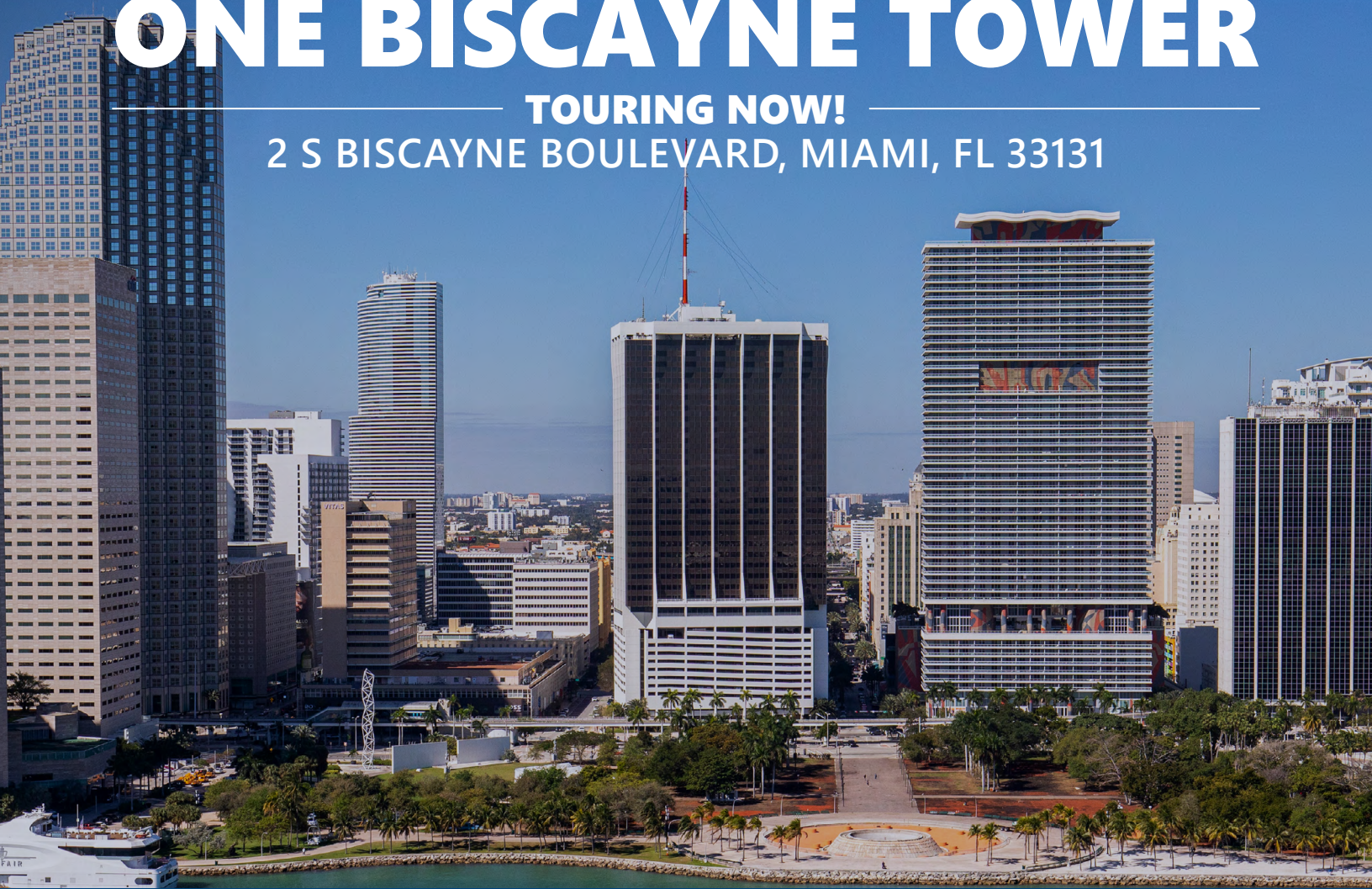


A Reimagining Workplace

ONE BISCAYNE TOWER

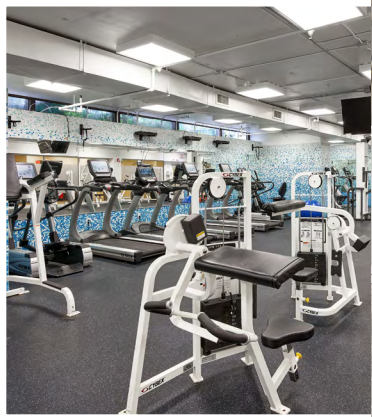
TOURING NOW!

2 S BISCAYNE BOULEVARD, MIAMI, FL 33131



*One Biscayne Tower is committed to the health and wellness
of the people who work here.*

UNPARALLELED VIEWS FROM YOUR OFFICE



UNPARALLELED ON-SITE AMENITIES

- Fitness center
- On-site deli
- Shoeshine
- Two ATMS and numerous banks
- Full-service print shop
- Walgreens pharmacy adjacent to the building
- On-site property management
- Gold LEED certified building
- Excellent walk score of 99
- Florist
- Hair salon
- Dry cleaning and alterations
- FEDEX, UPS and DHL drop boxes
- Amazon locker delivery
- 24-hour security services
- EV charging stations
- Conference center coming soon

COMPLETELY RENOVATED LOBBY | HEALTHY BUILDING UPGRADES



ELEVATORS

- Replaced existing exhaust fans with new 400 CFM exhaust fans for elevators, exhausting air 1.4 to 2 (parking garage) times per minute

Restrooms

- Restroom air exhaust rates exceed ASHRAE standards

UVGI

- Ultraviolet Germicidal Irradiation to be installed in the AHU's in Q4 2020

CLEANING

- Employ a two-step method recommended by CDC, cleaning with soap and water and disinfecting with an EPA listed disinfectant

HVAC

- Cleaned and disinfected all coils
- Upgraded filters to new MERV-15 for the low and rise office floors and MERV-13 for the lobby
- Installing UVGI in all AHU's
- Operating at 20% outside air intake (maximum under designed system) at 40-60% humidity for 2 hours before building opening to 4 hours after building opening
- Performed lobby HVAC upgrades to minimize outside pollutants at street level

TOUCHLESS VISITOR CHECK-IN AND SCREENING

- Our TouchSource standing digital directory has a new touch free QR scanner code that you can scan with your iPhone. Any visitor or vendor that comes to the building will check in at the Directory, scan the code to their phone and be asked a series of questions regarding who they are with, what space they are visiting, and a series of COVID-19 questions

PROPERTY MANAGEMENT

- Premier on-site property management in CP Group, the largest office landlord in Downtown Miami and the state of Florida, that offers a customized tenant experience program devoted to improving employee's workdays



- POINTS OF INTEREST**
1. ADRIENNE ARSHT CENTER
 2. PEREZ ART MUSEUM
 3. FROST MUSEUM OF SCIENCE
 4. FTX ARENA
 5. BAYFRONT PARK
 6. BAYSIDE MARKETPLACE
- HOTELS / RESIDENTIAL**
1. INTERCONTINENTAL MIAMI
 2. J.W. MARRIOTT MARQUIS
 3. KIMPTON EPIC HOTEL
 4. BRIGHTLINE
 5. MIAMI CENTRAL STATION
 6. MIAMI WORLD CENTER



For more information, please contact:

Brian Gale
 Vice Chairman
 Office Brokerage Services
 +1 305 351 2462
 brian.gale@cushwake.com

Jeannette Mendoza
 Director
 Office Brokerage Services
 +1 305 789 6528
 jeannette.mendoza@cushwake.com

Ryan Holtzman
 Managing Director
 Office Brokerage Services
 +1 305 351 2469
 ryan.holtzman@cushwake.com

Lena Weeks
 Associate
 Office Brokerage Services
 +1 786 792 5207
 lena.weeks@cushwake.com

Andrew Trench
 Managing Director
 Office Brokerage Services
 +1 305 533 2872
 andrew.trench@cushwake.com

CUSHMAN & WAKEFIELD OF FLORIDA, LLC.
 333 SE 2nd Avenue, Suite 3900
 Miami, FL 33131
 Main +1 305 371 4411

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

