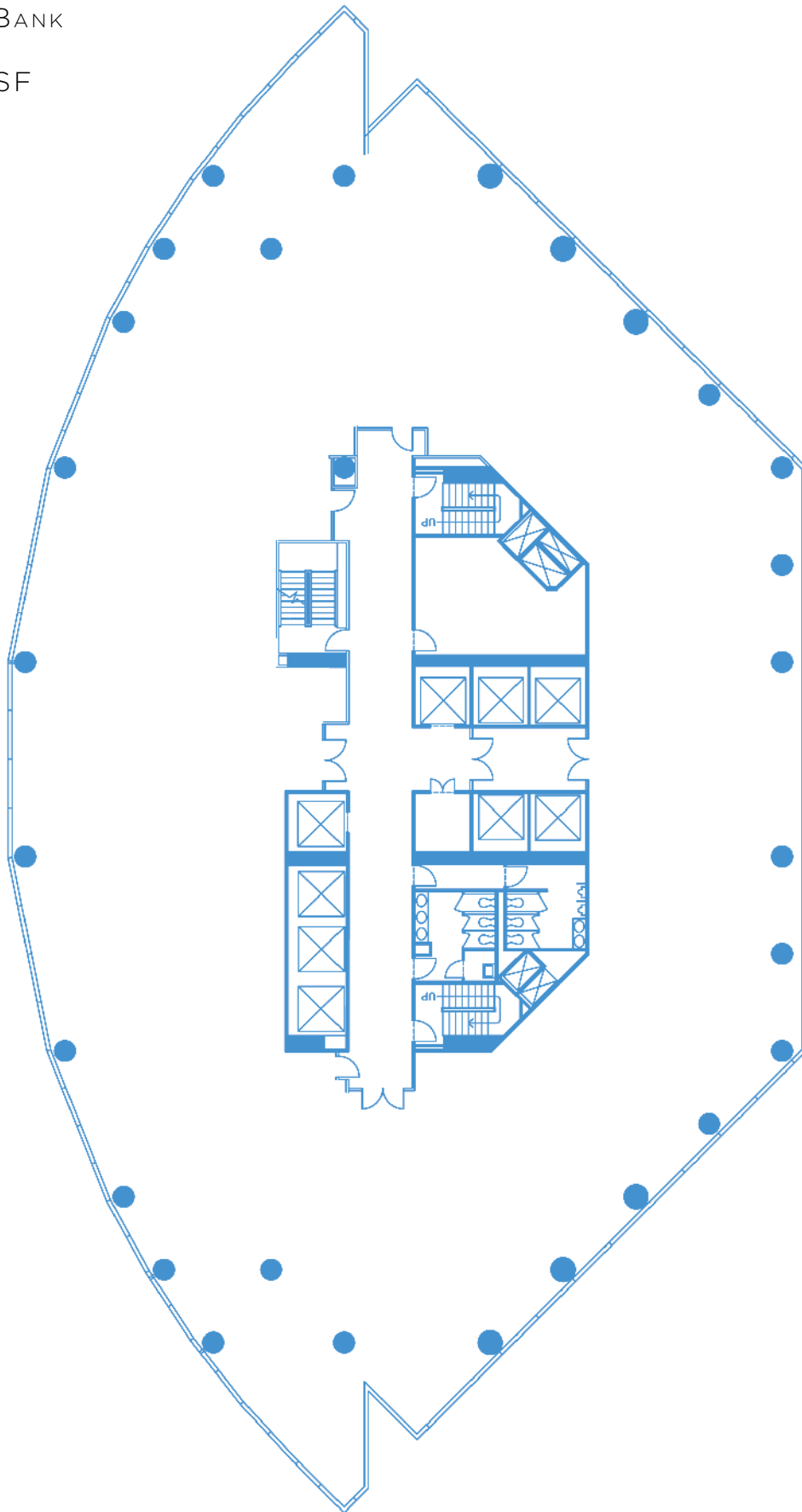
HIGH-RISE BANK

15,000 RSF



MID-RISE BANK

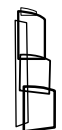
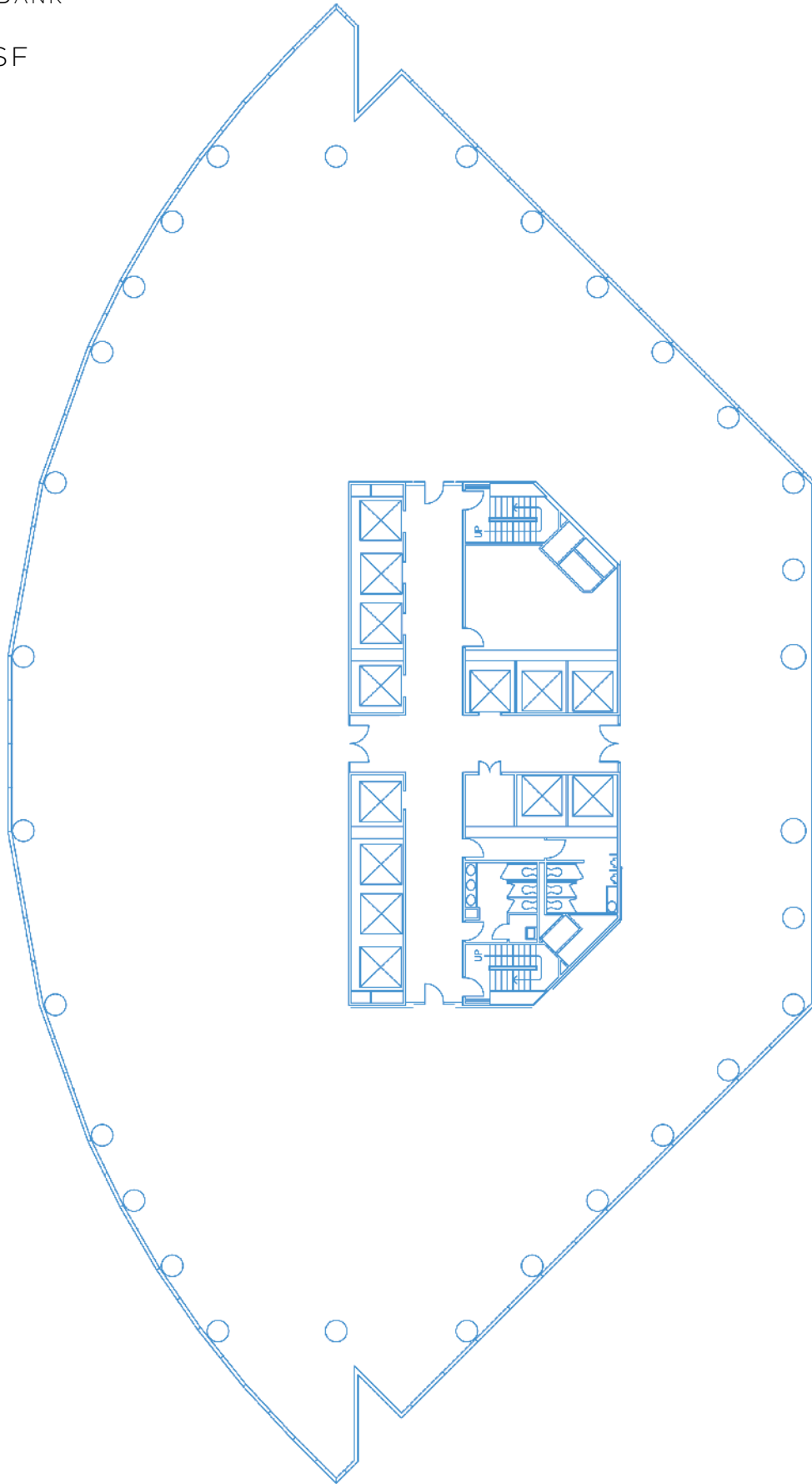
18,500 RSF



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LOW-RISE BANK

22,500 RSF



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ATTRIBUTES AND AMENITIES:

- Spectacular views of Biscayne Bay, Downtown skyline, Brickell district, new Marlins stadium and all of Miami-Dade
- Most photographed building in the nighttime Miami skyline
- Striking architectural design conducive to multiple corner offices
- Exterior monument and building signage available
- Unbeatable downtown location:
 - Internal connection to MetroMover station, James L. Knight Convention Center and Hyatt Regency Miami
 - Adjacent to the J.W. Marriott Marquis, The Epic Hotel and new Whole Foods market
 - Within a short walk of the County and Federal courthouses, Miami-Dade government center, and much more
- Stay connected:
 - Free Wi-Fi enabled common areas
 - News TV in elevator cabs
 - Multiple fiber optic providers
- Street-level retail arcade
- Abundant area parking options:
 - Attached covered parking deck with reserved parking available
 - Multiple surface lots in the immediate area



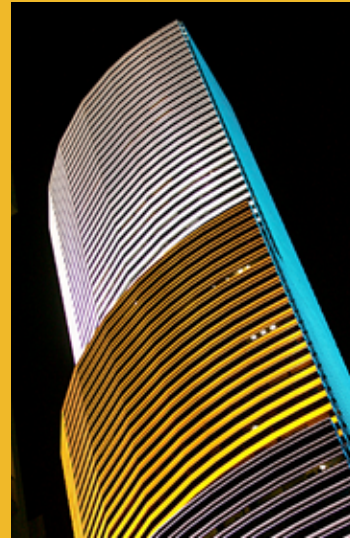
- 2012 renovated and modernized Sky Lobby provides a dramatic and impressive entrance
- 2012 renovated and modernized exterior Sky Terrace is a popular location for tenant and corporate events, weddings and informal gatherings
- On-site eateries include Au Bon Pain, Spice of Havana and Sky Grill Café
- On-site Executive Health & Fitness club
- On-site haberdashery, hair salon, and dry cleaners
- On-site banking with multiple ATMs
- On-site 150-seat, 7420-SF auditorium
- On-site, responsive management and leasing team



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SPECIFICATIONS:

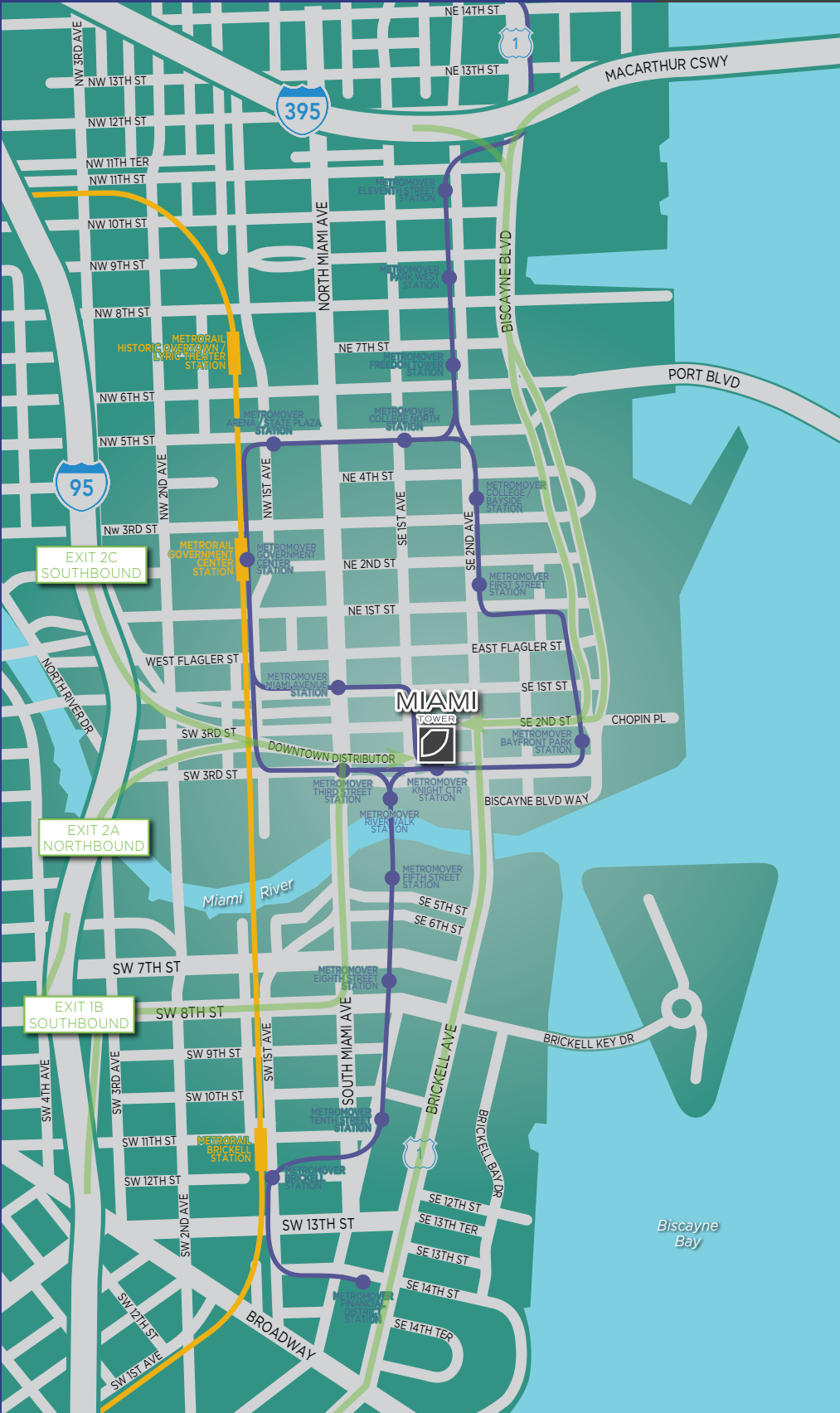
- Designed by architect I.M. Pei
- Built in 1987
- Total size: 618,990 RSF
- 47 stories of Class A office space and amenities
- Typical floorplate sizes:
 - Low-rise floors: 22,500 RSF
 - Mid-rise floors: 18,500 RSF
 - High-rise floors: 15,000 RSF
- Elevators:
 - 3 elevators connecting ground floor with Sky Lobby
 - 4 elevators dedicated to low-rise bank
 - 4 elevators dedicated to mid-rise bank
 - 4 elevators dedicated to high-rise bank
 - 4 garage elevators
 - 1 dedicated freight elevator
- HVAC systems:
 - Two Trane 775-ton and one 300-ton chiller
 - 51 air-handling units
 - Variable Air Volume controls regulate heating and cooling of individual zones on each floor
 - Johnson Controls Building Management and Automation systems
- ENERGY STAR® certified and LEED-EB® Silver certification under way
- 24/7 security and key-card access



- Miami Tower — 100 SE 2nd Street, Miami, FL 33131
- An investment of LaSalle Investment Management
- Leasing provided by Transwestern
- Management provided by Jones Lang LaSalle
- www.miamitower.net



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INGRESS/EGRESS:

■ Miami Tower offers the best access of any office building in the Downtown area, with multiple routes to and from the building:

- I-95 Northbound, Exit 2A
- I-95 Southbound, Exit 2C
- I-95 alternate route, Exit 1B
- I-395, Exit 2

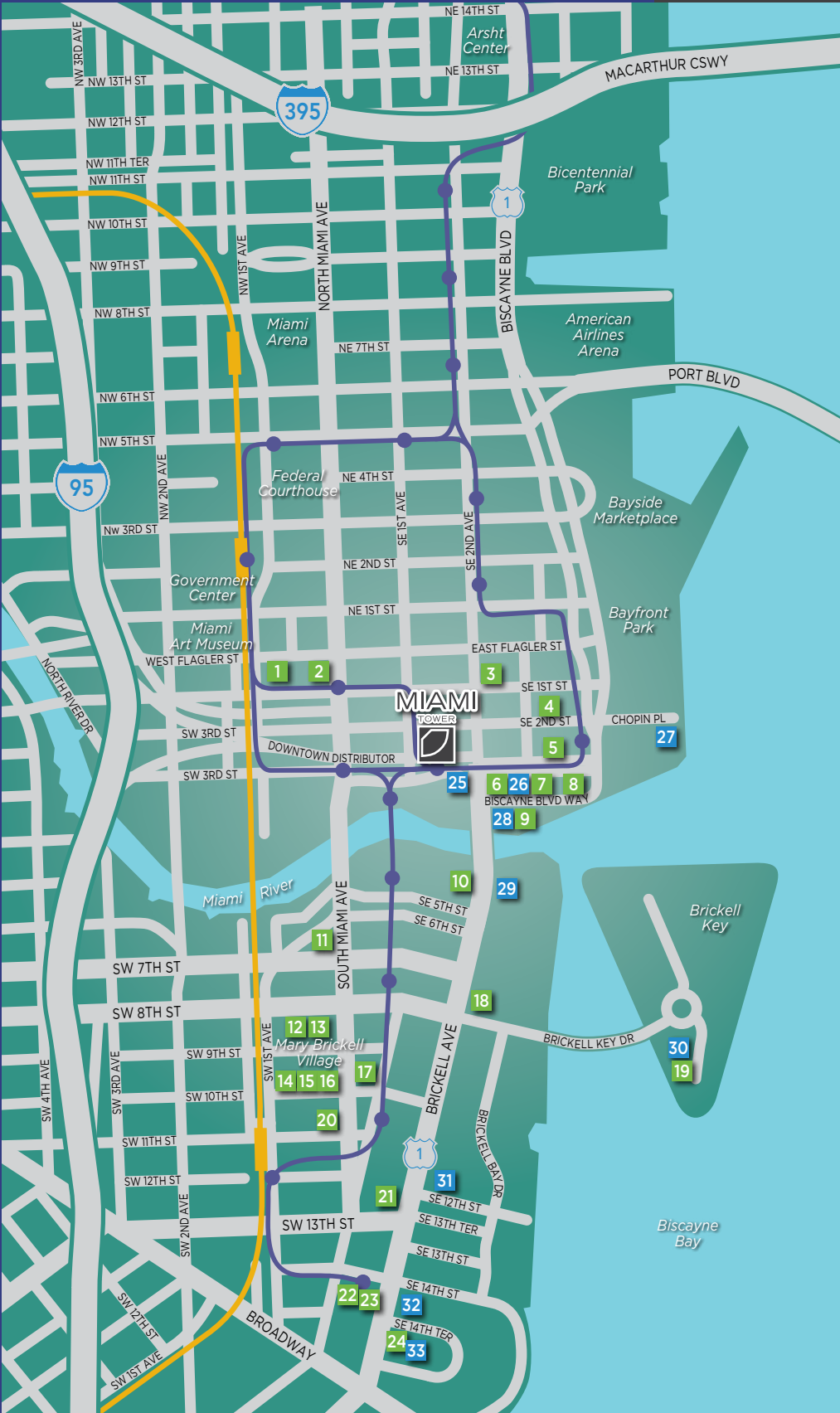
■ Building entrances on both the north and south sides

■ Direct access to MetroMover Knight Center station

■ MetroMover or walk to nearby MetroRail Government Center station

■ Only minutes away from the airport, beach, and all of Miami-Dade County





NEARBY AMENITIES:

■ Recommended Restaurants:

1. La Loggia
2. Lime
3. Whole Foods Market
4. Puntino Downtown
5. Il Gabbiano
6. db Bistro Moderne
7. Area 31
8. Chophouse Miami
9. Zuma
10. The Capital Grille
11. Blue Martini
12. Oceanaire
13. Grimpa Steakhouse
14. PF Chang's
15. Rosa Mexicano
16. Balans
17. Perricone's
18. Truluck's
19. Azul
20. Rosinella
21. Morton's
22. Segafredo
23. Novacento
24. Pasha's

■ Business Hotels:

25. Hyatt Regency
26. J.W. Marriott Marquis
27. InterContinental
28. The Epic Hotel
29. Viceroy
30. Mandarin Oriental
31. J.W. Marriott
32. Conrad Miami
33. Four Seasons





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LEASED BY

