

A WORKPLACE THAT FITS YOUR LIFESTYLE

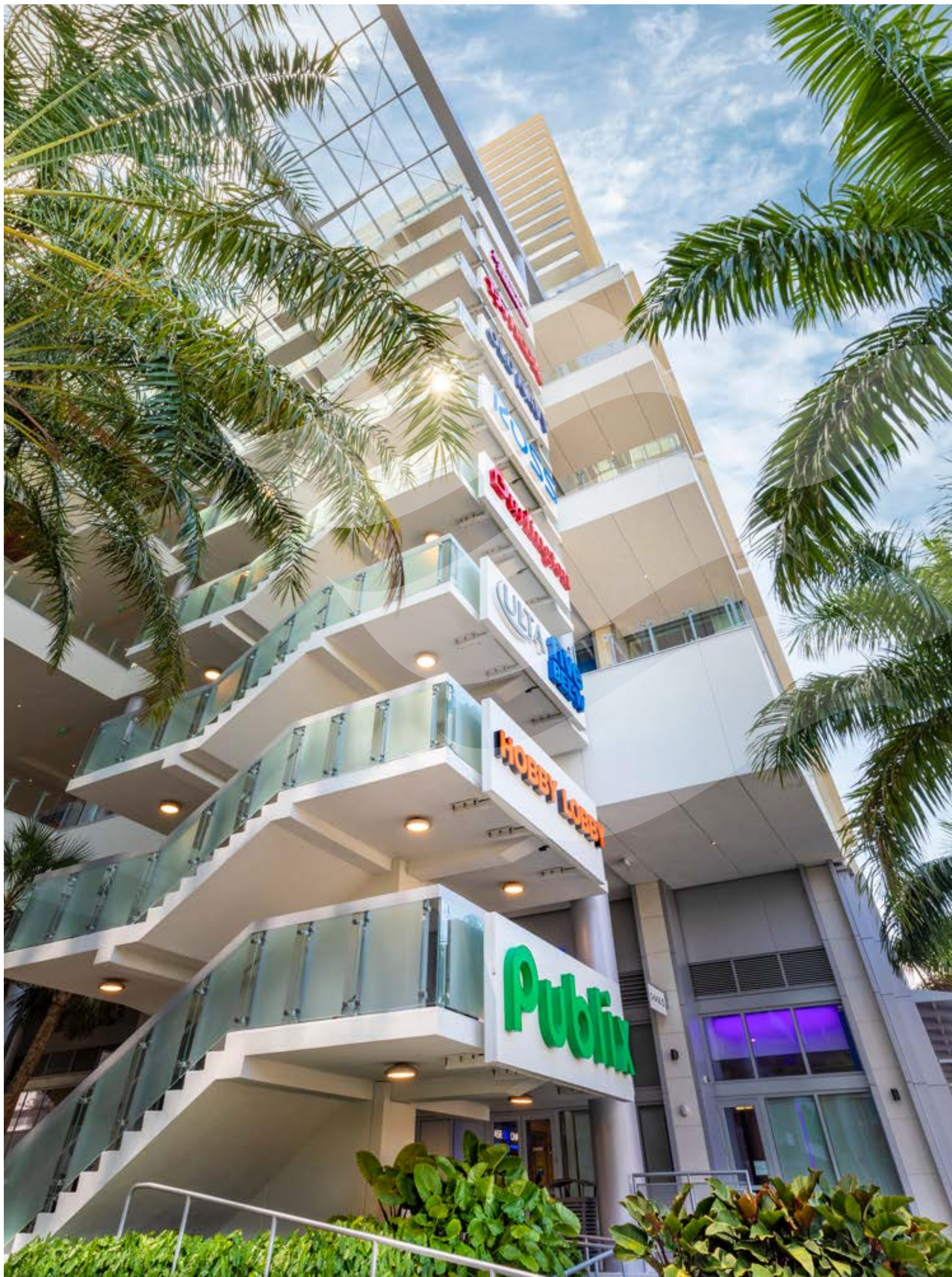
“THE GAME-CHANGING RIVER
LANDING SHOPS & RESIDENCES:
A LITTLE CITY YOU NEVER
WANT TO LEAVE ON THE SHORES
OF THE MIAMI RIVER.”

CALLE OCHO NEWS



THE OFFICES AT RIVER LANDING





ABOUT RIVER LANDING

“One of Miami’s biggest and most iconic developments” - Calle Ocho News

Discover a dynamic workspace on the Miami River, seamlessly integrated within the vibrant River Landing Shops & Residences. Located conveniently on NW N River Drive, this LEED Silver-certified mixed-use development boasts 150,000 SF of office space across three stories, alongside 346,000 SF of retail space and 528 luxury high-rise apartments.

Nestled on an expansive 8.14-acre waterfront site along the Miami River, with 850 feet of frontage, River Landing offers unparalleled accessibility, positioned at the crossroads of I-95 and 836 with over 225,000 average daily vehicles passing on Dolphin Expressway. Tenants enjoy swift county-wide access within 20 minutes, with the airport just a 10-minute drive away.

With the office space already 72% leased, and the retail and residential segments boasting 95% and 93% occupancy respectively, River Landing has transformed into a bustling community hub, providing a diverse array of amenities including dining, shopping, and wellness options to cater to every lifestyle need.

AS SEEN IN

The New York Times

CBS

MIAMI TODAY

The Miami Herald

SPACE HIGHLIGHTS



34,000+/-SF of 11th Floor
Office Space Available



Stunning Riverfront Views



Waterfront restaurants



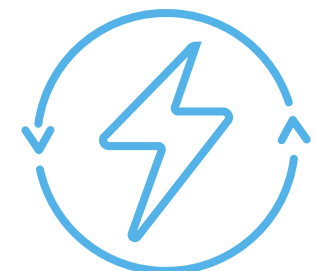
Live-Work-Shop
360° Community



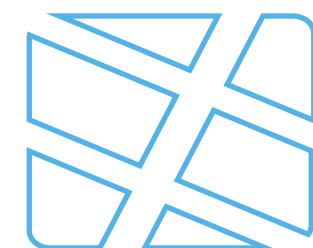
Ample Covered Parking



Retail Discounts
and Benefits



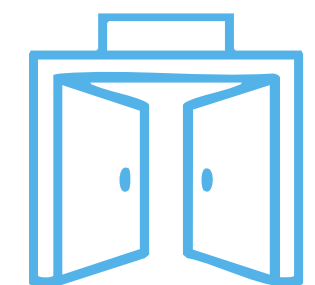
Power is uninterrupted



Easy Access To and From
All Major Highways



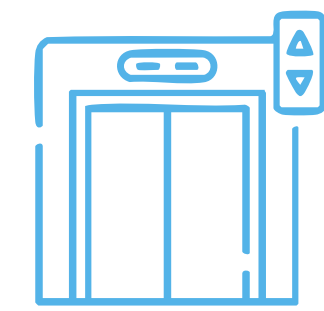
Class A Building



Private Lobby Entrance



Excellent Accessibility



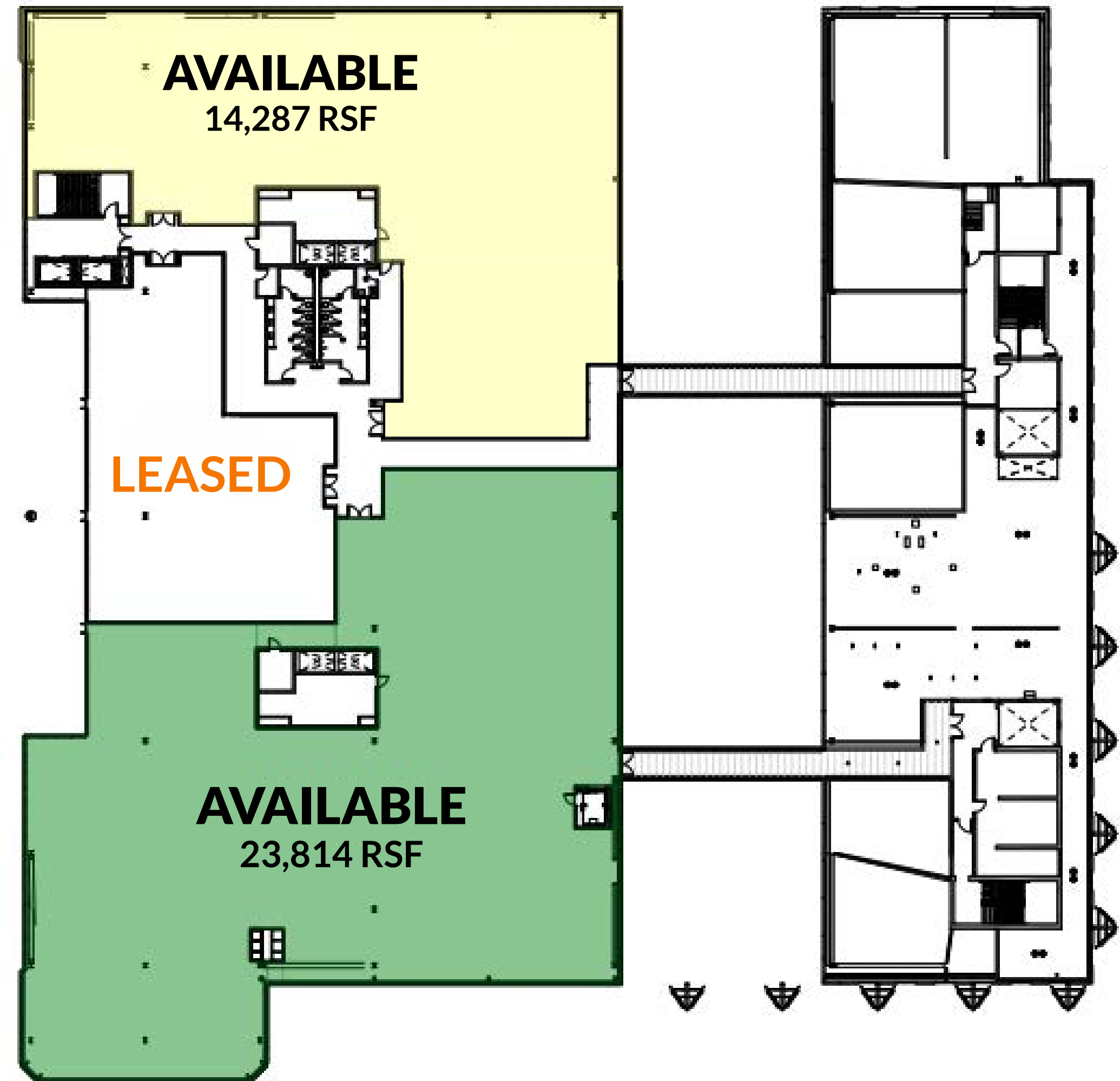
Dedicated Elevators





OFFICE SPACE AVAILABLE

Level 11



WATERFRONT



MAJOR EMPLOYERS

UM Hospital: 0.5 Miles

Bascom Palmer: 0.6 Miles

UM Medical School: 0.7 Miles

Miami Dade Medical Campus: 1.3 Miles

Lindsey Hopkins Technical Collage: 1.4 Miles

County Courthouse: 1.65 Miles



ATTRACTIONS

Marlins MLB Stadium: 0.4 Miles

Wynwood: 2.3 Miles

Future Home of Major League Soccer: 2.39 Miles

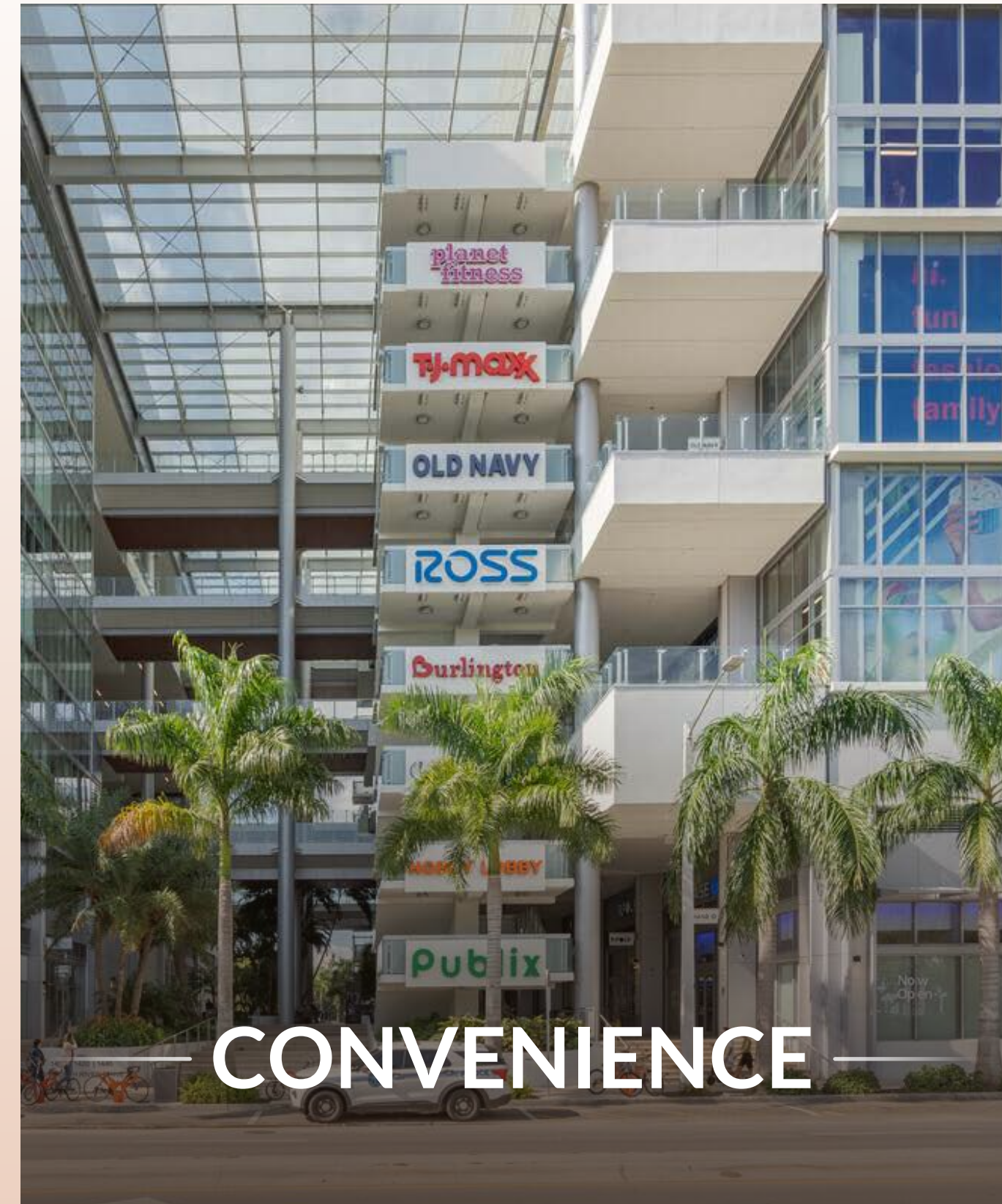
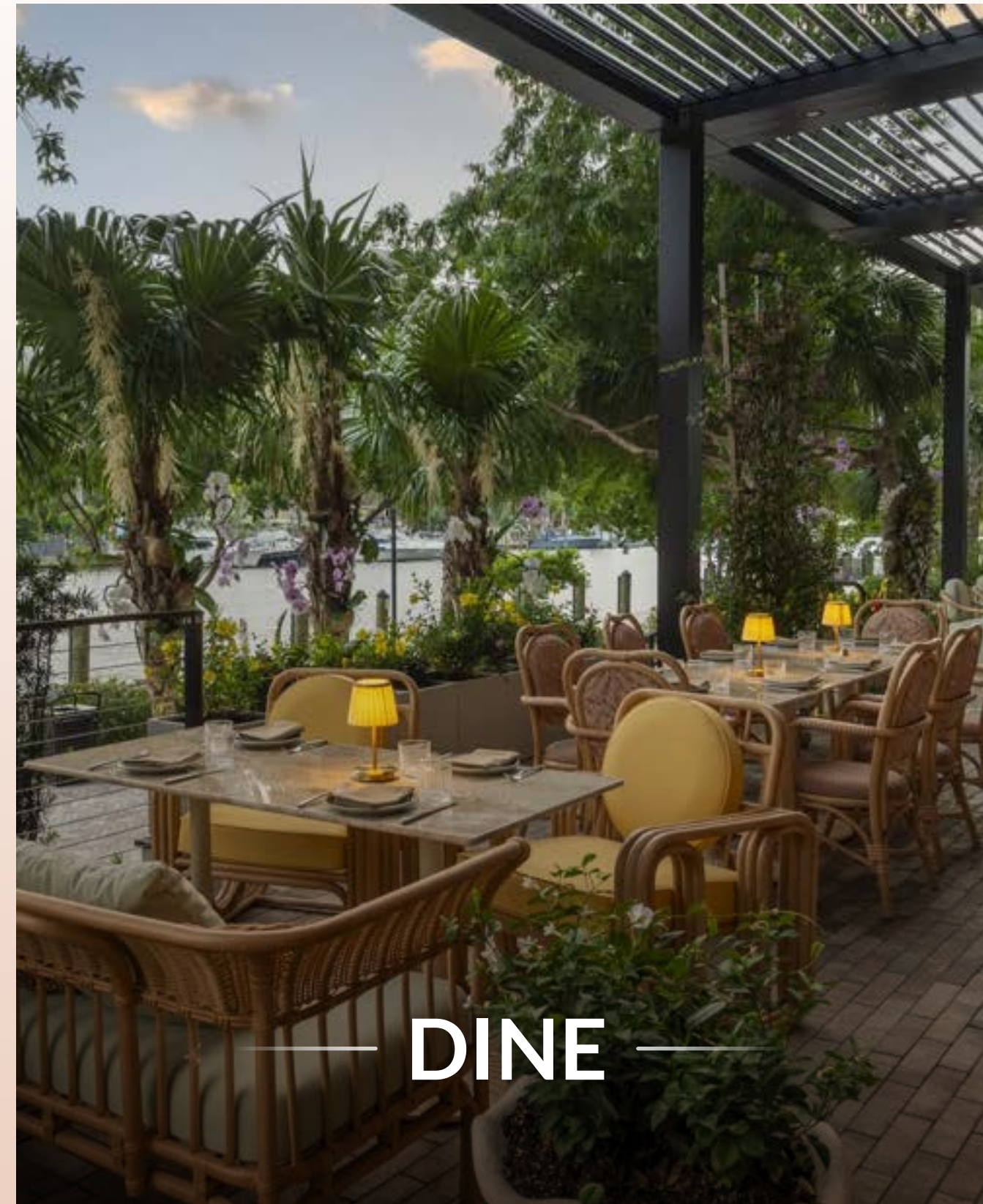
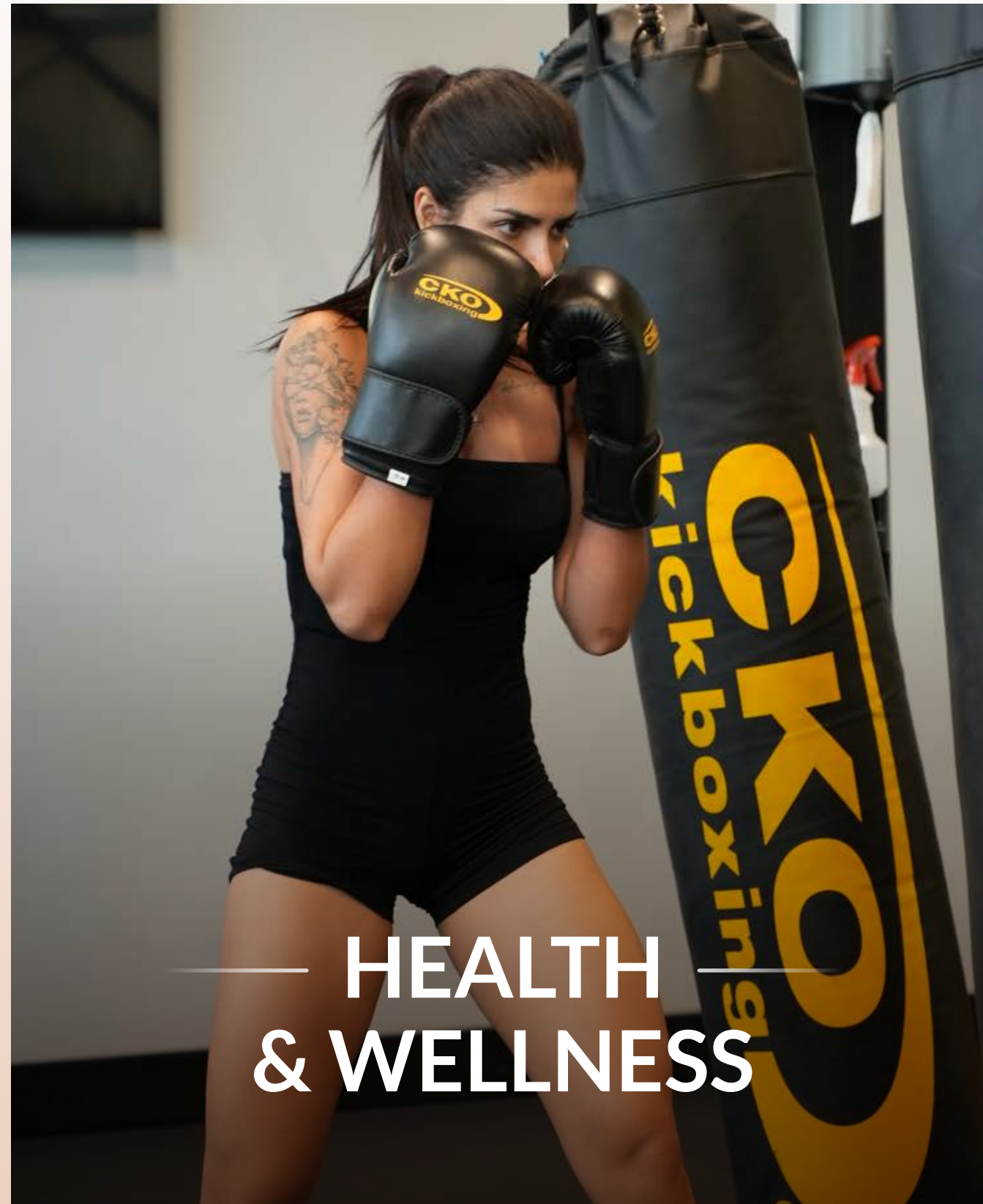
Brickell: 3.1 Miles

Design District: 3.8 Miles

Miami Beach: 5.8 Miles

Coconut Groove: 6.5 Miles





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The retail landscape along the Miami River is flourishing, drawing a diverse array of new tenants to the bustling Mid-River District. Adjacent to the second largest medical community in the United States, River Landing offers an ideal environment to shop, dine, work, live, yacht, and relax along the scenic Miami River waterfront.



Publix TJ-maxx ULTA BEAUTY FAMOUS footwear MIAMI OPTICAL OLD NAVY ROSS DRESS FOR LESS HOBBY LOBBY

five BELOW Pet Supermarket Burlington Capsule Publix LIQUORS



elia TANUKI FICELLE BOULANGERIE & PÂTISSERIE LIME FRESH MEXICAN GRILL Chick-fil-A P.POLE PIZZA Häagen-Dazs CARROT EXPRESS Le Bistro



planet fitness Aspen Dental WHITE COAT BEAUTY MEDICAL AESTHETICS PEDIATRIC DENTAL CENTERS CKO kickboxing Ceci Spa MYIVSPA POSH LIFE PILATES Man Cave ZenLux WELLNESS SPA



AT&T RIVER LANDING DRY CLEANERS & TAILORS CHASE



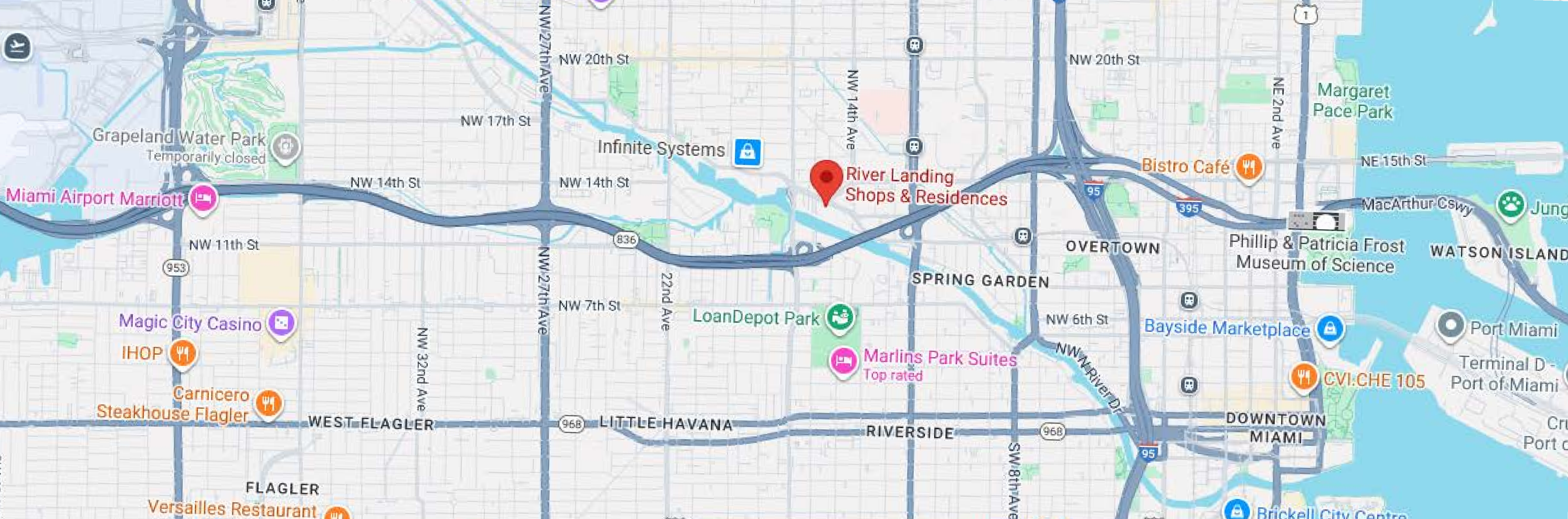
RETAIL LEVEL ONE FLOOR PLAN



MIAMI

RIVER LANDING

SHOPS AND RESIDENCES



RIVER LANDING

SHOPS & RESIDENCES

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