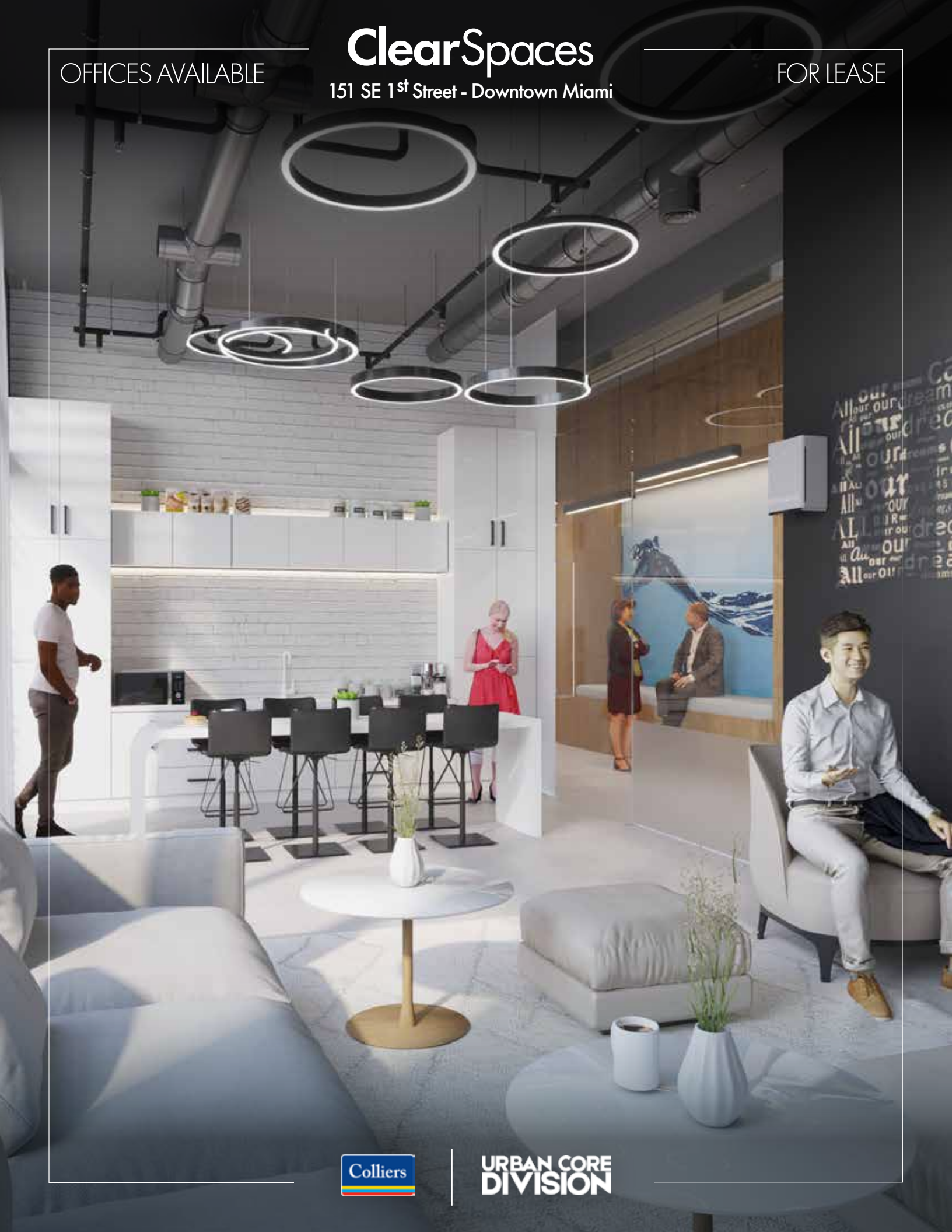


OFFICES AVAILABLE

# ClearSpaces

151 SE 1<sup>st</sup> Street - Downtown Miami

FOR LEASE



URBAN CORE  
DIVISION

# ClearSpaces

Welcome to ClearSpaces, a unique and dynamic office space, designed with a people-first philosophy that elevates wellness and productivity. Equipped at its core with world-class technologies and located in the heart of downtown Miami.

Accessed via the private entrance on **151 SE 1 Street**, the fully furnished private offices with floor-to-ceiling windows range from 400 to 4,000 SF.

ClearSpaces offer amenities inform of the purest water and air by Clear Inc. access to valet parking, an open balcony area, shared kitchen/lounge, conference room, treadmill stations and a VR relaxation room.



ADDRESS  
**151 SE 1st Street**  
Downtown Miami



DELIVERY  
**Q2 2023**



SIZE RANGE  
**400 - 4,000 SF**



PRICING  
**UPON REQUEST**

## JOIN THESE TENANTS



## ClearSpaces - Amenities



CLEAN AIR & WATER BY CLEAR



PRIVATE LOBBY ENTRANCE & ELEVATOR



MOVE IN READY FURNISHED



SHARED KITCHEN, CONFERENCE ROOM & BALCONY



VALET PARKING



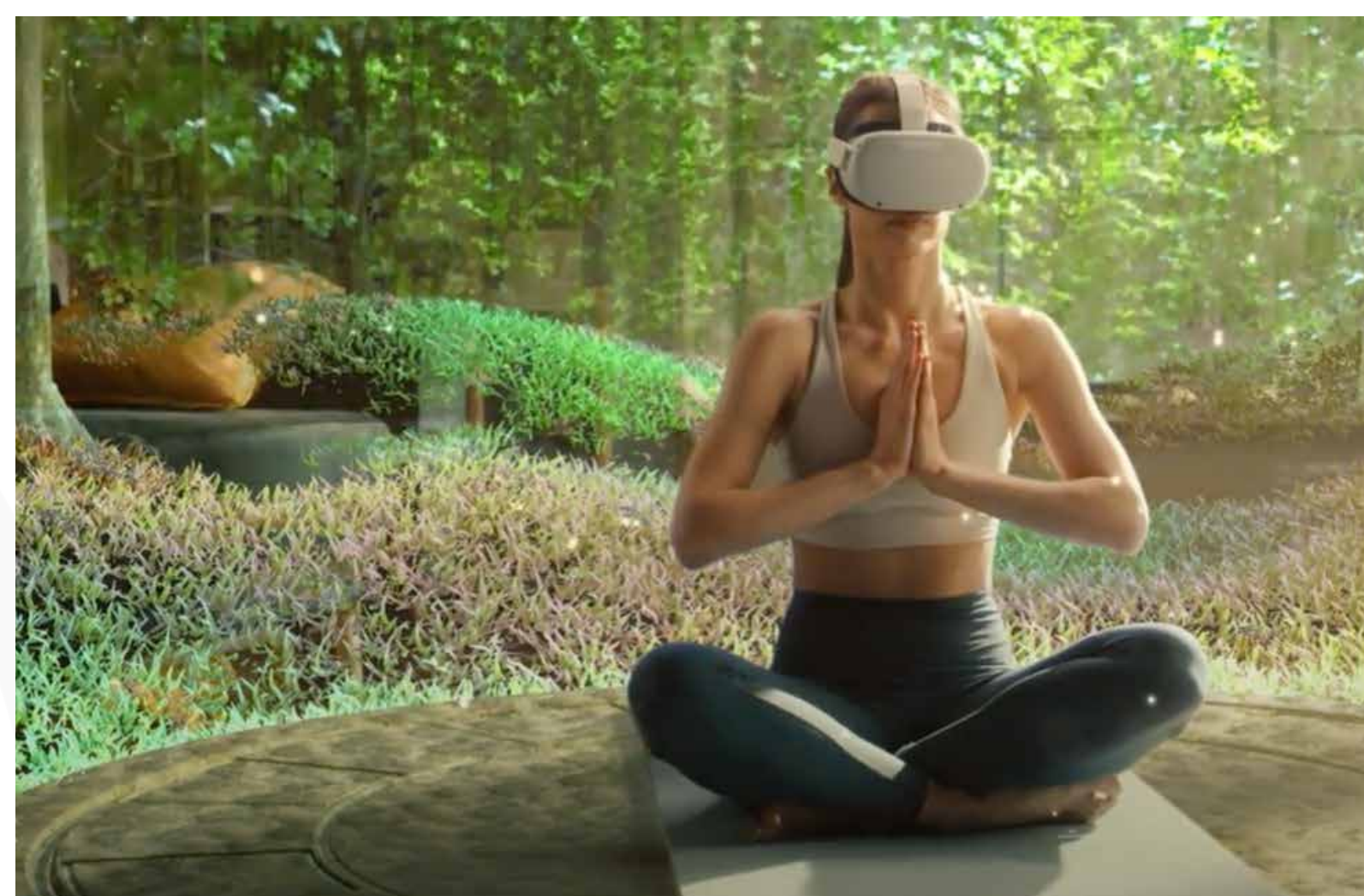
VR RELAXATION ROOM



WI-FI, UTILITIES & SERVICES INCLUDED



TREADMILL STATIONS



## ClearSpaces

**CLEAR** OFFERS SIMPLE AND SOPHISTICATED SOLUTIONS FOR HEALTHIER COMMUNITIES ACROSS THE GLOBE.

### EQUIP

The air and water purification system is seamlessly integrated within the office mechanical systems, common areas, and corridors.

### MONITOR

The 24/7 remote monitoring of indoor air and water quality, accessible to you at anytime via the lobby display and through the clear app.

### MAINTAIN

A team of experts diligently monitors the equipment and performs regular maintenance to ensure optimal functionality.

### CERTIFY

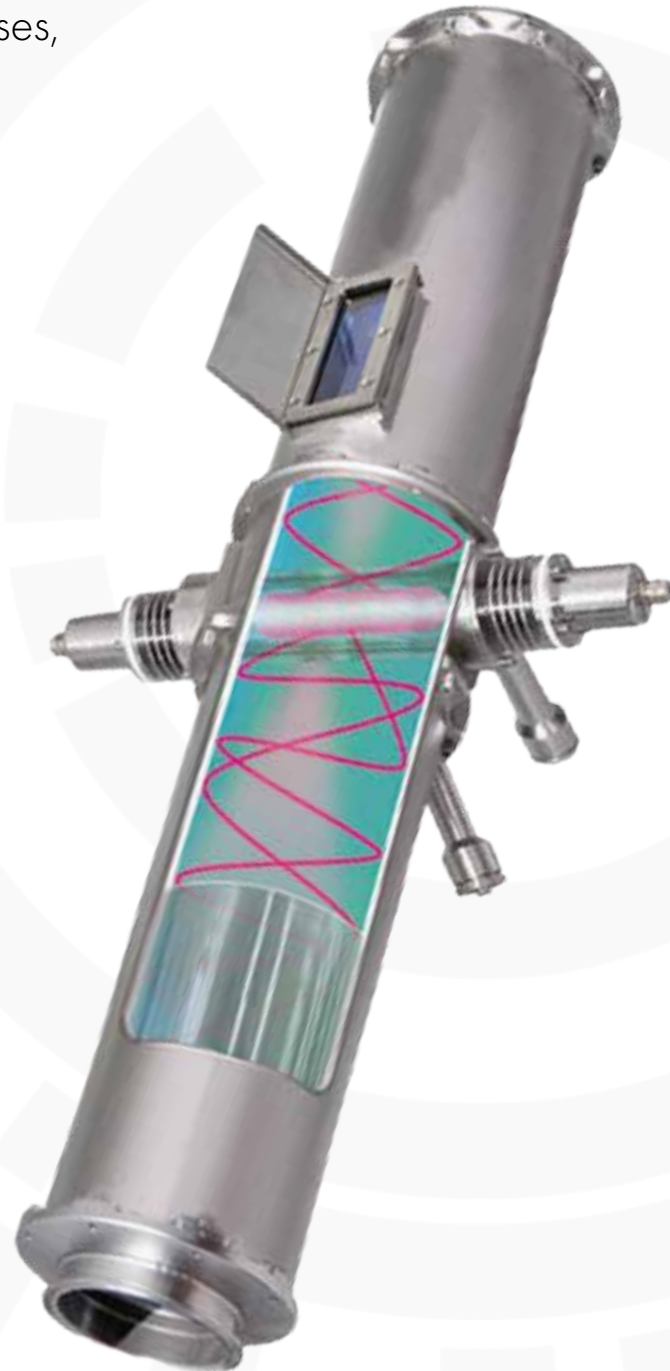
Clear spaces will receive a clear certification to instill confidence in tenants, employees, guests and visitors.

THE **AIR & WATER PURIFICATION** AUTOMATION CONTRIBUTES TO STRONG **POSITIVE IMPACTS** ON PUBLIC **HEALTH AND PROTECTION** OF OUR COMMUNITIES.



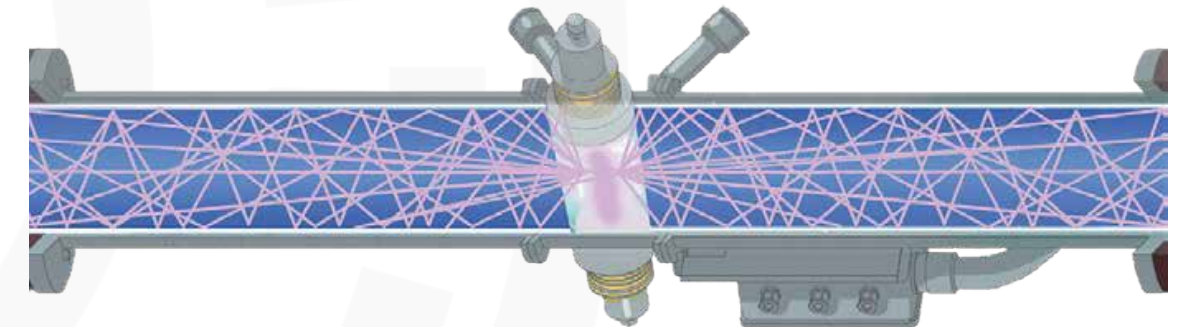
## HOW DOES IT WORK?

The Sterinozer and Ray Filter, combined with UVC LEDs, target and disinfect the indoor air from bacteria, viruses, fungus, mold and odors.



## STERIONIZER & AIR PRO

Using bipolar ionization technology, the sterionizer generates positive and negative ions as found in nature. This purifies indoor air by eliminating harmful pollutants and neutralizing viruses, bacteria and parasites by destroying the proteins on the cell membrane.

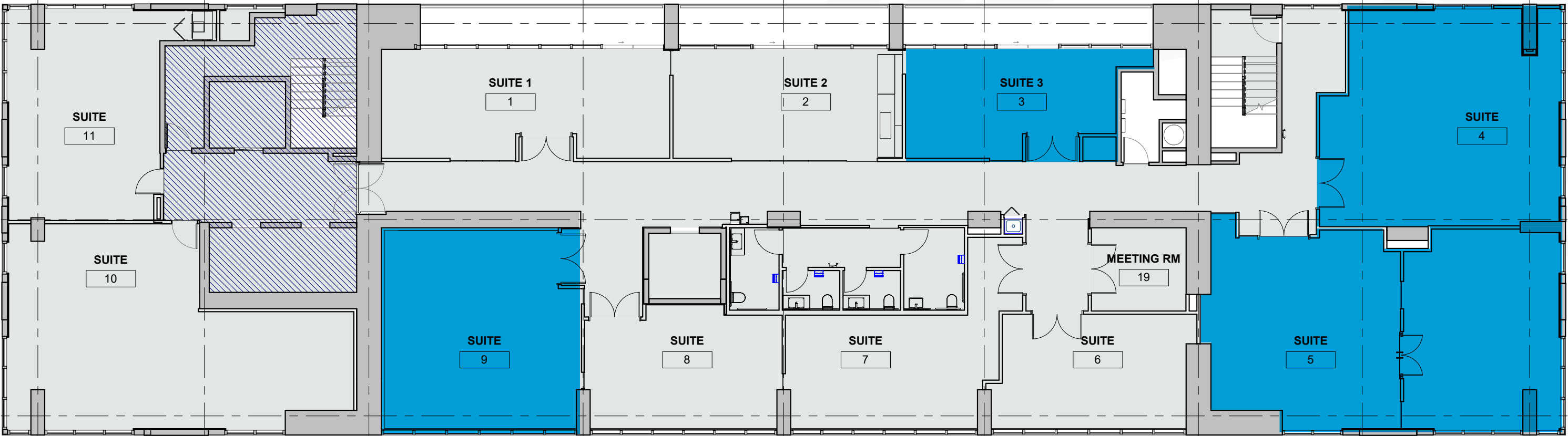


## HYDRO-OPTIC TECHNOLOGY

Hydraulic and fiber-optic principles are integrated with the simplicity and effectiveness of UV light disinfection to achieve unmatched microbiological inactivation levels.

 AVAILABLE

 LEASED



# ClearSpaces

## PURE WATER BY CLEAR INC

Clear's Hydro-Optic™ Centralized Water System, ensures clean and safe drinking water that is 99.97% free of viruses, bacteria, and pathogens at every tap.

## PURE AIR BY CLEAR INC

Clear Air by Aura purifies, cleanses, and disinfects indoor air while monitoring its quality in real-time. The devices kill COVID-19 viruses in enclosed spaces.

## KEEP ACTIVE

Exercise-enhanced stations with treadmill desks, to inject some activity into your working day and help you improve creativity, productivity, and reduce stress.

## VR- RELAXATION

A mindfulness-designed private meditation space outfitted with Virtual Reality goggles so you can recharge, and recenter your thoughts and feelings.

## SILENCE ROOM

Ruminate your thoughts and breathe in a silent space that will buffer you from 90% of all noises and electromagnetic radiation of today's world.

## CONNECT & RELAX

This beautiful space with an outdoor terrace will create the opportunity for you to connect and share opinions with like-minded people while enjoying coffee or tea.



# ClearSpaces

## NEIGHBORING TENANTS



**MR. OMA KASE**

163 SE 1st Street

Andrew Mayer and Ryan Leto, the founders of Poke OG, have teamed up with master sushi chef Ryo Kato to open Mr. OmaKase, a new sushi spot in Downtown Miami. Mr. Omakase offers 10, 14, and 18-course options ranging from \$79 to \$139 per person. The menu changes frequently based on availability and seasonality. Mr.Omakase in Downtown Miami is amongst one of the few Omakase experiences in Miami.



*"The best Omakase in Miami for an excellent dining experience"*  
– Timeout Article 2021



161 SE 1st Street

Since opening inside Miami's original culinary market, 1-800-Lucky (December 2017) there has been a consistent line for their Hawaiian inspired delicacies and vegan friendly bowls. Due to high-demand, guests don't have to flock solely to Wynwood for their fix. Poke OG is opened their first brick and mortar in Downtown Miami. The popular poke shop will have a third location in Fort Lauderdale's first food hall, Sistrunk Marketplace.



165 SE 1st Street

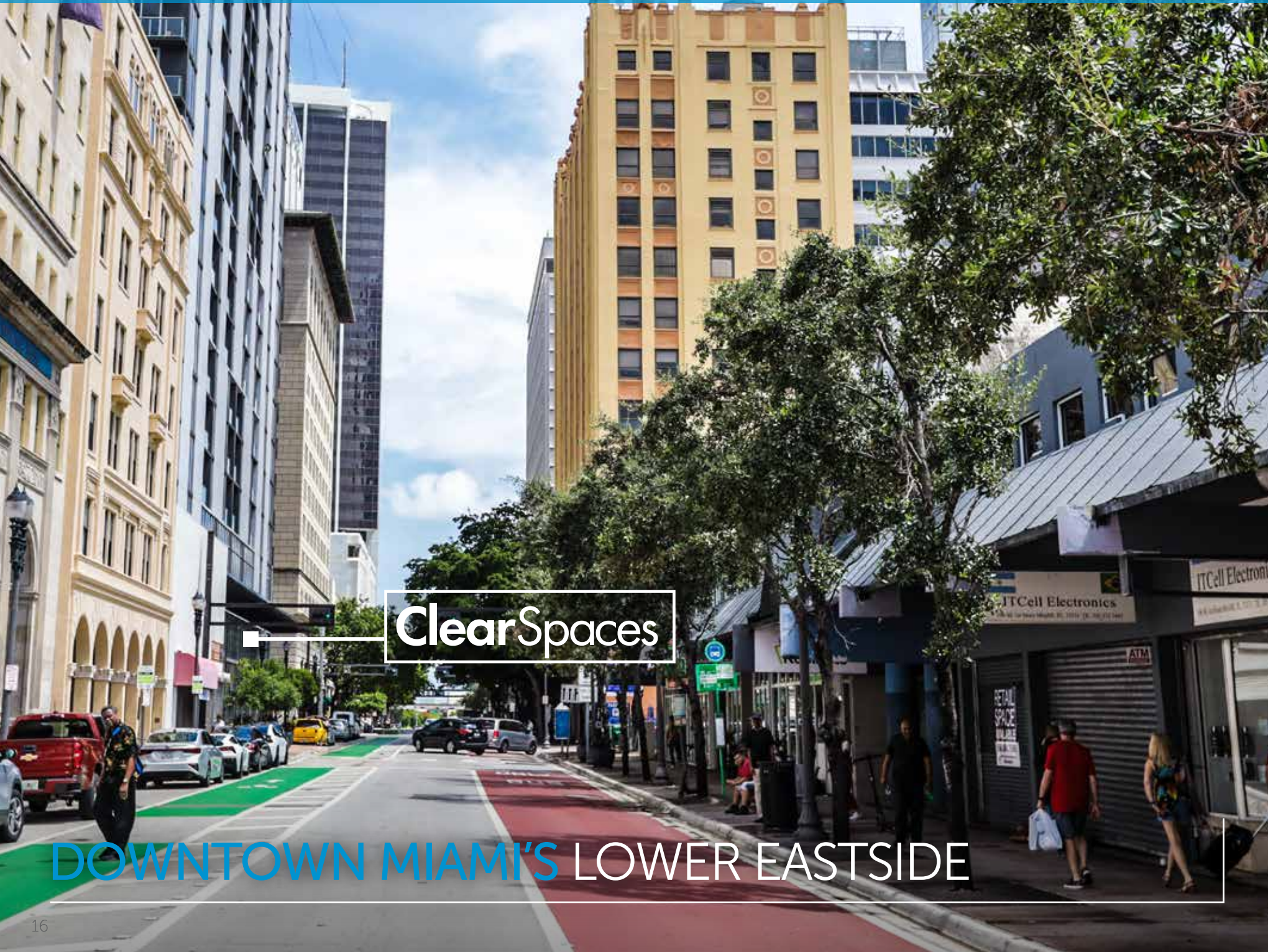
Ocean Bank is the largest independent state chartered commercial bank in Florida. Founded in 1982, Ocean Bank serves the Broward, Miami-Dade and Palm Beach counties. Ocean Bank Downtown Miami branch is one of the 22 offices of the bank and has been serving the financial needs of their customers in Miami, Miami-Dade county, Florida for over 24 years. Ocean Bank Downtown Miami branch operates as a full service brick and mortar office.





# SE 1st STREET

SE 1st Street is a tree-line promenade with many of the last remaining historical buildings in Miami. It stretches all the way east to Bayfront park and Biscayne Bay. Through the most recent years, there's been a profuse organic growth of European cafes, restaurant and shopping.

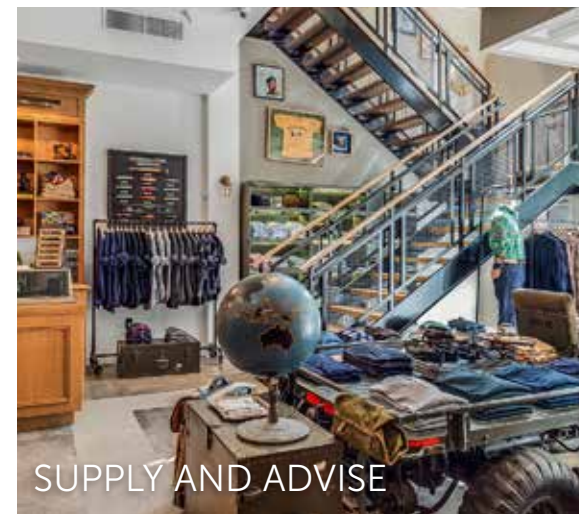


ClearSpaces

DOWNTOWN MIAMI'S LOWER EASTSIDE



FRATELLI MILANO



SUPPLY AND ADVISE



BLACK MARKET



SE 1ST STREET



FIORE CAFE

## Rooftop

Bringing to Miami a concept by one of the world's best chefs combined with the best Downtown views sitting on top of Julia & Henry's.

## 5th Floor

Music recording and rehearsal studios, podcast studios, and support services for the music industry.

## 4th Floor

Music recording and rehearsal studios, podcast studios, and support services for the music industry.

## 3rd Floor

Ethnic food concepts with the most vibrant international flavors, complemented with an innovative craft cocktail bar

## 2nd Floor

American favorite food staples, craft beer bar, books & records store, a stage for live performances and a child playground.

## 1st Floor

The perfect lunch and happy hour spots with market-style restaurants from around the world and featuring a natural wine bar.

## Basement

Edgy hi-fi music bar by the top bar operator in the country along with a state-of-the-art commissary kitchen.

Turning the **historic** Walgreens building in the **heart** of **Downtown Miami**, into a **multilevel restaurant** and **bar destination**, **Julia & Henry's** will become the place to be; the **epicenter** of the **flourishing** Downtown Miami.



# FLAGLER STREET

## FLAGLER STREET REVITALIZATION

Flagler Street is the original Main Street, a promenade stretching from Bay to River. When Flagler Street and Miami Ave intersect it creates the four quadrants of city's grid and could not get anymore Main & Main St.

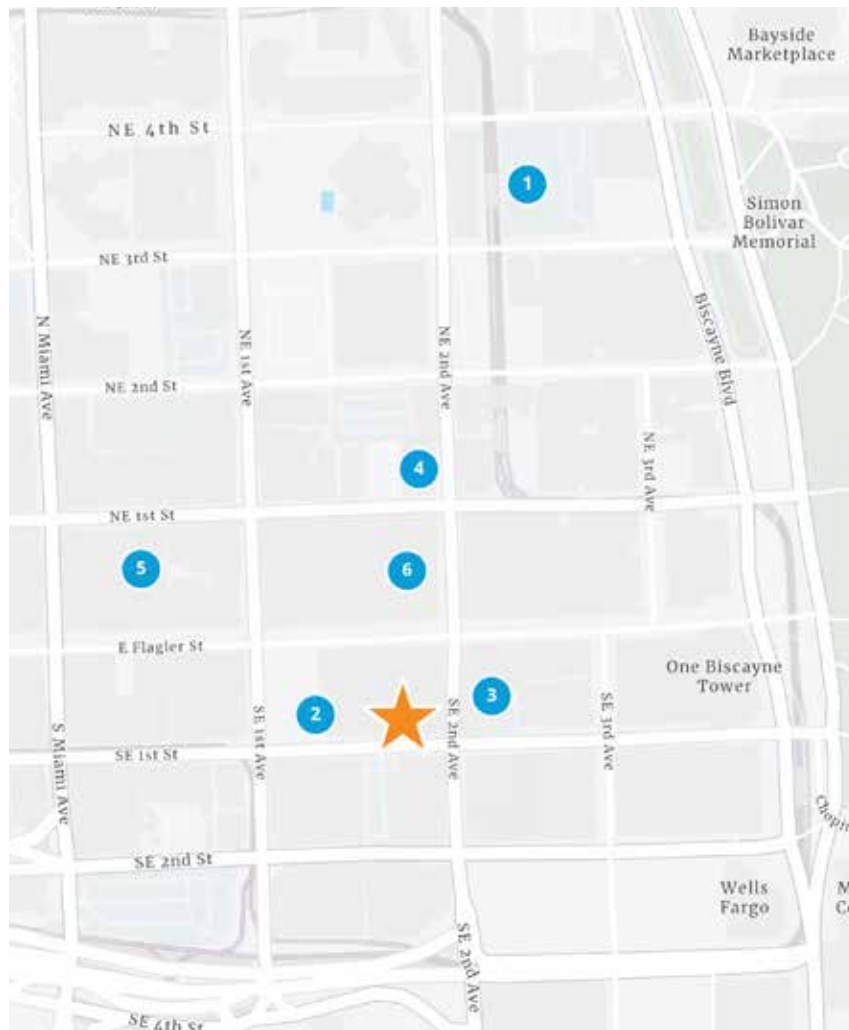
The fully funded 30 million revitalization project entails a near-total redesign and reconstruction of the street from Biscayne Boulevard to the Miami-Dade County Courthouse. On-street parking will be eliminated, replacing it with valet stations, extending and level sidewalks to allow ample room for pedestrians, cafe tables, bike racks and benches.



# DOWNTOWN MIAMI

## RESTAURANTS & BARS

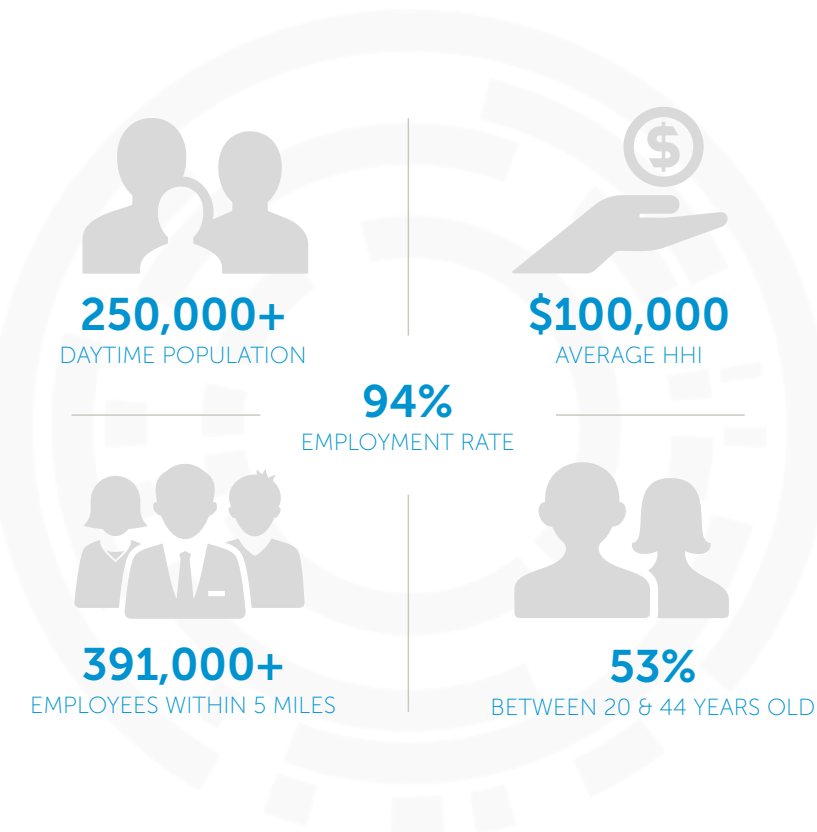
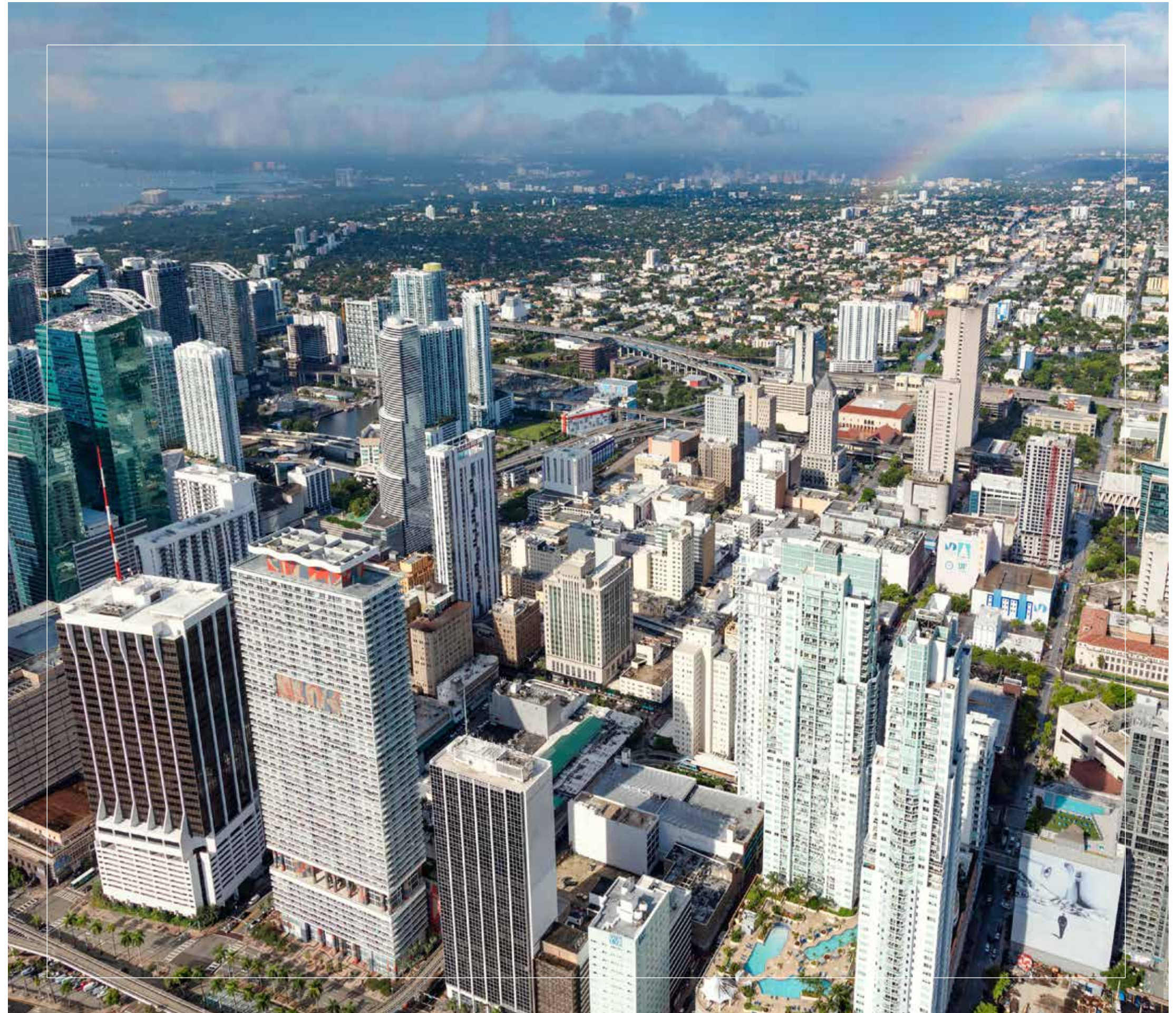
- 1 JAGUAR SON
- 2 ESTACION CENTRAL
- 3 MARGOT MIAMI
- 4 NIU KITCHEN
- 5 MOTEK DOWNTOWN
- 6 LOST BOY



# MARKET OVERVIEW

## DOWNTOWN MIAMI "THE NEW GLOBAL CITY"

Downtown Miami is the city of Miami's urban core and Miami-Dade County's largest employment center. Over 20% of the City of Miami's population resides in Greater Downtown. Since 2010, the population of Downtown Miami has increased approximately 52% and is expected to increase another 16% by 2024. Despite this across-the-board growth, no place in the County has experienced as much growth as Greater Downtown Miami. The daytime population of Greater Downtown Miami is the densest population of any geography in Miami-Dade County. Downtown Miami continues to be one of the fastest developing cities in the United States. The high levels of residential development in Downtown Miami with accompanying retail and upcoming projects such as the luxury residences at Miami World Center are just a few reasons why Downtown Miami was listed as one of the top neighborhoods to invest in around the world.





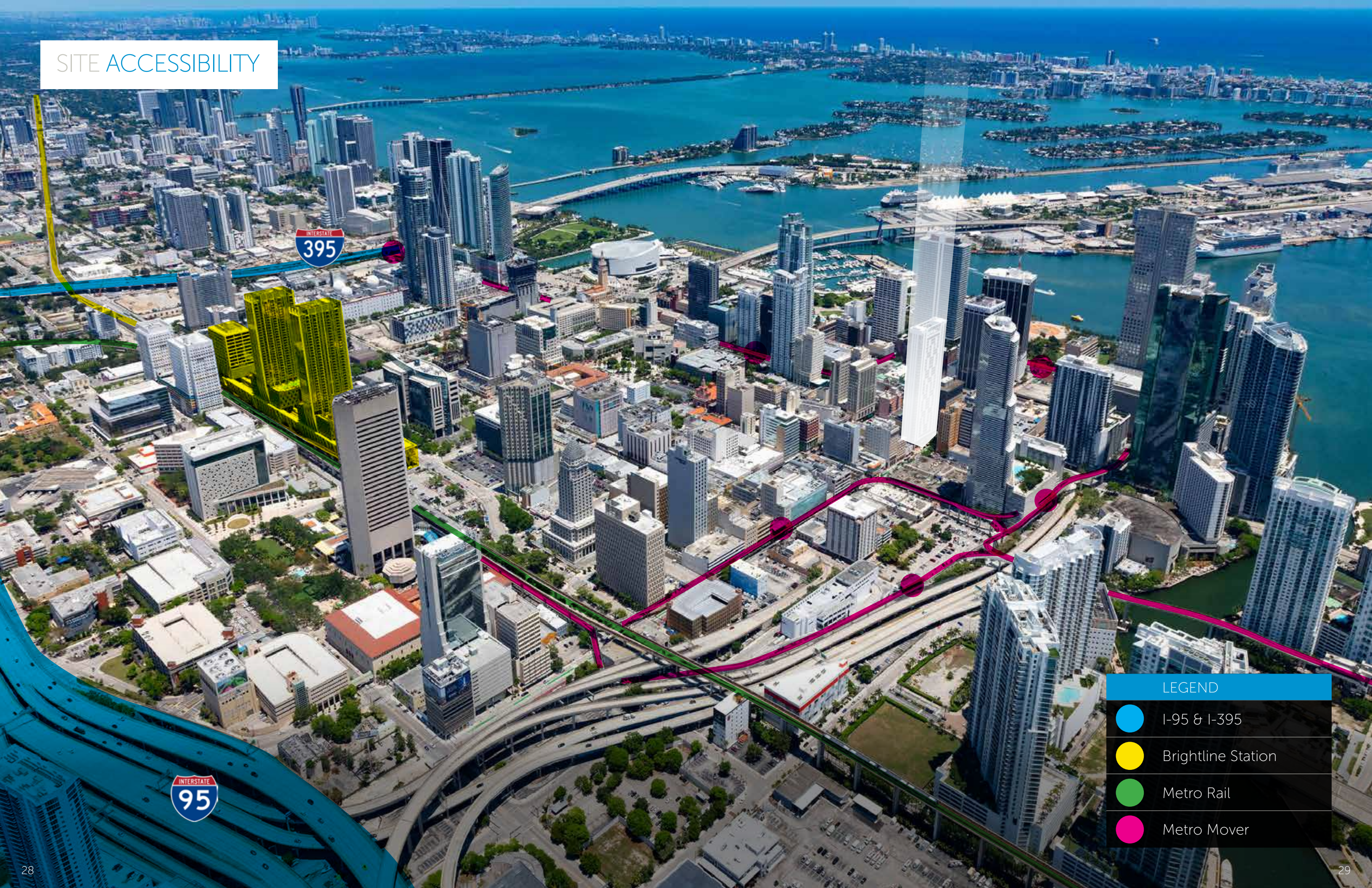
# MARKET OVERVIEW

## DOWNTOWN MIAMI EVENTS & ATTRACTIONS





- 1 AMERICAN AIRLINES ARENA:**  
 Located in the center of Downtown Miami and the Entertainment District, American Airlines Arena hosts 80+ non-basketball events each year, including A-list concerts, family shows, sporting events, national conferences, and more. The stadium seats over 19,600 people with as many as 200 events per year.
- 2 BAYFRONT PARK:**  
 Bayfront Park is a 32-acre public, urban park in Downtown Miami. The park has 1,200 feet of frontage along Biscayne Bay. Bayfront Park is host to many large concerts and community events.
- 3 PORT MIAMI:**  
 Cruise Capital of the World. PortMiami is the world's busiest cruise port by passengers. Over 55 cruise ships from over 22 cruise lines call PortMiami home. In 2018, PortMiami's total cruise passenger count was more than 6 million – a 12% increase from 2017.
- 4 ART BASEL:**  
 North America's most comprehensive international contemporary art fair with over 268 galleries from 35 countries showcasing works by more than 4,000 artists. Exhibits for Art Basel are primarily held in Miami Beach and Greater Downtown.
- 5 ULTRA MUSIC FESTIVAL:**  
 An annual three day music festival held in Downtown Miami's Bayfront Park with an estimated attendance of over 165,000 people.
- 6 MIAMI BOAT SHOW:**  
 The show's mix of products, education, attractions and entertainment draws a highly targeted audience of boaters, fishermen and outdoors enthusiasts with over 100,000 visitors in attendance each year. With an economic impact of \$854 million annually, the Miami Boat Show is an economic driver, employing an estimated 5,700 people and filling approximately 100,000 hotel room nights in Miami.

GREATER DOWNTOWN IS THE 2ND-MOST POPULAR DESTINATION BEHIND THE BEACHES & MIAMI BEACH

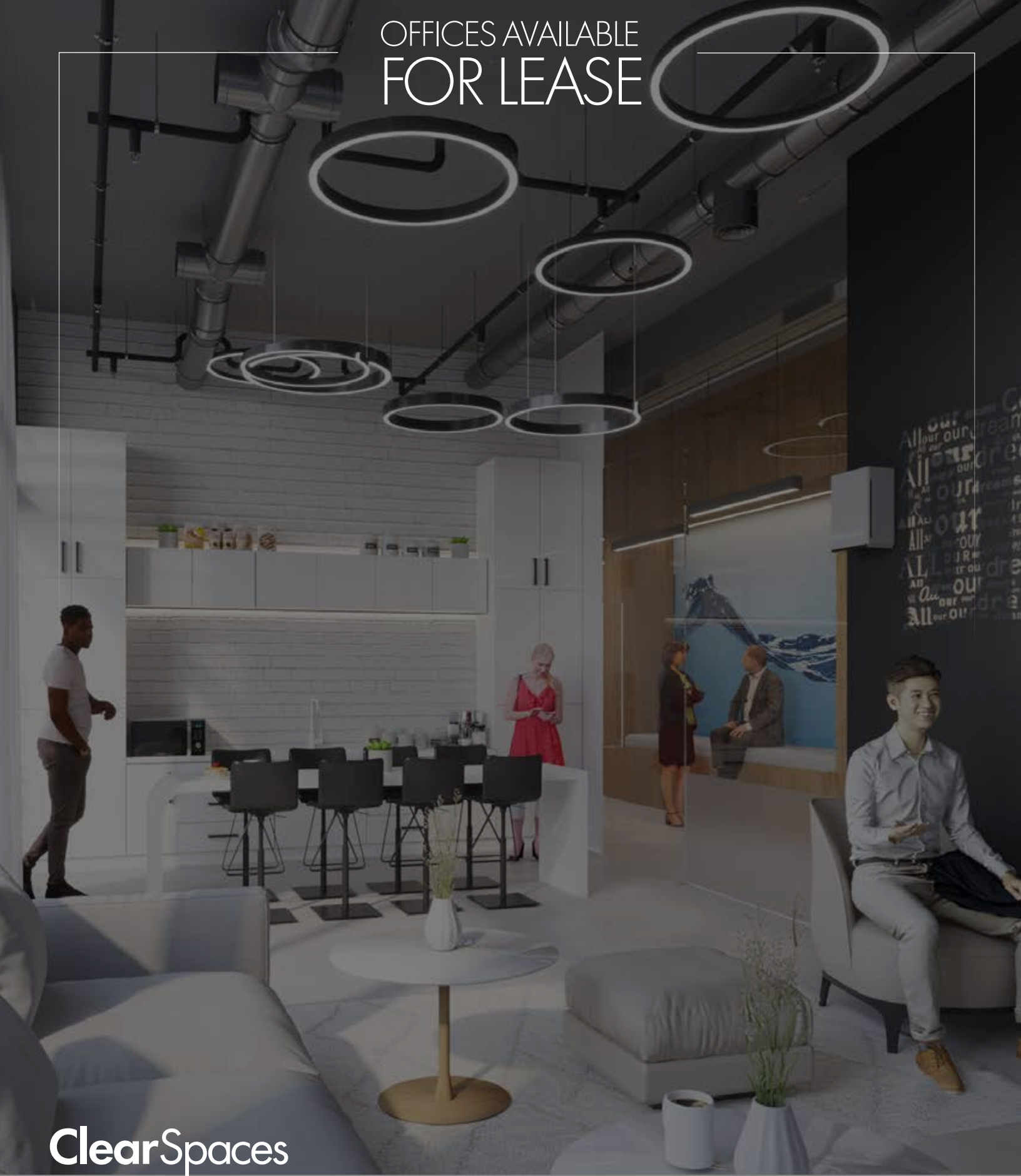
# SITE ACCESSIBILITY



LEGEND

-  I-95 & I-395
-  Brightline Station
-  Metro Rail
-  Metro Mover

# OFFICES AVAILABLE FOR LEASE



ClearSpaces

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