

ALFRED I. DUPONT BUILDING

169 E FLAGLER STREET

CREC



LIVE WELL | WORK SMART

Prime Retail Space for Lease in the Heart of the Business District

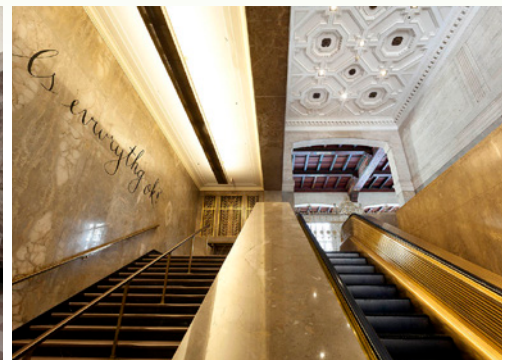


> In The Mix

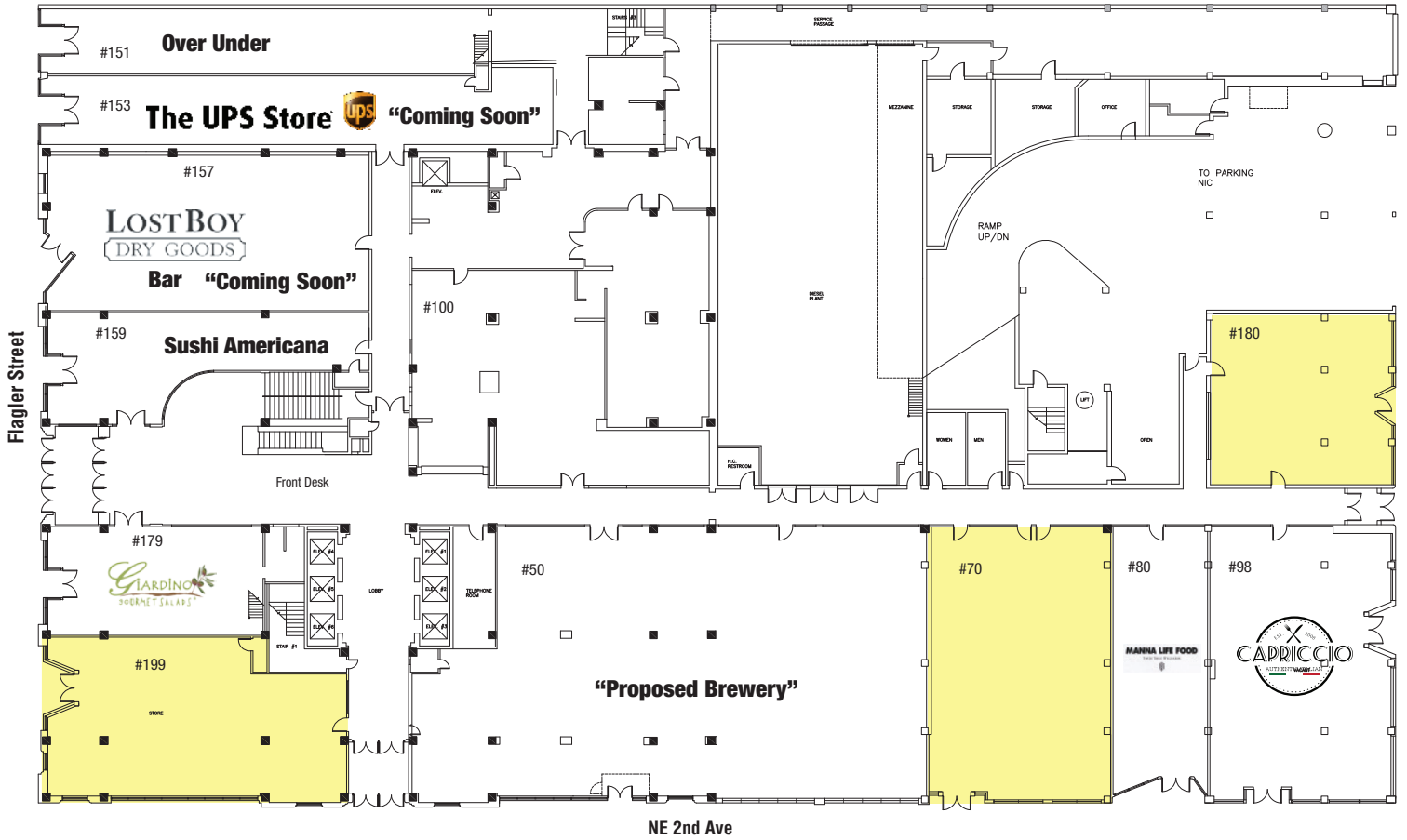
The historic Alfred I Dupont Building's unique positioning at the core of the business district makes it a premier choice for retail and restaurants. This is more than a building; it's a part of real Miami history and culture.



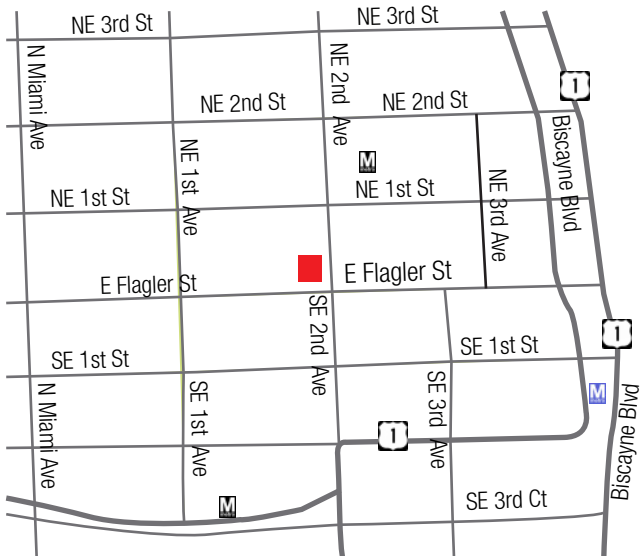
- Repositioning as retail and dining hot spot
- Core restaurant space available
- In-house valet and surface parking available
- Adjacent to Olympia Theatre
- Venue for some of the most high profile private events
- Walking distance to courthouse
- Surrounded by hottest concepts, including CVI.CHE 105, Elwoods Gastropub, Le Chat Noir and Sushi America among others
- Miami recently ranked 15 on The Atlantic's list of global cities where young professionals want to work, and Forbes listed Miami as the happiest place in the U.S. to work
- 19 million square feet of office space in Downtown Miami
- University presence includes Florida International University, University of Florida, Miami Dade College, and Strayer University
- 7,300 hotel rooms at an average daily rate of \$191 per night
- 5.2 million cruise passengers annually
- More than \$10 billion in international investment underway with over 50 development projects on the books



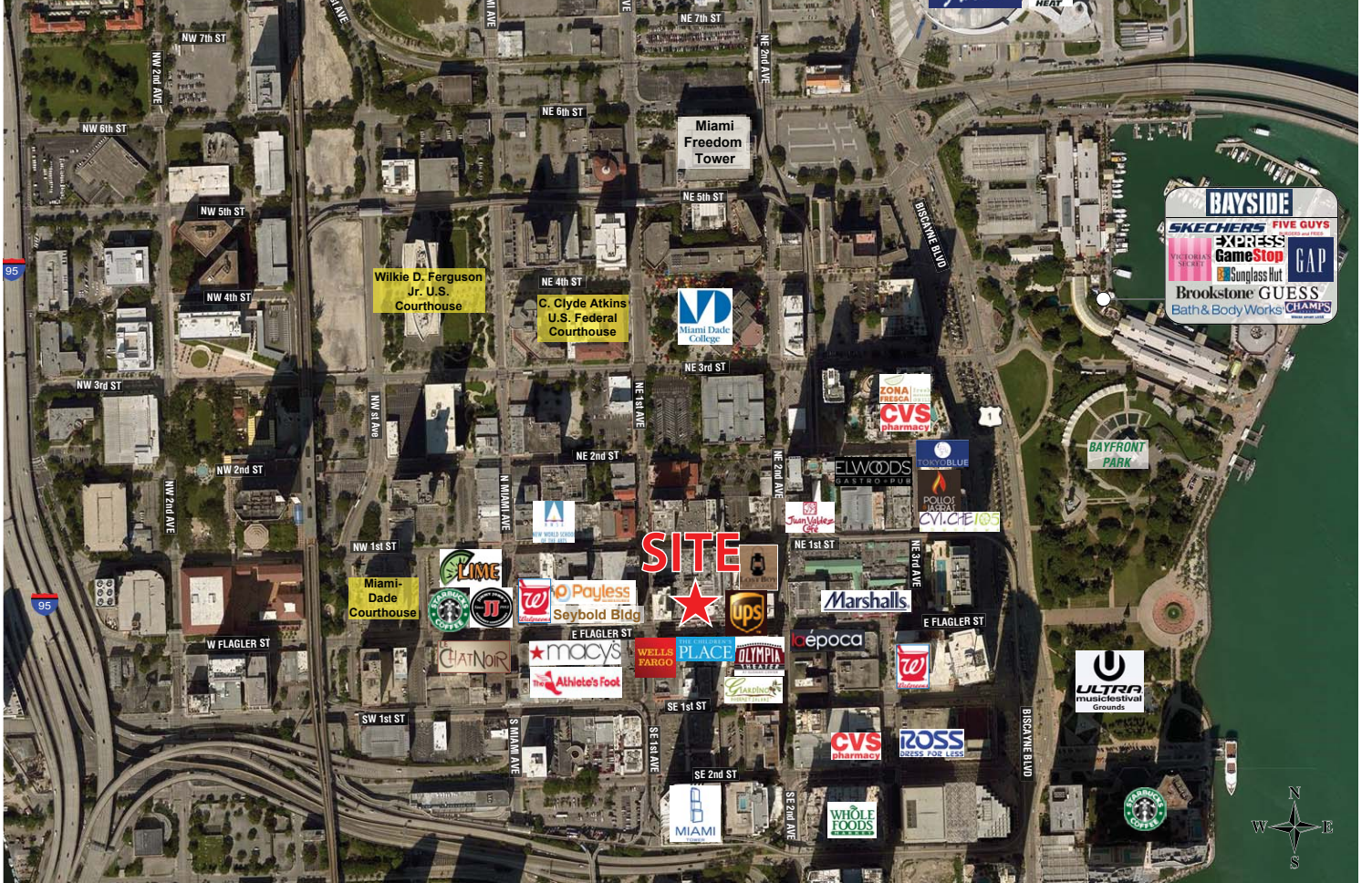
> Available Floor Plans



151	Over Under	1,700 sf	179	Giardino's	1,100 sf	70	Available	2,700 sf
153	UPS Store "Coming Soon"	1,700 sf	199	Available	2,360 sf	80	Mana Life Foods	1,116 sf
157	Lost Boy Dry Goods Bar "Coming Soon"	2,600 sf	50	Available	5,994 sf	98	Capriccio	2,500 sf
159	Sushi Americana "Coming Soon"	1,287 sf	100	Available	3,200 sf	180	Available	1,466 sf



The Historic Alfred I. Dupont Building Miami, Florida



DOWNTOWN DAYTIME POPULATION - '15 Actuals

Businesses	11,113
Employees	136,459

DOWNTOWN DEMOGRAPHIC PROFILE - '15 Actuals

Population	220,000
Average HHI	\$95,928
Median Age	35

Per Downtown Development Authority (DDA)

FOR ADDITIONAL INFORMATION

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